City of Ramsey
Agenda
Regular City Council
Tuesday, January 23, 2024
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
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 the Following Meeting Minutes:

1. City Council Work Session dated 1/9/2024
2. City Council Regular Session dated 1/9/2024

2. Approve Amending City Council Meeting Schedule for 2024

3. Approve Business Licenses

4. Authorization to Hire Public Works Streets Maintenance Workers

5. Authorization to Hire Paid-on-call Firefighters

6. Authorize Project Development - Trail Gap Construction, a 2024 Capital Improvement Project

7. Adopt 2024 Legislative Priorities

8. Adopt Resolution #24-031 Adopting 2024 Enterprise Fund Budgets

9. Adopt Resolution #24-048 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 4, 2024, through January 17, 2024.

10. Adopt Resolution #24-002 Approving Partial Payment to Meyer Contracting, Inc. for Improvement Project #23-11; Lift Station #10 Improvements.

11. Adopt Resolution #24-027 Providing Support for Clinical Research and Treatment Facility for IDTS

12. Adopt Resolution #24-028 Approving Partial Payment to Douglas-Kerr Underground, LLC. for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstruction.

13. Adopt Resolution #24-029 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20; COR Mass Grading.

14. Adopt Resolution #24-030 Prohibiting Parking on Alpine Drive Between Armstrong Blvd. and Puma St. for IP #24-11, State Aid Project No. 199-112-010

15. Adopt Resolution #24-032 Approving Joint Powers Agreement with the City of Nowthen regarding the 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03

16. Adopt Resolution #24-034 Amending Scope of Improvement Project #24-05, MSA Xkimo Street Reconstruction to Include Streets within Riversbend 3rd, 4th, and Plaza Subdivisions

17. Adopt Resolution #24-036 Approving MOU and VCSA with Anoka County Regional Economic Development Partnership (ACRED)

18. Adopt Resolution #24-037 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR

19. Adopt Resolution #24-038 Approving Youth First Community of Promise Lease Agreement at 6701 Hwy 10 NW

20. Adopt Resolution #24-042 Approving Plans and Specifications and Authorizing Advertisement for Bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12

21. Adopt Resolution #24-043 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11

22. Adopt Resolution #24-044 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 Crack Seal Improvements, Improvement Project #24-08

23. Adopt Resolution #24-047 Authorizing Partial Pay #7 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

24. Adopt Resolution #24-049 Approving Letters of Support for Anoka County to Apply for Highway Safety Improvement Program Funds for Roundabout Improvements on CSAH 5 / Nowthen Boulevard

25. Adopt Resolution #24-050 Approving Temporary Use Agreement for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11

26. Adopt Resolution #24-051 to Authorize an Adjustment to the Hourly Wages for Temporary Seasonal Employees Working in the Public Works Department

27. Adopt Resolution #24-052 Appointing Election Judges for the Presidential Nomination Primary Election on March 5, 2024.

6. Public Hearing

1. PUBLIC HEARING - Adopt Resolution #24-010 Vacating Various Street Rights-of-Way in the COR

7. Council Business

1. Adopt Resolution #24-035 Approving Purchase Agreement and Right of Re-Entry Agreement and Sale of Lot 1, Block 1, Rivers Bend Plaza 2nd Addition; MW Properties LLC

2. Adopt Resolution #24-045 Approving the 2024 Playground Replacement Plan - Alpine and River's Bend Parks

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 1/9/2024
2. City Council Regular Session dated 1/9/2024

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 1/9/2024
2. City Council Regular Session dated 1/9/2024

Attachments

1-9-24 CCWS

1-9-24 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 10:48 AM
Form Started By: Katie Schmidt		Started On: 01/18/2024 10:13 AM
Final Approval Date: 01/18/2024		

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, January 9, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Mark Kuzma Councilmember Chelsee Howell Councilmember Debra Musgrove Councilmember Chris Riley (attending remotely) Councilmember Dan Specht Councilmember Matt Woestehoff
Members Absent:	Councilmember Michael Olson
Also Present:	City Administrator Brian Hagen Police Chief Jeff Katers Planning Manager Todd Larson Economic Development Manager Sean Sullivan City Attorney Fritz Knaak Zoning Code Enforcement Officer Craig Swalchick Community Development Director Stephanie Hanson City Clerk Katie Schmidt

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:34 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discuss Council Organization

City Clerk Schmidt reviewed the Staff report in regard to the Council organization.

Mayor Kuzma shared that he would like to see Councilmember Riley continue to serve as Acting Mayor in his absence.

The Council was in agreement to keep Councilmember Riley as Acting Mayor.

Mayor Kuzma discussed the positions on the Environmental Policy Board, which are currently being held by Councilmember Howell and Councilmember Woestehoff as the alternate.

Councilmember Howell shared that she has difficulties with Monday meetings this year. She asked if Councilmember Woestehoff would be interested in taking her spot and she would become the alternate.

Councilmember Woestehoff was in agreement with this.

Mayor Kuzma discussed the Highway 10 Committee. He noted that last year the seats were held by himself, Councilmembers Riley and Specht, and City Administrator Hagen.

The Council was in agreement with these appointments.

Mayor Kuzma discussed the positions on the Parks and Recreation Commission, which are currently held by Councilmember Musgrove with Councilmember Olson as the alternate.

Councilmember Musgrove shared she is willing to serve on this Commission again; however, there is interest from other Councilmembers.

The Council was in agreement to keep Councilmember Musgrove as the primary and have Councilmember Riley as the alternate.

Mayor Kuzma discussed the Planning Commission, whose positions are currently being held by Councilmember Woestehoff with Councilmember Olson as the alternate.

Councilmember Musgrove suggested keeping this the same for this year.

Councilmember Woestehoff shared that he is happy to keep this as is or swap positions with Councilmember Olson if he desires to.

The Council was in agreement to keep the current appointments.

Mayor Kuzma discussed the Public Works Committee, whose positions are currently being held by Councilmembers Musgrove, Riley and Woestehoff with Councilmember Howell as an alternate. He shared that the positions will be held by Councilmember Howell, Musgrove, and Olson. He asked Councilmember Riley if he would be the alternate for this Committee.

Councilmember Riley said yes.

The Council was in agreement with these appointments.

Councilmember Musgrove shared she was in agreement with the other contracts to be approved, including the contract with the Anoka County UnionHerald, Timesaver Off-Site Secretarial, and the City's legal services.

The Council was in consensus to move forward with these appointments as presented.

2.02: 2024 Legislative Priorities

City Administrator Hagen reviewed the Staff report concerning the updates to the 2024 legislative priorities which has been updated based on past success. He introduced Mario Nozzarella from IDTS Medical, Inc. who does research in the medical industry.

Mr. Nozzerella from IDTS Medical, Inc. came forward and reviewed his professional background and the background of IDTS Medical. He shared he is requesting State funding to expand their operation of providing respiratory care to people whether they can afford it or not. He noted the long term goal of this is to build a hospital for respiratory care. He shared he believes Ramsey is the perfect place to have this facility and to improve the viability of what they can do within the community as this will create a lot of jobs and drive revenue to the community.

City Administartor Hagen asked Mr. Nozzarella to explain what he will be asking the legislature for and how this connects to Ramsey.

Mr. Nozzerella shared there are a few grant opportunities that they have available. He added they are working with Senators to try to pass a bill for respiratory advancements and COVID relief. He noted this would be a one-time grant that they would look to bring to the community. He shared they would be looking to Ramsey for a pass through of opportunities so that the State would fund this to the City and the City would fund the project. He added that having the City involved will be paramount to the success of this project.

Economic Development manager Sullivan asked why all of these steps are important for the end goal of building a hospital.

Mr. Nozzerella shared that when he started RespirTech in 2000, he created a program to have cystic fibrosis vests be able to be reimbursable through the insurance industry. He noted that the steps in his current process is to have these other respiratory aid devices to be reimbursable through insurance as well. He stated the first step is to get these services working in their facility to build accreditation with the insurance companies so these items can be reimbursed.

Councilmember Howell asked if the current wellness and medical center is in St. Paul.

Mr. Nozzerella shared they are proposing at the end of January to use this center as a stepping stone as he recently purchased this facility. He shared that doctors do not want to work in St. Paul due to traffic and patients also do not want to be treated in St. Paul due to the traffic as well. He noted they offered many free services at this facility and they could not get people to come. He shared they would be moving all the operations of the current facility, with the exception of the chiropractic care, to Ramsey. He noted that they do not want to bring anything into town that already exists, but rather support existing businesses to have the same end goal.

Councilmember Howell asked if the goal is to bring the hospital to Ramsey.

Mr. Nozzerella stated that where the VA building is, he has spoken to the property owners next to him and he would like it on that lot next to the VA. He added that they will be offering services that are not currently offered by the VA.

Councilmember Woestehoff asked if Mr. Nozzerella already has a bill for the legislature.

Mr. Nozzerella said no and shared they are hoping to finalize the bill within the next few weeks. He added he has already written a one-pager for the bill and they are working on a two-page report to supplement it. He shared they hope to pass the resolution in front of the Council so they can show the State that they are serious about bringing this facility to Ramsey. He explained they have already been working with a number of Senators and they are aware of this project and mission.

Councilmember Musgrove shared her concerns with the resolution and the City committing to some things that are unknown. She stated she is not sure how they would agree with all of this information without knowing what some of the unknowns are with regard to the funding and the pass through. She asked how important this resolution is as opposed to a letter of support.

Mr. Nozzerella shared that they would like to set a tone to the State that they would like the funding but they would not like it to be overbearing on the community and that they would support this program as long as it fits within the guidelines of the City. He noted the only piece that they really do not know at this time is how the money is reflected into a management package. He added they want it to be minimized as far as the burden on the City, while reassuring the State that they have a proximity and plan and they know who they will serve and what the outcomes will be.

Economic Development Manager Sullivan explained this would be a two step process. He stated that if this bill is drafted and gets to a situation where it may pass, the City would need to be a party to this agreement which would require additional Council action. He noted that they would be able to not accept the grant if it becomes something the City would not be supportive of. He said this resolution just starts the process.

Councilmember Musgrove asked if any of the funding would be able to go directly to the business rather than having to be passed through the City.

Mr. Nozzerella shared that they will not know until the bill is presented. He added that they do have a foundation that is a 5013c registered through the State. He stated that they feel that if it goes through a City partnership then it will have a better opportunity as there are more people who would be involved in the program.

Mayor Kuzma asked if there was a concern of the Council to support this.

Councilmember Specht shared his support for this.

Councilmember Musgrove shared she is slightly hesitant to support this because of the unknowns; however, she loves the idea of the medical aspect.

Councilmember Howell said this sounds very interesting and intriguing; however, she would like more time to contemplate this rather than make a decision right away.

Councilmember Riley noted that pushing a legislative issue like this that would support Ramsey makes sense.

Councilmember Woestehoff stated that having the City's support on this would be good. He noted this is an existing and growing business and this location seems to be the perfect spot for something like this. He shared his support for this.

Mayor Kuzma asked about the number of patients that they expect to see at this facility.

Mr. Nozzerella explained that there will be traffic for the VA coming to the facility as well as the general public that will be coming to the facility. He noted that the VA has over 500 patients that come through the facility daily. He added that there is a significant number of these VA patients that are not getting the proper respiratory care that are being sent home or to another facility. He shared they believe they can increase this traffic by 50%, bringing them closer to 750 patients daily.

The consensus of the Council was to move forward with supporting this project to the legislature.

City Administrator Hagen reviewed the remainder of the legislative priorities for 2024, including the trunk water main improvements, water treatment plant, TIF district 14, the Mississippi River bridge project, the Metro mobility service area, and the closed landfill legislation.

Councilmember Musgrove thanked Staff for putting together the updates for the TIF language for the City to pay itself back. She noted that she would also like to get together with Dayton as a Council a few times a year to discuss the Mississippi River bridge.

Councilmember Riley stated that the metro mobility service area seems to be a situation of taxation without services being provided. He noted the Ramsey residents are contributing to this yet they are not eligible to use it. He stated they should either be able to use it or not be taxed for it.

City Administrator Hagen discussed the State-wide policy priorities of exemption of residential gardens from water emergency restrictions, State-wide licensure of massage therapy, amending the remote open meeting law requirement that requires notification of a remote place accessible to the public, lifting hospital moratorium, the policy of Local Government Aid, and the Metropolitan Council Committee membership. He also discussed the employee sick and safe time (ESST) and shared that Councilmember Musgrove requested they discuss this more.

Councilmember Musgrove noted there are some items in this policy that she would like to discuss. She said there is a proposal that small businesses with 25 or fewer employees should not have the policy applied to their business. She noted that they provide a better product than what is proposed and this would just require the City to do more paperwork and change a system that has been working. She said she is not sure what they can do to make the idea and concept of this better. She noted this puts hardships on smaller employers. She stated that if there is anything that the legislature can bring to the table for recommendations on how to make this product better.

Councilmember Howell stated that she has spoken with a small business employer who noted this is a great concern of theirs. She noted that she would like to see a way to have employers with small numbers of employees being exempt from this.

Councilmember Woestehoff asked if the League of Minnesota Cities has commented on this.

City Administrator Hagen said he does not think so. He shared that this topic was discussed at the Operating Committee of the North Metro Mayors Association and they discussed some suggestions of different kinds of businesses. He noted that the Operating Committee believed that there may not be any changes to this law this year.

Councilmember Woestehoff shared that he is looking at this from the City's perspective as it does affect the City.

City Administrator Hagen said that they offer more hours per year as Councilmember Musgrove stated previously; however, the ESST requirement expands the allowed use to a certain degree. He noted that Staff had not discussed opening up the allowed uses. He said that the argument that they offer more hours per year may not be a great argument as the legislature would look at the allowed uses.

Councilmember Musgrove shared that she still thinks that there needs to be a limit of what they offer and they are already offering their employees more benefits and more hours than ESST. She noted that there may be a workaround for this where they give employees more vacation time to use however they like. She stated this is a lot of stuff that they have to rethink and move around when they already have a better product. She added that there are also a lot of small businesses in the City and she believes these businesses would appreciate them looking at this for their sake as well.

Councilmember Howell agreed with Councilmember Musgrove and reiterated the stress that this would put on small business owners. She added this could also hurt taxes coming in as businesses will start going under. She noted that this does affect them more than just considering the number of employees that they have at the City.

Mayor Kuzma suggested adding an exemption for businesses with less than 25 employees.

City Administrator Hagen asked if they want to list a specific number of employees or just generally recognize small businesses.

Councilmember Musgrove suggested leaving this open for debate for small businesses.

Economic Development Manager Sullivan shared that they have all seen what has been happening with property values and noted that they will begin seeing rents increasing for small businesses that are renting retail space. He noted this will be tough for small businesses and this will be just another thing that will be added on top of this.

City Administrator Hagen said they will generally recognize small businesses in this and keep an eye on the types of conversations that pop up surrounding this.

The consensus of the Council was to move forward with the discussed legislative priorities.

2.03: Holiday Messaging on Social Media

City Administrator Hagen reviewed the Staff report in regard to holiday messaging on social media. He asked how the Council felt about using the term 'Christmas' in holiday messaging.

Mayor Kuzma stated he is okay with using 'Christmas.'

Councilmember Specht noted that he wanted consistency between the City's social media messaging and the Federal holidays.

Councilmember Woestehoff asked if they exclude all other religions if they contradict any ACLU language.

City Attorney Knaak stated that if they exclude all other holidays then it is an issue; however, if they say 'Merry Christmas' and they are not showing evidence of preferring or promoting one religion over another then it is not an issue. He noted that there are a lot of different factors that come into play in this.

Councilmember Woestehoff said his only concern is seeming to exclusively support a single religion especially when there is so much antisemitism going around lately.

Councilmember Howell shared that they put 'Happy Holidays' language up in red and green while all other holidays that are celebrated around the same time as Christmas have different colors. She noted that 'Happy Holidays' seems like a cop out to say that they are acknowledging other holidays. She added that Christmas is a Federal and State holiday; however, it is the one thing that they do not say because some people may be offended. She stated they should either recognize everything, or limit it to Christmas which is a State and Federal holiday.

The consensus of the Council was to use the term 'Christmas' in the City's holiday messaging.

2.04: Nuisance Code Updates

Zoning Code Enforcement Officer Swalchick reviewed the Staff concerning the nuisance code updates.

Mayor Kuzma asked if dumping rocks on roads is currently prohibited.

Zoning Code Enforcement Officer Swalchick said it is loosely prohibited and this is to clarify the code so that it is clearly stated.

Councilmember Woestehoff asked how residents would get approval from the City for temporary accessory structures.

Zoning Code Enforcement Officer Swalchick shared they would need to get approval for an appropriate accessory structure. He noted it would have to be approved through the zoning or building code depending on the size of the structure.

Councilmember Woestehoff asked if the City has one of these temporary accessory structures as their salt shed.

Zoning Code Enforcement Officer Swalchick said yes and explained that this is approved through the building department as it has all the appropriate inspections and meets the commercial standards. He also reviewed the animal ordinance and how it pertains to the nuisance code. He noted that there were items in the nuisance code that belonged in the animal ordinance which is why they opened this up for discussion.

Councilmember Howell shared that the changes made to the animal ordinance look great.

Zoning Code Enforcement Officer Swalchick reviewed the traffic and vehicles draft ordinance. He shared this item may warrant more discussion.

Councilmember Musgrove stated that the order of the traffic and vehicle items seems haphazard. She asked if they would cite someone for leaving their keys in their car.

Zoning Code Enforcement Officer Swalchick shared this was already existing in the code. He explained that most municipalities have a rule or ordinance as such, which he believes mimics State statute. He shared that leaving keys in cars is prohibited as there are a lot of car thefts that come from people leaving their keys in their cars. He noted this also gives the law enforcement officer the ability to remove the keys from the car if they happen to come upon a car with its keys left inside in order to secure the car.

Councilmember Howell asked if since this is a State statute if the law enforcement officer would already have the ability to remove the keys and if if it is already a State statute then it does not need its own ordinance.

Police Chief Katers shared that some of these items within the ordinance have just never been removed and the list is building over time. He noted that a majority of car thefts happen when the keys are left in the vehicle and allowing officers to remove the keys helps with crime prevention. He stated he does not know about the State statute and believes that they had to pass this as an ordinance. He noted this was pushed by the Crime Prevention Association of Minnesota.

The consensus of the Council was to move forward with the nuisance code updates, including the animal ordinance and traffic and vehicle ordinance.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Musgrove asked about moving the Council meeting currently scheduled for February 27 to February 26 due to February 27 being caucus night.

Councilmember Woestehoff stated he would prefer to keep the meeting scheduled for February 27.

Mayor Kuzma stated he would be open to switching the night of the meeting.

The consensus of the Council was to move the February 27 meeting to take place on Monday, February 26.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:59 p.m.

Respectfully submitted,

_____
Brian Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, January 9, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Chris Riley (attending remotely)
Councilmember Dan Specht
Councilmember Matt Woestehoff

Members Absent: Councilmember Michael Olson

Also Present: City Administrator Brian Hagen
Planning Manager Todd Larson
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson

1. CALL TO ORDER

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to approve the agenda as presented.

A roll call vote was performed:

Councilmember Musgrove aye
Councilmember Riley aye
Councilmember Howell aye

Councilmember Specht aye
Councilmember Woestehoff aye
Mayor Kuzma aye

Motion carried.

5. CONSENT AGENDA

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to approve the following items on the Consent Agenda:

5.01: Receive Cash & Investments for Period Ending December 31, 2023
5.02: Receive November 2023 Financial Reports - General Fund, EDA and Enterprise Funds
5.03: Note the following Boards, Commissions, and Committee Meeting Minutes:
- Economic Development Authority (EDA) Meeting Minutes-October 12, 2023
- Parks and Recreation Commission Meeting Minutes-October 12, 2023

5.04: Approve the Following Meeting Minutes:
1) City Council Work Session dated 12/12/2023
2) City Council Regular Session dated 12/12/2023

5.05: Adopt Resolution #24-021 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 7, 2023 through December 27, 2023.

5.06: Adopt Resolution #24-025 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 28, 2023 through January 3, 2024.

5.07: Adopt Resolution #24-001 Approving the 2024 Council Organization

5.08: Adopt Resolution #24-003 Approving Final Payment to North Valley, Inc. for Improvement Project #23-07; 2023 Neighborhood Pavement Overlay Improvements.

5.09: Adopt Resolution #24-004 Approving Final Payment to North Valley, Inc. for Improvement Project #23-06; 2023 MSA Pavement Overlay Improvements.

5:10: Adopt Resolution #24-005 Approving Partial Payment #3 to Veit & Company, Inc. for Improvement Project #23-02; Central Park Parking Lot Reconstruction.

5:11: Adopt Resolution #24-006 Declaring Development Agreement Satisfied and Authorizing Release from Property - The Sapphire Apartments (7555 145th Ave NW); Case of Partner Apartments

5:12: Adopt Resolution #24-007 Approving Partial Payment #3 to Enebak Construction Company for Improvement Project #23-20; COR Mass Grading.

5:13: Adopt Resolution 24-008 Authorizing Partial Payment No. 6 to Magney Construction for Improvement Project #21-09; Centralized Water Treatment Plant.

5:14: Adopt Resolution #24-009 Declaring Development Agreement for Ramsey Storage Center Satisfied and Authorizing Release from Property

5:15: Adopt Resolution #24-011 Approving EDA Funding for Replacement of Entrance Monument at TH #47 and Bunker Lake Boulevard NW

5:16: Adopt Resolution #24-012 Ordering Plans and Specifications for 2024 Crack Seal Improvements, Improvement Project #24-08

5:17: Adopt Resolution #24-013 Ordering Plans and Specifications for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09
5:18: Adopt Resolution #24-014 Approving Plans and Specifications and Authorizing Advertisement for Bids for Halls Dover Acres Street Reconstructions, Improvement Project #24-02
5:19: Adopt Resolution #24-015 Designating Financial Institutions as Official Depositories; Adopt Resolution #24-016 Authorizing Signatures for Financial Transactions and Adopt Resolution #24-017 Designating Bank of the West as the Official Financial Institution for the City of Ramsey Banking Services for the Year of 2024.
5:20: Adopt Resolution #24-018 Approving the City of Ramsey's 2025 Budget Calendar
5:21: Adopt Resolution #24-020 Approving Loan from Restaurant Subsidy Program: Bossman Inc. dba Chanticlear Pizza
5:22: Adopt Resolution #24-024 Approving Premise Permit for Anoka Ramsey Athletic Association at Chanticlear Pizza Grill in Ramsey
5:23: Adopt Resolution #24-026 Directing Staff to Submit the 2023 Pay Equity Report

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Howell	aye
Councilmember Specht	aye
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion carried.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Settlement Hearing Continuation: Animal violation of Chapter 10 for the keeping of a rooster on property less than 2.5 acres in size, located at 6025 177th Ln NW, Ramsey, MN.

City Attorney Knaak reviewed the Staff report concerning the continuation of the settlement hearing for the animal violation of keeping a rooster on a property less than 2.5 acres. He shared that this was a continuation of a prior hearing that the Council brought to a Work Session to discuss, and they decided that there would not be any changes to the current code.

Derek Trout, 6025 177th Lane NW, came forward and shared that the Council has already set a precedent of making an acreage requirement accommodation for emotional support animals. He noted that at this time there has been no accommodation suggested by the City, which is required by the EDA and HUD. He stated that changing the language of the City statute would have solved the issue at hand and they had no control over how to make an accommodation and it was in the hands of the Council to make an accommodation. He shared that the Council has made an

accommodation in the past after similar issues were submitted to the Department of Housing and Urban Development. He noted he is requesting an accommodation to be made that they are able to have one emotional support animal on their property and submitting a photo and the name of the animal to be kept with the City until the animal is deceased. He shared that a complaint has been filed with the Department of Housing and Urban Development and they would like to see how this case is handled.

City Attorney Knaak shared that a distinguishing point needs to be made here. He explained that in the instance of the accommodation that Mr. Trout was referencing, there were no conflicting rights or issues involved in that case. He stated this is not a situation where they are comparing apples to apples and the other instance did not have the conflict of the animal being used for emotional support.

Councilmember Howell stated that she is not supportive of emotional support animals as it is a slippery slope; however, when there are other situations where they have complaints coming in about a business, these complaints are investigated for a finding of facts. She stated that the Council has not been presented with evidence to back up the conflict of disabilities, so she struggles to take this into consideration when looking at other cases that have findings of facts. She added that the rooster owner is on a lot that is 2.19 acres, and they are meeting the setback requirements. She shared that they have also made the accommodation for chickens in the past. She explained that she is concerned that they have not come up with some type of proposal of an accommodation to see if this would be a possibility.

Councilmember Musgrove shared that she has also been looking through this and trying to figure out a way to look at this and have a reasonable accommodation in regard to the medical aspect. She noted she is okay with allowing the resident to have this rooster until the rooster is deceased and after that they would not be allowed to have another rooster on the property unless the code is changed. She added that she has done some research on this and shared that there are bands that can be put around rooster's necks, so they do not crow as loud. She also suggested an accommodation of having the rooster inside the home at certain times.

Councilmember Woestehoff agreed that this is a contentious case. He stated he will be defaulting to those who are currently abiding by the rules of the City in making a determination of this.

Motion by Councilmember Woestehoff, seconded by Councilmember Riley, to approve Resolution #24-022, A Resolution Determining That a Violation of the Ramsey City Code Relating to Keeping a Rooster on a Parcel of Less Than 2.5 Acres Has Occurred at 6025 177th Lane NE and Directing City Staff and Law Enforcement Authorities Take Such Measure as May be Necessary to Remove the Animal Therein.

A roll call vote was performed:

Councilmember Woestehoff aye
Councilmember Specht aye
Councilmember Musgrove nay
Councilmember Howell nay

Councilmember Riley aye
Mayor Kuzma aye

Motion carried.

7.02: Adopt Ordinance #24-01 Rezoning 7790 and 7750 Sunwood Drive to COR-1 and Adopt Resolution #24-019 Approving the Development Agreement and Sidewalk Encroachment Agreement for Storyteller Café (Project No. 23-118); Case of Stories Foundation

Planning Manager Larson reviewed the Staff report concerning the rezoning, development agreement, and sidewalk encroachment agreement for Storyteller Café.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to adopt Resolution #24-019 approving the Development Agreement and Sidewalk Encroachment Agreement for Storyteller Café.

A roll call vote was performed:

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

Motion carried.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to waive the Charter requirement to read the ordinance aloud and to adopt Ordinance #24-01 rezoning 7790 and 7750 Sunwood Drive from COR-2 to COR-1.

A roll call vote was performed:

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

Motion carried.

7.03: Adopt Ordinance #23-19 Amending Temporary Sign Regulations

Planning Manager Larson reviewed the Staff report in regard to the temporary sign regulations.

Motion by Councilmember Specht, seconded by Councilmember Howell, to waive the Charter requirement to read the ordinance aloud and to adopt Ordinance #23-19 amending Chapter 117 pertaining to temporary signs.

A roll call vote was performed:

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

Motion carried.

7.04: Adopt Ordinance #23-18, Amending Chapter 105, Buildings and Building Regulations, pertaining to Address Numbers

Planning Manager Larson reviewed the Staff report concerning the amendment to City Code pertaining to address numbers.

Councilmember Musgrove shared that she had questions on this item that she was able to have answered earlier today by Planning Manager Larson.

Motion by Councilmember Musgrove, seconded by Councilmember Woesethoff, to waive the City Charter requirement to read the ordinance aloud and to adopt Ordinance #23-18, Amending Chapter 105, Buildings and Building Regulations, pertaining to Address Numbers.

A roll call vote was performed:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to adjourn the meeting.

A roll call vote was performed:

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

Motion carried.

The regular meeting of the City Council adjourned at 7:25 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org <http://www.qctv.org>. Recordings are available for 36 months after the date of the meeting.

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title

Approve Amending City Council Meeting Schedule for 2024

Purpose/Background:

Purpose: To amend the meeting schedule for the City Council due to political party caucuses being held on the regularly scheduled February meeting date, the State Primary election in August falling on the same date as a regular City Council meeting, and to cancel the last regular meeting in December.

If approved, the February 27, 2024, City Council meeting will be rescheduled to Monday, February 26, 2024. The August 13, 2024, City Council meeting will be rescheduled to Monday, August 12, 2024, and the December 24, 2024, meeting will be canceled altogether, as has been done in the past. All other meetings would be scheduled in accordance with the normal calendar on the second and fourth Tuesdays of each month.

Notification:

If approved, all notifications will be updated to reflect the amended meeting dates.

Observations/Alternatives:

N/A

Funding Source:

N/A

Recommendation:

Staff is recommending rescheduling the February 27, 2024, meeting to take place on Monday, February 26, 2024, rescheduling the August 13, 2024, meeting to take place on Monday, August 12, 2024, and to cancel the December 24, 2024, meeting altogether, as has been done in the past.

Action:

Motion to reschedule the February 27, 2024, City Council Work Session and Regular Meeting to Monday, February 26, 2024, and to reschedule the August 13, 2024, City Council Work Session and Regular Meeting to Monday, August 12, 2024, and to cancel the December 24, 2024, City Council Work Session and Regular Meeting, with all other meetings to be scheduled in accordance with the normal calendar on the second and fourth Tuesdays of each month.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/10/2024 03:39 PM
Form Started By: Katie Schmidt		Started On: 01/10/2024 03:08 PM

Final Approval Date: 01/10/2024

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title

Approve Business Licenses

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license requests (not including Rental or BRC).

Background: Certain businesses or groups in the City of Ramsey are required to apply for a business license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC, may also be included in this approval. Those new license requests and/or renewals are attached for City Council approval.

Recommendation:

Staff recommends approval of business license applications.

Action:

Motion to approve the attached business license applications.

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	01/17/2024 09:25 AM
Brian Hagen	Kathy Schmitz	01/17/2024 03:55 PM
Form Started By: Wendy Schlueter		Started On: 01/11/2024 03:44 PM
Final Approval Date: 01/17/2024		

Report Name: License Report - License Types
Council Dates: 1/23/2024 to 1/23/2024
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Amusement Devices/Billiard Tables, Broker/Precious Metals Dealer, Business License-1st Year, Business License-Renewal, Garbage Haulers, Gasoline Sales, Hemp, Low-Potency Edible Retailer Registration, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Motor Vehicle Sales/Repair/Rentals, Multi-Family Rental, Pawnbroker, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–Annual							
Griddle On The Go LLC			Robert Aiello		12/31/2024	1/23/2024	A
G-Spot L.L.C.			Ginger L Fredrickson		12/31/2024	1/23/2024	A
					Mobile Food Unit–Annual License Count: 2		
Temporary Intoxicating							
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Center for the Performing Arts	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	2/11/2024	1/23/2024	A
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Center for the Performing Arts	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	2/26/2024	1/23/2024	A
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Center for the Performing Arts	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	3/4/2024	1/23/2024	A
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Center for the Performing Arts	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	3/10/2024	1/23/2024	A
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Center for the Performing Arts	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	5/5/2024	1/23/2024	A
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Center for the Performing Arts	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	9/29/2024	1/23/2024	A
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Center for the Performing Arts	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	10/13/2024	1/23/2024	A
St Katharine Drexel Church		St Katharine Drexel Church	Ramdy Bauer	7101 143rd Ave NW G	1/28/2024	1/23/2024	A
					Temporary Intoxicating License Count: 8		

Total Licenses: 10

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

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Information

Title

Authorization to Hire Public Works Streets Maintenance Workers

Purpose/Background:

The purpose of this case is to request authorization to hire two full-time Streets Maintenance Workers. These positions were reviewed during the 2024 budget discussions and have been accounted for in the 2024 budget.

Staff conducted a recruitment and interview process to fill the openings. Staff selected Mr. Landon Dowd-Sivigny and Mr. Joshua Rock as the top candidates. They both underwent and passed the City's pre-employment testing process, including a criminal background check, professional reference check, driving record check and employment verification, as well as a physical exam and drug screen. The City extended job offers to both candidates which are contingent upon City Council approval. Staff is recommending both candidates be hired as full-time Streets Maintenance Workers. They will be subject to a 6-month probationary period and all Personnel Policies and/or employment contracts will apply.

The Streets Maintenance Worker position is responsible for constructing and maintaining streets, parking lots and related property; performing snow-related activities; general maintenance activities; general labor; vehicle and motorized equipment maintenance; assisting with landscape, grounds care, and forestry/naturalist activities; assistance with preparation of community events; mechanical building maintenance and repair; as well as a wide range of other tasks as required. In addition, the Streets Maintenance Worker is required to 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 these positions is included in the 2024 budget.

Recommendation:

To hire the following new Public Works Streets Maintenance Workers:
1) Mr. Landon Dowd-Sivigny, effective on Monday, February 12, 2024, at $27.184 per hour, which is step 1 of the 2024 wage scale, and
2) Mr. Joshua Rock, effective on Monday, February 12, 2024, at $27.184 per hour, which is step 1 of the 2024 wage scale.

Action:

Motion to authorize hiring the following new Public Works Streets Maintenance Workers:
1) Mr. Landon Dowd-Sivigny, effective on Monday, February 12, 2024, at $27.184 per hour, which is step 1 of the 2024 wage scale, and
2) Mr. Joshua Rock, effective on Monday, February 12, 2024, at $27.184 per hour, which is step 1 of the 2024 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 09:21 AM
Form Started By: Colleen Lasher		Started On: 01/16/2024 11:00 AM
Final Approval Date: 01/18/2024		

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

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Information

Title

Authorization to Hire Paid-on-call Firefighters

Purpose/Background:

The purpose of this case is to request authorization to hire Paid-on-call Firefighters in order to bring both Fire stations to within acceptable staffing levels.

A firefighter recruitment was conducted, followed by interviews, background checks, reference checks, physical agility tests, work-style assessments, pre-employment physicals and drug screens. At this time, two candidates have successfully passed the requirements to become City of Ramsey Paid-on-call Firefighters. Staff is recommending Mr. Tyler Evenson and Mr. Timothy Waaraniemi be hired as Paid-on-call Firefighters. With the City Council's authorization, they will become the City's newest members of the Fire Department. All new members are subject to a one-year probationary period.

Paid-on-call Firefighters work under the general supervision of an officer to perform the following duties:

- Respond to emergency incidents within their assigned station, meeting minimum participation requirements
- Perform firefighting activities in accordance with NFPA Standards, including driving fire apparatus, operating pumps and related equipment, laying hose, performing suppression, ventilation and overhaul tasks
- Perform activities related to technical rescue, emergency medical services and hazardous materials response
- Participate in required weekly training drills, department meetings, community activities and other required training activities and meet minimum participation and competency verification requirements
- Participate in the general maintenance of department facilities and equipment in accordance with department procedures, such as clean and wash station facilities and equipment; care for grounds around station; wash, hang and dry hoses; wash, clean, inspect and maintain apparatus and equipment
- Participate in presentations of department programs and activities related to safety, medical and fire prevention topics
- Provide a wide range of tasks at the verbal or written direction of the Fire Chief or their designee

Funding Source:

The funding to hire the above mentioned firefighters is included in the 2024 budget.

Recommendation:

Staff recommends hiring Mr. Tyler Evenson and Timothy Waaraniemi at $13.65 per hour, effective on/near Wednesday, January 24, 2024.

Action:

Motion to hire Mr. Tyler Evenson and Timothy Waaraniemi at $13.65 per hour, effective on/near Wednesday, January 24, 2024.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 10:48 AM
Form Started By: Colleen Lasher		Started On: 01/16/2024 10:58 AM
Final Approval Date: 01/18/2024		

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Authorize Project Development - Trail Gap Construction, a 2024 Capital Improvement Project

Purpose/Background:

The purpose of this case, is to authorize staff to proceed with the project development for a 2024 Capital Improvement Project, specifically the approximate 1,000' foot trail east of T.H. #47, south of the Holiday gas station and north of 142nd Avenue.

Time Frame/Observations/Alternatives:

The Park & Recreation Commission and the Public Works Committee both recommend proceeding with project development for probable trail construction in 2024. Project development would consist of a topographic survey and the preparation of Plans and Specifications. (Note: Previously, this project also included seeking the voluntary granting of a 20' foot wide trail easement across the west edge of the parcel immediately south of the Holiday gas station—it has been discovered that the City already has a 25' wide easement on this parcel.) The *preliminary* costs are broken out by area on page 2 of the first attachment.

Funding Source:

Funding is proposed to be from the Park Trust Fund. Approving the construction of the trail would be a subsequent City Council consideration, following the development of Plans and Specifications that this case authorizes.

Recommendation:

The Park & Recreation Commission, Public Works Committee and Staff recommend proceeding with project development for the T.H.#47 Trail Gap.

Outcome/Action:

Motion to authorize staff to proceed with a Topographic Survey and subsequent preparation of Plans and Specifications for T.H.#47 Trail Gap at a not-to-exceed amount of $15,000 from the Park Trust Fund.

Attachments

cost estimates

Context Exhibit

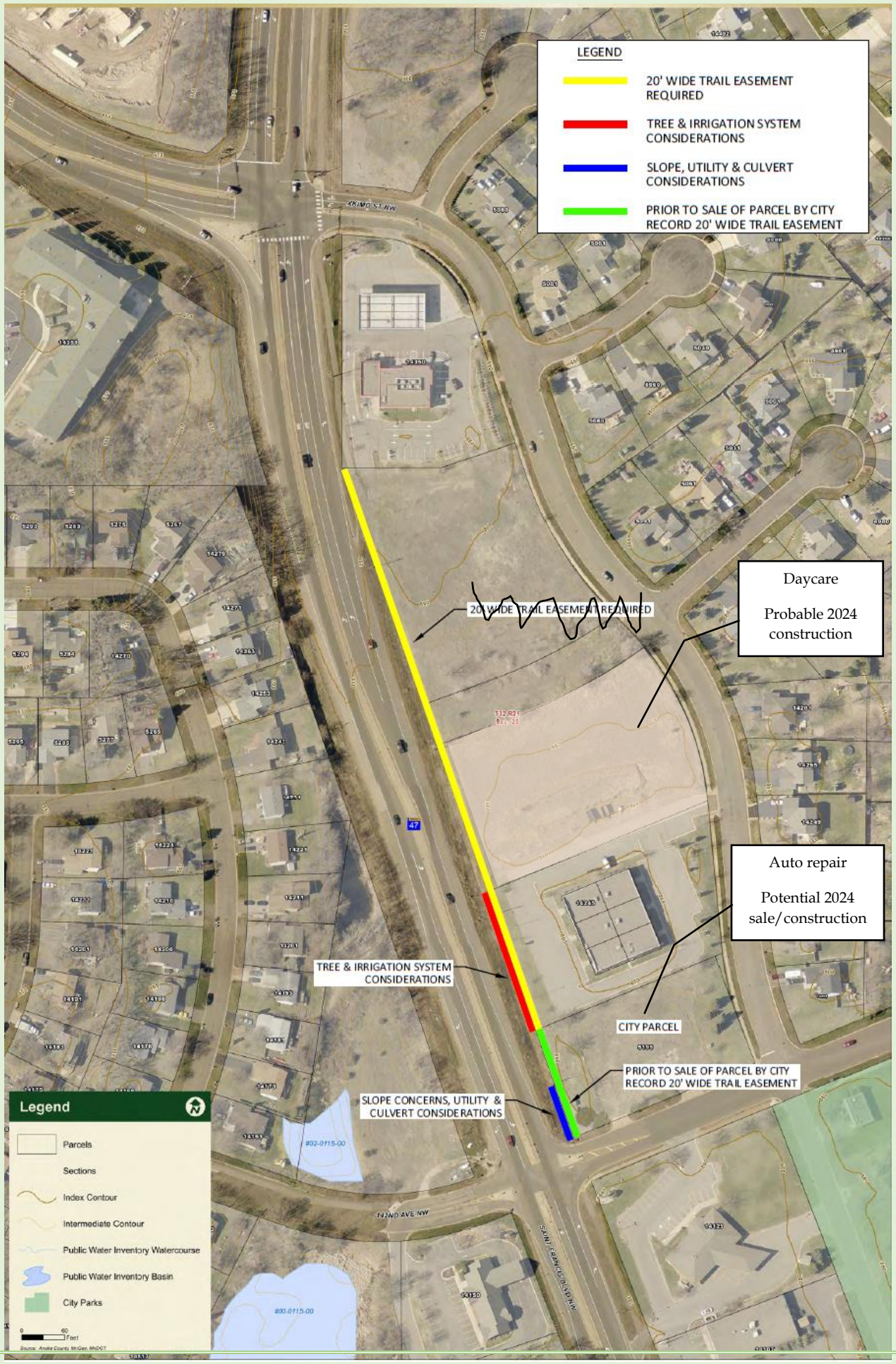
CIP worksheet

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 12:42 PM
Mark Riverblood (Originator)	Mark Riverblood	01/18/2024 12:56 PM
Bruce Westby	Bruce Westby	01/18/2024 01:23 PM

Brian Hagen	Kathy Schmitz	01/18/2024 02:44 PM
Form Started By: Mark Riverblood		Started On: 01/17/2024 01:22 PM
Final Approval Date: 01/18/2024		

2024 Cost Estimates



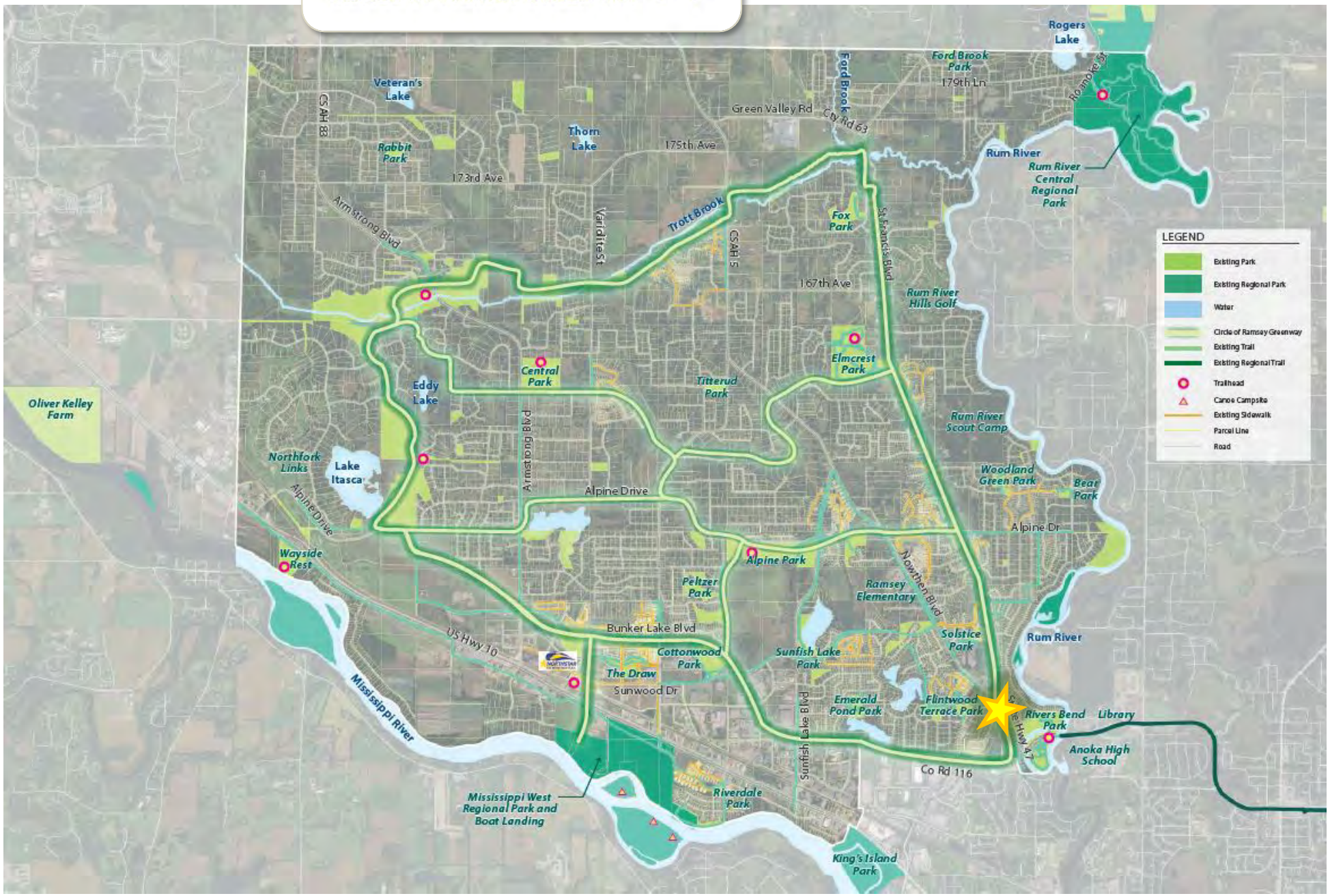
2024 Cost Estimates

	Length/Area	Unit Price	Cost	
Base Trail	1000	$56.00	$56,000.00	Holiday to 142nd Ave
Special Slope Areas	100	$120.00	$12,000.00	South end, includes utility and culvert conflicts.
Irrigation and Tree Conflicts	200	$60.00	$12,000.00	Allowance for tree relocation and irrigation repairs.
Subtotal			$80,000.00	
Mobilization		8.0%	$6,400.00	
Traffic Control		3.0%	$2,400.00	
Total Construction Estimate			**$88,800.00**	
Length			1,000	
Cost per LF check			$88.80	
Administrative (Low)			**$13,320.00**	15-percent for a locally funded trail
Administrative (High)			$22,200.00	25-percent for a federally funded trail

Estimated Total Project Cost Range **$102,120 to $111,000**

City of RAMSEY

CIRCLE OF RAMSEY GREENWAY



Capital Improvement Program

2024 *thru* 2033

City of Ramsey, Minnesota

Project # 06-PARK-019
Project Name Trail Connections

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $110,000

Description

This project would include the installation of one or more of the several high priority connections linking segments of the city's trail system as opportunities and funding become available.

Examples:
-142nd Ave, east of TH#47, north to Xkimo Street (Est $80,000)
-North Commons Neighborhood Trail Link at Zeolite Street - Projected for 2023 (Est.$30,000)
-Boardwalk parallel with Trott Brook, west of Variolite Street (Est $110,000)

Justification

The increase demand in use of the city's trail system compells the continued development of the trail system.

Resident requests for improved trail system connections are reflected in priority projects. Trails will also move people off high speed roadways and improve transportation and safety - an objective that is aligned within the strategic goal of a Connected Community.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Improvements Other than Building Cost	30,000	80,000									110,000
Total	**30,000**	**80,000**									**110,000**

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Park Improvement Trust Fund	30,000	80,000									110,000
Total	**30,000**	**80,000**									**110,000**

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt 2024 Legislative Priorities

Purpose/Background:

The City annually adopts legislative priorities. City Council reviewed 2023 outcomes and identified 2024 priorities at their January 9, 2024 Work Session. The city will further work with Senator Bahr and Representative Niska in an effort to have them understand what is important to the city.

2024 Priorities with local impacts include:

- Sales and Use Tax Exemption for Water Treatment Plant Trunk Watermain Improvements
- State Funding for Water Treatment Plant Trunk Watermain Improvements
- Interfund Loan Exemption for TIF District 14
- Funding for continued study of Ramsey/Dayton Mississippi River Crossing
- Expansion of Metro Mobility Service Area to serve Ramsey
- Closed Landfill legislation to provide for industrial development

Recommendation:

Staff recommends adoption of the 2024 Legislative Priorities. Staff would continue work with legislative representatives to advocate the importance and benefit of these approvals.

Action:

Motion to adopt 2023 Legislative Priorities.

Attachments

2024 Legislative Priorities

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/11/2024 11:27 AM
Form Started By: Brian Hagen		Started On: 01/11/2024 11:16 AM
Final Approval Date: 01/11/2024		

2024 City of Ramsey Legislative Priorities

<u>Local Priority</u>: Sales and Use Tax Exemptions for Water Treatment Plant Trunk Watermain Improvements

During the 2023 legislative session, state sales and use tax exemptions were approved for the purchase of materials for the new Water Treatment Plant. Unfortunately, sales and use tax exemptions were not approved for the necessary Trunk Watermain improvements so the City is seeking legislative approval in 2024 for state sales and use tax exemptions for the necessary Trunk Watermain improvements.

- In 2023, sales and use tax exemptions were approved for the Water Treatment Plant.
- The City will work with legislators to amend the approved language to authorize applying sales and use tax exemptions to the necessary Trunk Watermain improvements.

<u>Local Priority</u>: State Funding for Water Treatment Plant Trunk Watermain Improvements

During the 2022 and 2023 legislative sessions, the City of Ramsey requested $10M in state bond funds for construction of a Water Treatment Plant to address a public health need. In 2019, the Minnesota Department of Health informed the City that its water supply contained unsafe levels of manganese. In 2021, the City completed a feasibility study that recommended constructing a Water Treatment Plant to address this public health need. In 2023, the City began constructing a $42M Water Treatment Plant. During the 2023 legislative session, $3.2M was awarded for the Water Treatment Plant. The City respectfully requests the remaining $6.8M be awarded in 2024 to help fully fund construction of the Water Treatment Plant by 2025, as well as the necessary Trunk Watermain improvements that will be constructed in 2024.

- In 2023, Ramsey received $3.2M in state bond funds for the Water Treatment Plant.
- The City requests an additional $6.8 million in state bond funds to fully fund the Water Treatment Plant, as well as the necessary Trunk Watermain improvements.
- The City will work with legislators to amend the approved language to authorize applying awarded funds to the necessary Trunk Watermain improvements.

<u>Local Priority: Tax Increment Financing District 14 (TIF 14, The COR)</u>

Language in the original 2010 legislation included, but did not limit to, the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure as eligible expenditures. This included structured parking, a pedestrian overpass and roadway improvements. State Statute requires interfund loan resolutions when a city borrows funds to a district for improvements with plans to repay itself back through future tax increment. However, these expenses were funded without the required interfund loan resolutions pursuant to the TIF statute. Special legislation did not exempt the City from the interfund loan requirement.

- The City will work with legislators to amend the special TIF 14 legislation to exempt the interfund loan requirement. Thus creating the potential repayment of such interfund loans through TIF 14 revenue through 2040.

<u>Local Priority</u>: Funding for continued study of Ramsey/Dayton Mississippi River bridge project

- The feasibility study for a new Mississippi River bridge was completed in 2021 with funds allocated by the 2020 legislature. Staff will work with local legislators to secure the funding for the next step in pursuit of this project. These next steps may include establishing a location of the crossing, in which will be used when developing parcels impacted by a future river crossing. It should be noted, the City of Dayton recognizes the likelihood of a future crossing and are developing a master plan to incorporate such crossing in the future.

<u>Local Priority</u>: Metro Mobility Service Area

- Introduce legislation that will add Ramsey to the service area for Metro Mobility.
- Over the years some residents have expressed an interest in getting door-to-door Metro Mobility Service in Ramsey.
- City residents annually pay $352,000 to the Metro Transit Taxing District that the City was required to enter when the NorthStar Station was completed.
- Inclusion in the Metro Mobility service area requires a state statute and was last extended to the City of Lakeville in 2019. The cost of the service is covered by the state.

<u>Local Priority</u>: Closed landfill legislation to allow economic development

- Staff will work with the PCA and local legislators to determine what, if any, legislation will allow closed landfill property to be put back on the tax role for private development opportunities.

State-wide Policy Priority:

- **Employee Sick and Safe Time (ESST)**

In 2023 the State of Minnesota passed legislation requiring employers to provide employees sick and safe time (ESST). The law provides employees who meet a certain threshold of hours worked within a year to earn paid sick and safe time. The law does regulate acceptable uses for the time, but generally these eligible uses are more flexible than the city's existing sick leave policy. The City of Ramsey had existing leave benefits within policy prior to the new legislation that encompassed sick time, vacation, funeral leave, etc. The existing policies allowed many of the employees to earn more paid leave throughout the year than the new law requires. Ramsey believes the new law is challenging to administer along side existing paid leave policies due to the record keeping and the definition of an employee. Furthermore, small businesses within the community have expressed concerned about the cost of the new law when implementing it into their business operations.

- The City will monitor discussions by legislators and support amendments to the law that redefines an employee. The City would support the removal of temporary or seasonal positions and paid on call positions from being eligible to earn the paid leave under the ESST law.
- The City would support and amendment to the law that exempts small businesses from being required to follow the legislation.

State-wide Policy Priority:

- **Exemption of residential gardens from water emergency restrictions**

Staff will work with legislators to research possible legislation to ensure that, in the event the governor declares by executive order a critical water deficiency, pursuant to Minnesota Statutes section 103G.291 implementing mandatory emergency water conservation measures and mandatory restrictions upon nonessential water use is enforced and outdoor irrigation is prohibited, that gardens created by Minnesota residents for the cultivation of vegetables, fruits, herbs and flowers for food and medicinal purposes will not be subject to water restrictions, nor shall they be limited to reclaimed water.

State-wide Policy Priority:

- **Statewide licensure of massage therapy**

Support legislation that seeks to adopt a state license requirement for massage therapists. Lack of a statewide license for massage therapists has hampered law enforcement's ability to regulate illegal activities across municipal boundaries related to this profession.

State-wide Policy Priority:

- **Amend remote open meeting law requirement (MS13D.02) that requires notification of a remote place accessible to the public**

Support legislation that will simplify the remote meeting process for local elected bodies, such as, the requirement that all remote locations be advertised and accessible to the public.

State-wide Policy Priority:

- **Lift hospital moratorium**

Support legislation that seeks to increase the availability of hospital beds and allow a free-market for hospital construction.

State-wide Policy Priority:

- **Local Government Aid (LGA)**

  Local Government Aid for Ramsey has fluctuated (see chart below) from a high of $396,382 in 2001, to the current level of $0 in 2017 and beyond. The basic formula was changed in 2014 and some level of LGA was restored for the next three years (approximately $100,000 per year), however the same formula has now resulted in the elimination of all LGA for Ramsey and similar developing suburbs.

  FY 2000 - $359,771
  FY 2001 - $396,382
  FY 2002 - $303,894
  FY 2003 through 2013 - $0
  FY2014 - $91,381
  FY 2015 - $110,352
  FY 2016 - $111,311
  FY 2017 through 2023 - $0

  Background*:*
  Support legislation that revises the LGA formula and recognizes the needs of developing suburbs, restoring LGA to developing suburbs for long-term capital needs.

- No changes were made to the LGA funding formula in 2022.
- The City should consider working with legislators to determine if there is an opportunity to revise the LGA formula in the future to provide greater resources to developing suburbs.
- A couple of LGA bills were introduced in 2021 that may have impacted Ramsey, but failed to become law:
  -LGA adjusted for unpaid local assistance costs HF 1052/SF 749 (Rep. Jim Nash, R-Waconia, and Sen. Bill Weber, R-Luverne) would have allowed cities that have not been reimbursed by another city for local assistance costs to submit an application for reimbursement through a reduction in the LGA of the recipient city.
  -LGA minimum distribution HF 1096/SF 1238 (Rep. Jerry Hertaus, R-Greenfield, and Sen. David Osmek, R-Mound) would have provided for a minimum per capita LGA amount for all cities that otherwise would receive no LGA, and increased the LGA appropriation to cover the additional amount.

- During the 2022 session, discussions occurred regarding updating the LGA formula. Based on a draft formula, Ramsey would have received funds.
- The most recent LGA adjustments left Ramsey with $0 LGA contributions.

State-wide Policy Priority:

- **Metropolitan Council Committee Membership**

Support legislation that seeks to adjust Metropolitan Council Committee membership qualifications and membership determination. Currently there are 16 geographical Council Districts and one chair. Members are comprised of a representative who resides in the district they represent, with the chair serving at large. All members are interviewed by a nominating committee created by the governor, and the final appointment is determined by the governor.

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Identify and implement operational efficiencies, cost savings and additional funding sources.

Information

Title

Adopt Resolution #24-031 Adopting 2024 Enterprise Fund Budgets

Purpose/Background:

Annually, the ity 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 2024 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 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 the total depreciation, whether on City or developer installed systems. This is what we have attempted to do in preparing the attached Proposed 2024 Enterprise Fund Budgets.

Notification:

The water & storm water revenue rates reflect a 5% increase and sewer a 10% increase. These rates were adopted as part of the 2024 Schedule of Rates, Fees and Charges for the City.

Funding Source:

The respective utility bill collections fund the respective utility budget.

Recommendation:

The recommendation for the Adoption of the 2024 Enterprise Fund budgets is to approve Resolution #24-031, noting that the budget is an outline of how the revenues generated from the utility bill will be used in daily operations.

Action:

Motion to adopt Resolution #24-031 Adopting the 2024 Enterprise Fund Budgets.

Attachments

2024 Enterprise Fund Budget

Reso #24-031 Adopting 2024 Enterprise Fund Budgets

Form Review

Inbox	Reviewed By	Date

Brian Hagen	Kathy Schmitz	01/18/2024 09:27 AM
Form Started By: Diana Lund		Started On: 01/14/2024 09:24 AM
Final Approval Date: 01/18/2024		

FUND WATER (9601)

BUDGET SUMMARY:								
Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9601	4140	CREDIT CARD PROCESSING FEES	(11,814)	(17,706)	(25,237)	(25,453)	(28,000)	(28,000)
9601	4273	STATE GRANTS			10,054	1,465		
9601	4609	OTHER MISCELLANEOUS REVENUES	82,882	32,606	22,910	24,906	5,000	10,000
9601	4651	WATER REVENUE						
9601	4652	WATER SALES - RESIDENTIAL	1,290,376	1,579,852	1,893,036	1,859,238	1,496,892	1,837,500
9601	4653	WATER SALES-COMMERCIAL	670,024	860,138	1,046,081	989,504	785,972	825,270
9601	4654	WATER PENALTIES	33,184	3,423	30,213	44,016	44,000	47,000
9601	4655	WATER METER INSTALLATION	18,340	31,927	25,480	19,044	15,000	20,000
9601	4656	WATER METERS	55,396	61,698	64,442	51,179	40,000	50,000
9601	4657	CONNECTION/RECONNECTION FEES	300	350	550	150	500	200
9601	4701	INTEREST ON INVESTMENTS	843,116	812,756	(138,568)	(3,561,789)	20,000	50,000
9601	4702	MISCELLANEOUS INTEREST	8,179	69,315	6,710			
9601	4606	CAPITAL CONTRIBUTIONS	1,614,750	827,422	2,027,626	2,120,431		
Total Revenue			**4,604,731**	**4,261,780**	**4,963,296**	**1,522,689**	**2,379,364**	**2,811,970**

Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9601	6102	F.T. REGULAR-WAGES & SALARIES	254,600	268,800	273,383	282,194	312,055	425,984
9601	6103	FULL TIME-REGULAR-OVERTIME	12,948	16,114	17,544	19,564	18,000	20,000
9601	6105	TEMPORARY-WAGES & SALARIES	7,684	8,807	11,534	13,082	19,167	26,380
9601	6108	SEVERANCE PAY	-	-	-	2,601	-	
9601	6121	PERA CONTRIBUTIONS	27,750	-	8,449	52,069	39,417	45,901
9601	6122	FICA/MEDICARE CONTRIBUTIONS	21,718	22,945	23,976	24,639	26,542	36,313
9601	6131	GROUP INSURANCE	32,996	34,285	37,324	39,363	45,000	52,339
9601	6133	WORKERS COMP INSURANCE PREMIUM	8,141	13,259	14,456	14,322	20,000	18,410
9601	6208	MISCELLANEOUS OFFICE SUPPLIES	514	178	-	394	500	750
9601	6223	GASOLINE	4,705	5,773	7,487	7,371	8,000	9,500
9601	6225	DIESEL FUEL	963	248	195	-	500	500
9601	6229	SHOP MATERIALS	215	92	391	935	1,000	1,200
9601	6231	UNIFORMS & TURN-OUT GEAR	2,020	2,318	2,175	2,856	3,000	5,000
9601	6249	MISCELLANEOUS OPERATING SUPPLY	14,016	10,121	12,108	10,706	15,000	15,500
9601	6257	OTHER VEHICLE PARTS	4,528	3,140	4,196	10,176	10,000	12,000
9601	6273	UTILITY SYSTEM MAINT SUPPLIES	67,930	90,503	98,642	117,454	120,000	150,000
9601	6281	SMALL TOOLS & MINOR EQUIPMENT	2,584	8,483	2,790	9,450	10,000	10,500
9601	6292	WATER METERS FOR RESALE	62,493	71,383	125,595	76,870	100,000	125,000
9601	6315	MISCELLANEOUS PROFESSIONAL SER	20,876	63,818	17,678	71,533	83,000	58,000
9601	6322	POSTAGE	2,748	871	1,101	1,037	3,000	2,000
9601	6323	CELLULAR PHONES	3,746	3,817	4,025	-	4,000	-
9601	6334	MILEAGE REIMBURSEMENT	162	358	243	119	450	800
9601	6335	TRAINING	1,384	3,748	2,406	1,307	4,500	6,000
9601	6352	GENERAL NOTICE & PUBLIC INFOR	172	172	631	194	300	350
9601	6361	GENERAL LIABILITY/PROPERTY INS	27,390	30,479	40,932	39,733	45,000	35,000
9601	6371	ELECTRIC UTILITIES	126,829	145,315	172,765	167,938	175,000	175,000
9601	6372	WATER/IRRIGATION				1,672	2,000	2,500
9601	6373	GAS	2,920	2,351	5,401	8,074	9,000	9,000
9601	6374	REFUSE/RECYCLING	537	678	1,029	1,247	1,500	1,800
9601	6381	BUILDING & STRUCTURE REPAIR	934	1,592	1,033	5,480	6,000	17,035
9601	6388	OTHER VEHICLE REPAIR						
9601	6405	OFFICE & DATA PROCESSING EQUIPMENT	-	-	-	-	-	8,500
9601	6439	OTHER MISCELLANEOUS	11,581	24,261	25,838	21,339	30,000	67,000
9601	6451	MEMBERSHIP DUES	994	1,000	1,000	-	1,400	1,000
9601	6489	OTHER CONTRACTED SERVICES	27,221	66,789	78,923	67,091	80,000	82,000
9601	6722	DEPRECIATION	727,864	755,660	779,109	824,966	871,256	958,382
9601	6820	OPERATING TRANSFERS TO OTHER F	43,000	2,781,000	207,180	49,000	51,000	55,000
Total Expenditure			**1,524,163**	**4,438,356**	**1,979,538**	**1,944,776**	**2,115,587**	**2,434,644**

DESCRIPTION OF SERVICES:

The Water Fund is a self-sustaining Enterprise fund that provides for the administration, operation and maintenance of the municipal water system that includes pump houses and towers. The current fee structure is a tiered system based on water usage and to encourage water conservation. Billing is quarterly through the city's utility billing process.

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
Replace 2015 F-350 Truck-Share of Costs: $50,000 ($175,000 total)

6315 Miscellaneous Professional Services						
Water Treatment Plant Study	-	45,000	15,000	12,000		-
Emergency Well Repairs/Generator	-	25,000	50,000	50,000	50,000	50,000
SCADA System Repairs	3,315	5,000	5,000	8,000	8,000	8,000
Well #9 Study	895	75,000	-			
Water/Wellhead Protection/ Supply Rate Study	16,666	-	25,000	25,000	25,000	
Total	20,876	150,000	95,000	95,000	83,000	58,000
6439 Other Miscellaneous						
Water Appropriation	11,581	14,000	14,000	14,000	21,000	18,000
Well#1 Rehab (no longer included in CIP- Maintenance only)	-	41,000	50,000	50,000	9,000	50,000
Miscellaneous	-	9,000	3,000	3,000	-	3,000
Total	11,581	64,000	67,000	67,000	30,000	67,000
6489 Other Contracted Services						
Water Tests	6,235	2,400	2,400	2,500	2,500	2,500
Annual Valve Replacements	-	50,000	50,000	50,000	50,000	50,000
OPUS 21	10,692	15,000	15,000	15,000	15,000	17,000
Miscellaneous	10,294	8,600	8,600	12,500	12,500	12,500
Total	27,221	76,000	76,000	80,000	80,000	82,000

FUND SEWER (9602)

BUDGET SUMMARY:								
Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9602	4140	CREDIT CARD PROCESSING FEES	(10,464)	(12,892)	(15,472)	(21,274)	(22,000)	(30,000)
9602	4356	SEWER AVAILABILITY CHARGE-ADM	7,902	4,722	5,889	6,560	7,000	7,000
9602	4506	PREPAID INTEREST		-	260	837		
9602	4609	OTHER MISCELLANEOUS REVENUES	15,792	14,149	17,800	16,167		
9602	4661	RESIDENTIAL-SEWER CHARGES	1,275,947	1,321,036	1,370,924	1,433,998	1,570,800	1,727,880
9602	4662	COMMERCIAL-SEWER CHARGES	353,234	380,614	413,494	410,226	466,400	513,040
9602	4663	SEWER PENALTIES	29,933	7,206	12,978	31,280	33,000	45,000
9602	4701	INTEREST ON INVESTMENTS	477,797	439,183	(65,897)	(1,331,238)	20,000	80,000
9602	4702	MISCELLANEOUS INTEREST	-	-	-			
9602	4606	CAPTIAL CONTRIBUTIONS	679,463	543,797	1,405,664	1,528,121		
Total Revenue			**2,829,604**	**2,697,814**	**3,145,642**	**2,074,677**	**2,075,200**	**2,342,920**

Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9602	6102	F.T. REGULAR-WAGES & SALARIES	137,943	143,445	149,521	153,328	229,231	279,318
9602	6103	FULL TIME-REGULAR-OVERTIME	898	1,215	1,081	362		1,000
9602	6105	TEMPORARY-WAGES & SALARIES	9,482	7,810	6,174	1,171		
9602	6121	PERA CONTRIBUTIONS	14,707	30,153	3,666	28,301	32,192	38,949
9602	6122	FICA/MEDICARE CONTRIBUTIONS	11,583	11,937	12,288	11,888	17,640	21,476
9602	6131	GROUP INSURANCE	6,868	6,757	9,056	8,450	20,013	22,913
9602	6133	WORKERS COMP INSURANCE PREMIUM	4,126	8,024	9,547	6,617	12,000	9,600
9602	6223	GASOLINE	3,497	2,829	3,194	3,346	4,300	4,300
9602	6225	DIESEL FUEL	2,152	2,122	2,908	2,421	3,500	3,500
9602	6229	SHOP MATERIALS	-	-	-		500	500
9602	6249	MISCELLANEOUS OPERATING SUPPLY	16,414	24,254	20,488	7,185	26,000	25,000
9602	6257	OTHER VEHICLE PARTS	8,816	8,140	-	7,046	10,000	8,000
9602	6273	UTILITY SYSTEM MAINT SUPPLIES	-				5,000	5,000
9602	6275	OTHER EQUIPMENT PARTS	8,816	8,140	1,886	728	9,000	8,000
9602	6315	MISCELLANEOUS PROFESSIONAL SER	38,482	2,949	13,040	190	15,000	2,000
9602	6281	SMALL TOOLS & MINOR EQUIPMENT	38,482	2,949	13,040	190	15,000	2,000
9602	6323	CELLULAR PHONES	-	-	-	-	-	5,000
9602	6334	MILEAGE REIMBURSEMENT	-	162	127	-	400	400
9602	6335	TRAINING	910	1,216	360	-	2,400	8,000
9602	6361	GENERAL LIABILITY/PROPERTY INS	17,569	18,847	19,882	26,622	24,000	25,000
9602	6371	ELECTRIC UTILITIES	12,445	14,193	22,155	17,968	25,000	30,000
9602	6372	WATER/IRRIGATION	-	-	-	1,672	2,000	2,000
9602	6373	GAS	1,749	1,563	3,807	6,924	7,000	7,500
9602	6374	REFUSE/RECYCLING	537	678	1,030	1,247	1,500	1,500
9602	6377	SEWER SERVICE CHARGE	780,705	853,599	845,201	989,491	1,138,899	1,260,238
9602	6381	BUILDING & STRUCTURE REPAIR	-	-	-	-	-	10,835
9602	6489	OTHER CONTRACTED SERVICES	30,962	28,430	35,729	41,430	45,000	45,000
9602	6722	DEPRECIATION	528,995	554,914	581,239	630,059	653,080	734,900
9602	6820	OPERATING TRANSFERS TO OTHER F	37,000	2,775,000	152,795	43,000	45,000	49,000
Total Expenditure			**1,713,138**	**4,509,327**	**1,908,215**	**1,989,635**	**2,343,655**	**2,610,929**

DESCRIPTION OF SERVICES:

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 maintenace inspections on all lift stations
Continue to educate public on flushable materials
Upgrade Lift Station #1
Replace 2015 F-350 Truck-Share of Costs: $75,000 ($175,000 total)
Storm Sewer Televising Trailer-Share of Costs: $50,000 ($75,000 total)

6489 Other Contracted Services

OPUS 21	10,692	12,000	12,000	20,000	13,000	20,000
Miscellaneous-Televise Lines	20,270	16,000	16,000	20,000	32,000	25,000
Total	30,962	28,000	28,000	40,000	45,000	45,000

FUND **STREET LIGHTING (9603)**

BUDGET SUMMARY:								
Business Unit	**Object Account**	**Description**	**2019 Actual**	**2020 Actual**	**2021 Actual**	**2022 Actual**	**2023 Adopted Budget**	**2024 Adopted Budget**
9603	4140	CREDIT CARD PROCESSING FEES	(2,734)	(2,585)	(2,919)	(3,931)	(4,500)	(5,500)
9603	4609	MISCELLANEOUS REVENUES	-					
9603	4681	CHARGES FOR STREET LIGHTS	157,715	161,246	167,274	173,230	170,000	176,000
9603	4682	ST LIGHT O/M CHARGE	4,802	2,450	490	-		
9603	4683	STREET LIGHTING PENALTIES	4,605	1,139	1,924	4,555	5,000	6,000
9603	4684	PRIORITY STREET LIGHT	52,781	54,298	55,595	56,537	56,000	57,000
9603	4705	CAPITAL CONTRIBUTIONS						
9603	4701	INTEREST ON INVESTMENTS	44,339	41,140	(6,323)	(11,160)	2,000	3,000
Total Revenue			**261,507**	**257,687**	**216,041**	**219,232**	**228,500**	**236,500**

Business Unit	**Object Account**	**Description**	**2019 Actual**	**2020 Actual**	**2021 Actual**	**2022 Actual**	**2023 Adopted Budget**	**2024 Adopted Budget**
9603	6371	ELECTRIC UTILITIES	118,362	121,587	125,210	124,820	140,000	135,000
9603	6489	OTHER CONTRACTED SERVICES	13,248	10,438	17,583	15,060	18,000	19,000
9603	6722	DEPRECIATION	40,008	37,438	35,784	32,885	46,340	46,000
9603	6820	OPERATING TRANSFERS TO OTHER F	21,000	272,000	23,000	25,000	27,000	29,000
Total Expenditure			**192,619**	**441,463**	**201,576**	**197,765**	**231,340**	**229,000**

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 (9604)

BUDGET SUMMARY:								
Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9604	4140	CREDIT CARD PROCESSING FEES	(3,249)	(3,241)	(4,362)	(6,622)	(7,000)	(8,500)
9604	4287	OTHER LOCAL GOVERNMENT GRANTS	67,210	46,501	62,950	54,561	75,000	75,000
9604	4609	OTHER MISCELLANEOUS REVENUES	928	1,350	844	1,631	1,000	1,200
9604	4671	RECYCLING CHARGES	315,573	319,838	439,842	448,135	446,500	452,000
9604	4672	RECYCLING PENALTIES	6,689	1,715	3,774	8,964	9,000	9,300
9604	4701	INTEREST ON INVESTMENTS	9,851	9,331	(1,459)	(2,294)	1,000	4,000
Total Revenue			**397,002**	**375,494**	**501,588**	**504,374**	**525,500**	**533,000**

Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9604	6102	F.T. REGULAR-WAGES & SALARIES	21,308	19,658	23,903	21,666	24,774	26,088
9604	6103	FULL TIME-REGULAR-OVERTIME	814	784	1,200	915		1,000
9604	6104	PART TIME-WAGES & SALARIES	-	-		358		500
9604	6121	PERA CONTRIBUTIONS	1,649	1,502	1,872	1,711	2,858	3,157
9604	6122	FICA/MEDICARE CONTRIBUTIONS	1,587	1,464	1,826	1,649	1,905	2,006
9604	6131	GROUP INSURANCE	969	705	720	609	3,696	1,451
9604	6133	WORKERS COMP INSURANCE PREMIUM	114	125	100	107	300	210
9604	6249	MISCELLANEOUS OPERATING SUPPLY	27,042	12,366	24,970	27,698	30,000	32,000
9604	6322	POSTAGE	-	28	-	55	300	100
9604	6489	OTHER CONTRACTED SERVICES	326,710	330,133	452,477	459,462	460,000	476,000
9604	6820	OPERATING TRANSFERS TO OTHER F	-	-	-			
Total Expenditure			**380,193**	**366,763**	**507,067**	**514,230**	**523,833**	**542,512**

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 (9605)**

BUDGET SUMMARY:								
Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9605	4140	CREDIT CARD PROCESSING FEES	(5,290)	(6,031)	(7,159)	(10,572)	(11,000)	(15,500)
9605	4609	OTHER MISCELLANEOUS REVENUES	783	364	260	837		
9605	4693	STORM WATER-RESIDENTIAL	570,515	578,687	589,908	599,974	596,000	638,400
9605	4694	STORM WATER-COMMERCIAL	583,733	587,881	607,760	624,449	608,000	670,000
9605	4695	STORM WATER-PENALTIES	18,753	4,332	7,064	16,732	16,000	25,000
9605	4701	INTEREST ON INVESTMENTS	78,844	81,931	(15,378)	(28,936)	2,000	5,000
9605	4901	TRANSFERS IN	639,494	70,448				
9605	4606	CAPITAL CONTRIBUTIONS	297,155	312,119	720,700	1,252,993		
Total Revenue			**2,183,987**	**1,629,730**	**1,903,155**	**2,455,476**	**1,211,000**	**1,322,900**

Business Unit	Object Account	Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Adopted Budget	2024 Adopted Budget
9605	6102	F.T. REGULAR-WAGES & SALARIES	157,544	183,330	172,685	179,382	209,384	237,011
9605	6103	FULL TIME-REGULAR-OVERTIME	872					
9605	6105	TEMPORARY-WAGES & SALARIES	1,145	3,494	2,740	116		200
9605	6121	PERA CONTRIBUTIONS	15,991	15,496	5,072	30,264	30,704	34,750
9605	6122	FICA/MEDICARE CONTRIBUTIONS	12,213	14,288	13,504	13,757	16,047	18,161
9605	6131	GROUP INSURANCE	15,674	16,514	17,314	18,208	29,550	33,051
9605	6133	WORKERS COMP INSURANCE PREMIUM	4,685	5,750	8,303	7,972	10,000	10,000
9605	6223	GASOLINE						
9605	6225	DIESEL FUEL	4,755	4,279	5,535	4,564	7,000	10,000
9605	6249	MISCELLANEOUS OPERATING SUPPLY	5,160	12,551	3,553	18,448	13,000	13,000
9605	6257	OTHER VEHICLE PARTS	2,610	6,876	4,251	9,582	10,000	12,000
9605	6315	MISCELLANEOUS PROFESSIONAL SER	10,198	112,636	35,675	39,550	50,000	50,000
9605	6361	GENERAL LIABILITY/PROPERTY INS	6,279	8,341	9,377	8,312	11,500	11,500
9605	6371	ELECTRIC UTILITIES	2,518	2,579	6,065	9,925	12,000	12,000
9605	6372	WATER/IRRIGATION	-	-	-	1,672	2,000	3,500
9605	6373	GAS	1,749	1,563	3,807	6,924	8,000	8,500
9605	6374	REFUSE/RECYCLING	537	678	1,030	1,247	2,000	2,000
9605	6451	MEMBERSHIP DUES	21,010	25,592	23,132	23,944	54,000	63,000
9605	6489	OTHER CONTRACTED SERVICES	11,582	24,363	44,897	12,564	50,000	55,000
9605	6722	DEPRECIATION	316,122	338,921	358,409	405,177	402,708	490,264
9605	6820	OPERATING TRANSFERS TO OTHER F	32,000	534,000	99,804	38,000	40,000	44,000
Total Expenditure			**622,646**	**1,311,253**	**815,153**	**829,605**	**957,893**	**1,107,937**

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)
Replace 2015 F-350 Truck-Share of Costs: $50,000 ($175,000 total)
Storm Sewer Televising Trailer-Share of Costs: $25,000 ($75,000 total)
Flail with Duals: $45,000
Front Mounted Flail: $15,000

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-031

RESOLUTION ADOPTING THE 2024 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, 2024 is hereby adopted for the Water Utility Fund as follows:

WATER UTILITY FUND

Revenues:	
Operating Revenues	$2,751,970
Other Revenues-	
Miscellaneous Revenues	10,000
Interest Earnings	50,000
Total Revenues	$2,811,970
Expenses:	
Operating Expenses	$1,421,262
Other Expenses	
Depreciation	958,382
Administrative Transfer	55,000
Total Expenses	$2,434,644

2) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2024 is hereby adopted for the Sewer Utility Fund as follows:

SEWER UTILITY FUND

Revenues:	
Operating Revenues	$2,262,920
Other Revenues-	
Miscellaneous Revenues	0
Interest Earnings	80,000
Total Revenues	$2,342,920
Expenses:	
Operating Expenses	$1,827,029
Other Expenses	
Depreciation	734,900
Administrative Transfer	49,000
Total Expenses	$2,610,929

3) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2024 is hereby adopted for the Street Light Utility Fund as follows:

STREET LIGHT UTILITY FUND

Revenues:	
Operating Revenues	$233,500
Other Revenues-	
Interest Earnings	3,000
Total Revenues	$236,500
Expenses:	
Operating Expenses	$154,000
Other Expenses	
Depreciation	46,000
Administrative Transfer	29,000
Total Expenses	$229,000

4) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2024 is hereby adopted for the Recycling Utility Fund as follows:

RECYCLING UTILITY FUND

Revenues:	
Operating Revenues	$529,000
Other Revenues-	
Miscellaneous Revenue	0
Interest Earnings	4,000
Total Revenues	$533,000
Expenses:	
Operating Expenses	$542,512
Other Expenses	
Administrative Transfer	0
Total Expenses	$542,512

5) That the annual budget of the City of Ramsey for the fiscal year beginning January 1, 2024 is hereby adopted for the Storm Water Utility Fund as follows:

STORM WATER UTILITY FUND

Revenues:	
Operating Revenues	$1,317,000
Other Revenues-	
Interest Earnings	5,000
Total Revenues	$1,322,900
Expenses:	
Operating Expenses	$ 573,673
Other Expenses	
Depreciation	490,264
Administrative Transfer	44,000
Total Expenses	$ 1,107,937

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-048 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 4, 2024, through January 17, 2024.

Purpose/Background:

Adopt Resolution #24-048 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 4, 2024, through January 17, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-048 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 4, 2024, through January 17, 2024.

Action:

Motion to Adopt Resolution #24-048 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 4, 2024, through January 17, 2024.

Attachments

Bills List 1/23/2024

Resolution 24-048

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/17/2024 02:15 PM
Brian Hagen	Kathy Schmitz	01/17/2024 03:53 PM
Form Started By: Jennifer Morrison		Started On: 01/17/2024 01:57 PM
Final Approval Date: 01/17/2024		

RAMSEY CITY COUNCIL MEETING

1.23.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 1.4.24 - 1.17.24		$ 916,163.05
Accounts Payable 1.4.24 - 1.17.24		698,394.65
Payroll	1.5.24	228,723.31
Debt Service		
Pay Estimates- Projects		1,409,469.89
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 3,252,750.90**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 70,866.47	$ 70,866.47
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	94,351.01	94,351.01
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL		
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 165,217.48**	**$ 165,217.48**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118025	**1/4/2024**		**100297 CENTERPOINT ENERGY**							
		130.67	MONTHLY GAS CHARGES		122774	8000014064-2 NOV 2023	0220.6373		GAS	FIRE PROTECTION
		579.39	MONTHLY GAS CHARGES		122774	8000014064-2 NOV 2023	0311.6373		GAS	STREET MAINTENANCE
		1,046.83	MONTHLY GAS CHARGES		122774	8000014064-2 NOV 2023	0452.6373		GAS	PARK & RECREATION
		579.39	MONTHLY GAS CHARGES		122774	8000014064-2 NOV 2023	9601.6373		GAS	WATER FUND
		579.39	MONTHLY GAS CHARGES		122774	8000014064-2 NOV 2023	9602.6373		GAS	SEWER FUND
		579.38	MONTHLY GAS CHARGES		122774	8000014064-2 NOV 2023	9605.6373		GAS	STORM WATER UTILITY
		3,495.05								
118026	**1/4/2024**		**110734 CITY OF RAMSEY**							
		172.47	ACCT 560541 14129 BARIUM ST		122767	12272023	9601.4651		WATER REVENUE	WATER FUND
		172.47								
118027	**1/4/2024**		**100116 CONNEXUS ENERGY**							
		23.67	ELECTRICITY-DEC 2023		122776	444931-3270 DEC 2023	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		23.67								
118028	**1/4/2024**		**119021 DOUGHMAN, SCOTT**							
		1.00	CANCLELED PERMIT RA056705		122777	12262023	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		80.00	CANCLELED PERMIT RA056705		122777	12262023	9101.4205		BUILDING PERMIT	GENERAL FUND
		81.00								
118029	**1/4/2024**		**120646 FOUNDATION REALTY**							
		187.16	ACCT 734746 14877 OLIVINE ST		122768	09112023	9601.4651		WATER REVENUE	WATER FUND
		187.16								
118030	**1/4/2024**		**120647 HUNT, RONALD & JUDITH**							
		500.00	REL ESC EXT STONE/BRICK		122770	01042024	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		500.00								
118031	**1/4/2024**		**100617 MN CRIME PREVENTION ASSOCIATION**							
		50.00	MELISSA SCHANTZEN MEMBERSHIP		122769	01042024	0280.6451		MEMBERSHIP DUES	COMMUNITY ORIENTING POLICING
		50.00	KYLE BROTKOWSKI MEMEBERSHIP		122769	01042024	0280.6451		MEMBERSHIP DUES	COMMUNITY ORIENTING POLICING
		100.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118031	**1/4/2024**		**100617 MN CRIME PREVENTION ASSOCIATION**						**Continued...**	
118055	**1/11/2024**		**100012 ACE SOLID WASTE INC**							
		37,905.52	JANUARY RECYCLING		122849	10039910T067 JAN 2024	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		146.58	JAN REFUSE/RECYCLING		122853	10045307T067 JAN 2024	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		338.49	JAN REFUSE/RECYCLING		122875	10039918T067 JAN 2024	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDINGS
		434.68	JAN REFUSE/RECYCLING		122875	10039918T067 JAN 2024	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		995.16	JAN REFUSE/RECYCLING		122875	10039918T067 JAN 2024	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		39,820.43								
118056	**1/11/2024**		**110734 CITY OF RAMSEY**							
		100.00	ACCT 733639 7294 BUNKER LAKE B		122839	01112024	9601.4651		WATER REVENUE	WATER FUND
		100.00								
118057	**1/11/2024**		**100116 CONNEXUS ENERGY**							
		6,837.54	11/17-12/19/23 ELECTRIC USE		122850	759126-303107 DEC 2023	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,340.38	11/17-12/19/23 ELECTRIC USE		122850	759126-303107 DEC 2023	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		71.36	11/17-12/19/23 ELECTRIC USE		122850	759126-303107 DEC 2023	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		3,205.78	11/17-12/19/23 ELECTRIC USE		122850	759126-303107 DEC 2023	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		29.12	11/17-12/19/23 ELECTRIC USE		122850	759126-303107 DEC 2023	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		416.21	11/17-12/19/23 ELECTRIC USE		122850	759126-303107 DEC 2023	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		89.25	DEC SIREN UTILITIES		122854	759126-303095 DEC 2023	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		5,936.15	ELECTRICITY WATER		122857	759126-303102 DEC 2023	9601.6371		ELECTRIC UTILITIES	WATER FUND
		959.01	ELECTRICITY SEWER		122857	759126-303102 DEC 2023	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		58.59	ELECTRICITY STORM		122857	759126-303102 DEC 2023	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		10,192.95	11/17-12/19/23 ELECTRIC USE		122859	759126-303101	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
118057	**1/11/2024**		**100116 CONNEXUS ENERGY**							
						DEC 2023				
		970.20	DEEC TRAFFIC SIGNALS		122876	759126-303100	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
						DEC 2023				
		920.07	DEC ELECTRIC		122877	759126-303106	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
						DEC 2023				
		1,500.58	DEC ELECTRIC		122877	759126-303106	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
						DEC 2023				
		156.63	DEC ELECTRIC		122877	759126-303106	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
						DEC 2023				
		186.58	DEC ELECTRIC		122877	759126-303106	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
						DEC 2023				
		762.54	DEC ELECTRIC		122877	759126-303106	9601.6371		ELECTRIC UTILITIES	WATER FUND
						DEC 2023				
		762.54	DEC ELECTRIC		122877	759126-303106	9602.6371		ELECTRIC UTILITIES	SEWER FUND
						DEC 2023				
		762.54	DEC ELECTRIC		122877	759126-303106	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
						DEC 2023				
		35,158.02								
118058	**1/11/2024**		**106583 DELTA DENTAL PLAN OF MINNESOTA**							
		4,828.82	JAN 2024 DENTAL PREM		122868	RIS0005389630	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		4,828.82								
118059	**1/11/2024**		**115607 DVS**							
		27.00	361 FROM MARKED TO TAX EXEMPT		122847	C335741	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		27.00								
118060	**1/11/2024**		**120654 HANSEN-LEY, JESSICA**							
		200.00	WATER EFF REBATE 24-J HANSEN-L		122855	010524	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
118061	**1/11/2024**		**115574 HEALTHPARTNERS**							
		83,898.50	JAN 2024 HEALTH PREM		122865	126465694	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		1,763.00	PD -JAN 2024 HEALTH PREM		122865	126465694	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		85,661.50								
118062	**1/11/2024**		**103846 LAND TITLE, INC**							
		541,554.80	REL FIN GUARANTY PACT #119642		122841	01112024	9804.6433	00119642	REFUNDS	ESCROW ACCOUNTS
		541,554.80								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118063	1/11/2024		102950 MN RURAL WATER ASSOCIATION						Continued...	
		550.00	RURAL WATER CONF & TESTING		122844	01112024	9601.6335		TRAINING	WATER FUND
		0.00	JORDAN EVANS & CAM ERICKSON		122844	01112024	9601.6335		TRAINING	WATER FUND
		550.00								
118064	1/11/2024		100351 NCPERS GROUP LIFE INS							
		352.00	JAN 2024 PERA LIFE PREM		122866	704800012024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
118065	1/11/2024		118355 REYNOLDS, SHEILA OR BRIAN							
		200.00	WATER EFF PROG 24-S REYNOLDS		122848	010324	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
118066	1/11/2024		114151 TASC (FEES)							
		232.50	HRA REBA FEES NOV 2023		122879	IN2941188	0130.6315		MISCELLANEOUS PROFESSIONAL SER	ADMINISTRATION
		232.50								
1005953	1/5/2024		120644 BOWES, MATTHEW							
		68.12	2023 ON CALL MILEAGE		122765	12312023	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		102.18	2023 ON CALL MILEAGE		122765	12312023	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		68.12	2023 ON CALL MILEAGE		122765	12312023	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		204.36	2023 ON CALL MILEAGE		122765	12312023	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		442.78								
1005954	1/5/2024		118118 BREITER, MICHAEL							
		78.60	2023 ON CALL MILEAGE		122766	12312023	0312.6261		SAND & GRAVEL	SNOW & ICE REMOVAL
		26.20	2023 ON CALL MILEAGE		122766	12312023	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		52.40	2023 ON CALL MILEAGE		122766	12312023	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		26.20	2023 ON CALL MILEAGE		122766	12312023	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		183.40								
1005955	1/5/2024		119638 O'REILLY AUTO PARTS							
		8.17-	EARLY PAY DISCOUNT		122773	6193-148238	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		452.58	TRK. #612		122773	6193-148238	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		44.00-	RETURN-BATTERY CORE CHRG		122775	6193-148279	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		400.41								
1005979	1/12/2024		116114 AVESIS THIRD PARTY ADMINISTRATORS							
		308.69	JAN 2024 VISION PREM		122867	3045333	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		308.69								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
		158.76	LEADERSHIP TRAIN MILEAGE 9.14		122840	12312023	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		0.00	9.15/10.12/10.13/11.2/11.3.23		122840	12312023	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		158.76								
1005981	**1/12/2024**		**100291 MET COUNCIL SAC**							
		12,425.00	SAC REMITTANCE		122842	01112024-1	9602.2083		SAC CHARGES	SEWER FUND
		2,485.00-	SAC ADJ CANCEL RA050942		122842	01112024-1	9602.2083		SAC CHARGES	SEWER FUND
		124.25-	SAC REMITTANCE-DISCOUNT		122843	01112024-2	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		24.85	SAC ADJUSTMENT CANCEL RA050942		122843	01112024-2	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		9,840.60								
1005982	**1/12/2024**		**119638 O'REILLY AUTO PARTS**							
		.15-	EARLY PAY DISCOUNT		122852	6193-148332	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		7.49	LIGHT SOCKET FOR UNIT 560		122852	6193-148332	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.96-	EARLY PAY DISCOUNT		122861	6193-148367	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		48.10	ADHESIVE/NEW OFFICES		122861	6193-148367	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.44-	EARLY PAY DISCOUNT		122862	6193-149250	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		21.98	DEF FLUID		122862	6193-149250	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.14-	EARLY PAY DISCOUNT		122863	6193-149390	0194.6382		MACHINERY & EQUIPMENT REPAIR	GENERAL GOVERNMENT BUILDINGS
		7.19	EQUIPMENT REPAIR		122863	6193-149390	0194.6382		MACHINERY & EQUIPMENT REPAIR	GENERAL GOVERNMENT BUILDINGS
		.14-	EARLY PAY DISCOUNT		122864	6193-148439	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		6.79	STARTING FLUID		122864	6193-148439	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		.77-	EARLY PAY DISCOUNT		122869	6193-148896	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		38.43	TRK. #620		122869	6193-148896	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		33.82	TRK. #611		122870	6193-146606	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.23-	EARLY PAY DISCOUNT		122871	6193-149005	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.49	GASKET MATERIAL		122871	6193-149005	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		48.10	ADHESIVE/NEW OFFICES		122872	6193-148368	9412.6249		MISCELLANEOUS OPERATING SUPPLY	PUBLIC FACILITIES CONSTRUCTION
		.96-	EARLY PAY DISCOUNT		122872	6193-148368	9412.6249		MISCELLANEOUS OPERATING SUPPLY	PUBLIC FACILITIES CONSTRUCTION
		.16-	EARLY PAY DISCOUNT		122873	6193-149087	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		7.99	ELECTRICAL CONNECTOR		122873	6193-149087	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		1.10-	EARLY PAY DISCOUNT		122874	6193-149023	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		54.92	WIPER BLADES UNIT 569		122874	6193-149023	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		18.70-	RETURN-TRANS LINE		122878	6193-149246	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		262.55								
1005983	**1/12/2024**		**111488 POPP.COM INC**							
		557.41	POPP COMM-CITY MONTHLY PHONE		122856	992815432	0192.6321		TELEPHONE	DATA PROCESSING
		75.48	POPP-RAMP-PHONE		122856	992815432	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		80.66	POPP-YOUTHFIRST-PHONE		122856	992815432	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SERR	ALF FUNDED PROJECTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1005983	**1/12/2024**		**111488 POPP.COM INC**						**Continued...**	
		713.55								
1005984	**1/12/2024**		**111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC**							
		28.95	POLICE SECURITY		122851	150-1682-6501 JAN 2024	0211.6489		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		57.95	C/H FIRE MONITORING		122858	150-1681-6340 JAN 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		52.95	PW FIRE PANEL MONT/TEST		122860	150-1681-4280 JAN 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		52.95	FS#2 FIRE PANEL MONIT		122860	150-1681-4280 JAN 2024	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		411.90	7550 SUNWOOD MONITORING		122860	150-1681-4280 JAN 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		36.90	PW MONITORING		122860	150-1681-4280 JAN 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		48.95	RAMP FIRE PANEL TEST/MONIT		122860	150-1681-4280 JAN 2024	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE
		27.95	YOUTH FIRST FIRE PANEL MONIT		122860	150-1681-4280 JAN 2024	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		718.50								
98010524	**1/5/2024**		**115568 ALERUS FINANCIAL NA**							
		8,516.83			122783	01042413380014	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		8,516.83								
99010524	**1/5/2024**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		825.00			122780	01042413380011	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		825.00								
99011024	**1/10/2024**		**107885 DEPARTMENT OF LABOR AND INDUSTRY**							
		1,102.26	DEC 2023 SURCHARGE REMITTANCE		122845	01102024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		25.00-	DEC 2023 SURCHARGE RETENTION		122846	01102024A	9101.4604		SURCHARGES	GENERAL FUND
		1,077.26								
99240124	**1/5/2024**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		266.72			122786	0104241338004	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99274981	**1/5/2024**		**101306 IRS**							
		17,700.03			122779	01042413380010	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99274981	**1/5/2024**		**101306 IRS**							
		29,075.40			122790	0104241338008	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		17,700.03			122791	0104241338009	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		64,475.46								
99393877	**1/5/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		12,374.20			122781	01042413380012	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		12,374.20								
99397728	**1/5/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		17,283.43			122782	01042413380013	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		17,283.43								
99715424	**1/5/2024**		**100601 MN DEPT OF REV WH**							
		13,967.08			122789	0104241338007	9101.2172		STATE WITHHOLDING	GENERAL FUND
		13,967.08								
99732395	**1/5/2024**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		29,557.86			122787	0104241338005	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		39,592.47			122788	0104241338006	9101.2183		PERA-EMPLOYER	GENERAL FUND
		69,150.33								
99884614	**1/5/2024**		**100223 ICMA RETIREMENT TRUST 457**							
		1,953.08			122778	0104241338001	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
		916,163.05	Grand Total							

Payment Instrument Totals

Checks	713,244.42
EFT Payments	189,889.39
A/P ACH Payment	13,029.24
Total Payments	916,163.05

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Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
102953	AMERIGAS OF ANOKA		PV	123057	001	00999	12/31/2023	805865640	74.32		102953	AMERIGAS OF ANOKA
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288			Summary Total					74.32			
				Payment Amount					74.32			
100618	ANCOM COMMUNICATIONS INC		PV	123119	001	00999	1/11/2024	119313	4,745.85		100618	ANCOM COMMUNICATIONS INC
	ANCOM COMMUNICATIONS INC 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337			Summary Total					4,745.85			
				Payment Amount					4,745.85			
100052	ANOKA POLICE DEPARTMENT		PV	123094	001	00999	1/11/2024	12 2023	475.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					475.00			
				Payment Amount					475.00			
100063	ASPEN MILLS		PV	122795	001	00999	12/29/2023	325604	51.00		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					51.00			
	8201 C CENTRAL AVE NE		PV	122805	001	00999	1/2/2024	325762	191.85			
	SPRING LAKE PARK MN 55432			Summary Total					191.85			
			PV	122806	001	00999	1/2/2024	325745	633.65			
				Summary Total					633.65			
			PV	122820	001	00999	1/3/2024	325829	496.85			

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Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					496.85			
			PV	123035	001	00999	1/5/2024	326014	678.73			
				Summary Total					678.73			
			PV	123072	001	00999	1/9/2024	326188	227.98			
				Summary Total					227.98			
			PV	123095	001	00999	1/10/2024	326268	174.40			
				Summary Total					174.40			
			PV	123096	001	00999	1/10/2024	326269	235.65			
				Summary Total					235.65			
			PV	123097	001	00999	1/11/2024	326334	218.85			
				Summary Total					218.85			
				Payment Amount					2,908.96			
108513	BLAINE LOCK AND SAFE INC		PV	122796	001	00999	12/27/2023	30557	134.00		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE BLAINE MN 55014			Summary Total					134.00			
				Payment Amount					134.00			
110483	CITY OF ST PAUL		PV	123064	001	00999	12/31/2023	IN56963	178.18		110483	CITY OF ST PAUL
	CITY OF ST PAUL OFFICE OF FINANCIAL SERVICES 15 W KELLOGG BLVD SUITE 700 ST PAUL MN 55102			Summary Total					178.18			
				Payment Amount					178.18			

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
106019	COMPUTER INTEGRATION TECHNOLOGIES		PV	122832	001	00999	10/31/2023	362076	600.00		106019	COMPUTER INTEGRATIC TECHNOLOGIES
	COMPUTER INTEGRATION TECHNOLOGIES			Summary Total					600.00			
	2375 VENTURA DRIVE		PD	122833	001	00999	12/31/2023	CM330148	150.00-			
	WOODBURY MN 55125			Summary Total					150.00-			
				Payment Amount					450.00			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	123045	001	00999	12/28/2023	15445139	340.56		100167	CORNERSTONE FORD
	CORNERSTONE FORD			Summary Total					340.56			
	17219 HIGHWAY 10 NW	EP DISCOUNT TAKEN	PV	123046	001	00999	12/28/2023	15445170	30.68			
	PO BOX 304			Summary Total					30.68			
	ELK RIVER MN 55330	EP Discount taken	PV	123112	001	00999	1/8/2024	15446058	375.39			
				Summary Total					375.39			
				Payment Amount					746.63			
112275	DESTINY SOFTWARE INC		PV	123102	001	00999	10/1/2023	5067	6,625.00		112275	DESTINY SOFTWARE IN
	DESTINY SOFTWARE INC P O BOX 817 LA CONNER WA 98257-0817			Summary Total					6,625.00			
				Payment Amount					6,625.00			
111093	DOUGLAS KERR UNDERGROUND LLC	PAY APP 5 23-05 BARTHELS RUM R	PV	123020	001	09435	1/17/2024	01172024	30,160.89		111093	DOUGLAS KERR UNDERGROUND LLC
	DOUGLAS KERR UNDERGROUND LLC P O BOX 85			Summary Total					30,160.89			

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MORA MN 55051											
				Payment Amount					30,160.89			
119788	ECM/UNION HERALD		PV	123085	001	00999	12/31/2023	39161	24.00		119788	ECM/UNION HERALD
	ECM/UNION HERALD			Summary Total					24.00			
	4095 COON RAPIDS BLVD											
	COON RAPIDS MN 55433-2523											
				Payment Amount					24.00			
106624	EHLERS AND ASSOCIATES, INC	Inv#96330	PV	123110	001	00999	1/9/2024	96330	120.00		106624	EHLERS AND ASSOCIATES, INC
	EHLERS & ASSOCIATES, INC			Summary Total					120.00			
	3060 CENTRE POINTE DRIVE	Inv# 96328	PV	123111	001	00999	1/9/2024	96328	2,828.75			
	ROSEVILLE MN 55113-1105			Summary Total					2,828.75			
		MEDART TIF Ehlers Analysis	PV	123114	001	00999	1/9/2024	96329	975.00			
				Summary Total					975.00			
				Payment Amount					3,923.75			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	123073	001	00999	1/10/2024	8633	170.00		118931	ELECTRIC SYSTEMS SOLUTIONS
	ELECTRIC SYSTEMS SOLUTIONS			Summary Total					170.00			
	6021 167TH AVENUE NW											
	RAMSEY MN 55303											
				Payment Amount					170.00			

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119694	ELK RIVER PRINTING		PV	123032	001	00999	12/12/2023	168603	211.64		119694	ELK RIVER PRINTING
	ELK RIVER PRINTING 596 DODGE AVE NW ELK RIVER MN 55330			Summary Total					211.64			
				Payment Amount					211.64			
117332	HEARTLAND TIRE INC		PV	123043	001	00999	1/8/2024	9038137	105.73		117332	HEARTLAND TIRE INC
	HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303			Summary Total					105.73			
			PV	123105	001	00999	1/5/2024	9038117	166.06			
				Summary Total					166.06			
				Payment Amount					271.79			
115760	HENRY SCHEIN INC		PV	122807	001	00999	12/29/2023	64499866	620.11		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					620.11			
			PV	122808	001	00999	12/26/2023	67037087	276.00			
				Summary Total					276.00			
				Payment Amount					896.11			
117451	INKY ELF LLC		PV	123116	001	00999	1/12/2024	12203	985.91		117451	INKY ELF LLC
	INKY ELF LLC P O BOX 819 ANOKA MN 55303			Summary Total					985.91			
				Payment Amount					985.91			
100256	LANO EQUIPMENT INC		PV	123053	001	00999	12/20/2023	02-1047377	58.10		100256	LANO EQUIPMENT INC

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	LANO EQUIPMENT INC			Summary Total					58.10			
	6140 HIGHWAY 10 NW		PV	123054	001	00999	12/19/2023	02-1047042	36.78			
	ANOKA MN 55303			Summary Total					36.78			
			PV	123058	001	00999	1/3/2024	02-1049664	23.12			
				Summary Total					23.12			
			PV	123067	001	00999	12/21/2023	02-1047571	28.68			
				Summary Total					28.68			
			PV	123104	001	00999	1/8/2024	02-1050645	37.09			
				Summary Total					37.09			
				Payment Amount					183.77			
119352	LEE, JENNIFER		PV	123028	001	00999	12/31/2023	12312023	150.00		119352	LEE, JENNIFER
	JENNIFER LEE			Summary Total					150.00			
	102 SUNSET DRIVE											
	CHAMPLIN MN 55316			Payment Amount					150.00			
102219	MAGNEY CONSTRUCTION, INC	PAY APP 7 21-09 WTR TRMT PLANT	PV	123024	001	09601	1/17/2024	01172024	1,045,875.92		102219	MAGNEY CONSTRUCTIC INC
	MAGNEY CONSTRUCTION, INC			Summary Total					1,045,875.92			
	1401 PARK ROAD											
	CHANHASSEN MN 55317			Payment Amount					1,045,875.92			
120312	MEYER CONTRACTING INC	PAY APP 5 23-11 LIFT STAT #10	PV	123023	001	09602	1/17/2024	01172024	59,874.74		120312	MEYER CONTRACTING INC

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MEYER CONTRACTING INC 11000 93RD AVE N MAPLE GROVE MN 55369			Summary Total					59,874.74			
				Payment Amount					59,874.74			
101164	MILLER CHEVROLET LLC		PV	123093	001	00999	1/11/2024	717533	951.67		101164	MILLER CHEVROLET LL(
	MILLER CHEVROLET 21150 JOHN MILLESS DRIVE ROGERS MN 55374			Summary Total					951.67			
				Payment Amount					951.67			
120660	MORRISSEY HOSPITALITY COMPANIES		PV	123041	001	00999	12/31/2023	INV002400	5,000.00		120660	MORRISSEY HOSPITALITY COMPANIES
	MORRISSEY HOSPITALITY COMPANIES 6 WEST 5TH STREET STE 400 ST PAUL MN 55102			Summary Total					5,000.00			
				Payment Amount					5,000.00			
100345	NAPA AUTO PARTS ELK RIVER		PV	123027	001	00999	1/8/2024	235149	18.74		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW			Summary Total					18.74			
			PV	123042	001	00999	1/9/2024	235257	6.60			
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					6.60			
			PV	123050	001	00999	1/3/2024	234560	457.74			
				Summary Total					457.74			
			PV	123051	001	00999	1/3/2024	234612	27.11			

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					27.11			
			PV	123098	001	00999	1/9/2024	235327	58.44			
				Summary Total					58.44			
				Payment Amount					568.63			
120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN		PV	123101	001	00999	1/9/2024	X225017603	359.48		120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN
	NORTH CENTRAL INTERNATIONAL OF CORCORAN PO BOX 993 WILMAR MN 56201			Summary Total					359.48			
				Payment Amount					359.48			
120605	PANGAEA HOSPITALITY GROUP LLC		PV	123084	001	00999	11/29/2023	11	2,554.38		120605	PANGAEA HOSPITALITY GROUP LLC
	PANGAEA HOSPITALITY GROUP LLC 205 TONKA BAY RD EXCELSIOR MN 55331			Summary Total					2,554.38			
				Payment Amount					2,554.38			
112959	PREMIUM WATERS INC		PV	123029	001	00999	12/31/2023	621331-12-23	125.87		112959	PREMIUM WATERS INC
	PREMIUM WATERS INC P O BOX 9128			Summary Total					125.87			
			PV	123030	001	00999	12/31/2023	621332-12-23	41.07			
	MINNEAPOLIS MN 55480-9128			Summary Total					41.07			
				Payment Amount					166.94			

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
107229	RADCO		PV	122809	001	00999	12/8/2023	BLN-72703-01	1,636.05		107229	RADCO
	RADCO 1502 99TH LANE BLAINE MN 55434			Summary Total					1,636.05			
				Payment Amount					1,636.05			
120063	SKYLINE GRAPHICS	Skyline 12/01/23 Envelopes	PV	122816	001	00999	12/1/2023	035621	675.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N			Summary Total					675.00			
		12/30/23 SKYLINE JANFEB RR PRI	PV	123083	001	00999	12/30/2023	035649	6,445.00			
	MINNEAPOLIS MN 55411			Summary Total					6,445.00			
		12/31/23 Skyline Window Envelo	PV	123086	001	00999	12/31/2023	035651	235.00			
				Summary Total					235.00			
				Payment Amount					7,355.00			
114151	TASC (FEES)		PV	123036	001	00999	12/22/2023	IN2968580	232.00		114151	TASC (FEES)
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					232.00			
				Payment Amount					232.00			
108522	TOTAL CONTROL SYSTEMS, INC		PV	122814	001	00999	1/3/2024	11038	1,502.07		108522	TOTAL CONTROL SYSTEMS, INC
	TOTAL CONTROL SYSTEMS, INC			Summary Total					1,502.07			

Payment Group Control Number 3759
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/24/2024

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 40 STANCHFIELD MN 55080											
								Payment Amount	1,502.07			
100495	TWIN CITIES FLAG SOURCE		PV	122837	001	00999	12/28/2023	38510	366.00		100495	TWIN CITIES FLAG SOURCE
	TWIN CITIES FLAG SOURCE 3240 - 199TH AVENUE NW ANOKA MN 55303							Summary Total	366.00			
								Payment Amount	366.00			
116648	WATER CONSERVATION SERVICES, INC		PV	122811	001	00999	1/2/2024	13730	343.10		116648	WATER CONSERVATION SERVICES, INC
	WATER CONSERVATION SERVICES, INC 6251 WEST SHADOW LAKE DR LINO LAKES MN 55014							Summary Total	343.10			
								Payment Amount	343.10			
								Total Amount to be Processed	1,180,101.78			
								Total Number of Payments to be Processed	33			

Payment Group Control Number 3760
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 1/24/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
106639	3M		PV	123055	001	00999	12/28/2023	9426418665	2,303.47		106639	3M
	3M			Summary Total					2,303.47			
	P O BOX 844127		PV	123060	001	00999	1/4/2024	9426531335	738.69			
	DALLAS TX 75284-4127			Summary Total					738.69			
			PV	123062	001	00999	1/3/2024	9426499323	365.00			
				Summary Total					365.00			
				Payment Amount					3,407.16			
110789	4IMPRINT	2023 EXPENSE	PV	123115	001	00999	1/9/2024	12077672	1,352.22		110789	4IMPRINT
	4IMPRINT			Summary Total					1,352.22			
	25303 NETWORK PLACE											
	CHICAGO IL 60673-1253			Payment Amount					1,352.22			
107867	ABM EQUIPMENT LLC		PV	123068	001	00999	12/28/2023	0176880-IN	860.94		107867	ABM EQUIPMENT LLC
	ABM EQUIPMENT LLC			Summary Total					860.94			
	333 2ND STREET NE											
	HOPKINS MN 55343			Payment Amount					860.94			
111385	ACHIEVE SERVICES INC		PV	122800	001	00999	11/30/2023	33969	56.00		111385	ACHIEVE SERVICES INC
	ACHIEVE SERVICES INC			Summary Total					56.00			
	1201 89TH AVENUE NE											
	BLAINE MN 55434			Payment Amount					56.00			

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117343	AMAZON CAPITAL SERVICES INC		PV	123025	001	00999	1/8/2024	1PPT-V7KG-MH44	32.19		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					32.19			
	PO BOX 035184		PV	123026	001	00999	1/8/2024	14MP-KMQV-PPJ7	77.61			
	SEATTLE WA 98124-5184			Summary Total					77.61			
				Payment Amount					109.80			
109256	AMERICAN ENGINEERING TESTING INC		PV	123038	001	00999	12/29/2023	INV-172661	21,875.00		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					21,875.00			
	PO BOX 860678											
	MINNEAPOLIS MN 55486											
				Payment Amount					21,875.00			
100029	ANOKA AREA CHAMBER OF COMMERCE		PV	123033	001	00999	1/4/2024	32258	200.00		100029	ANOKA AREA CHAMBER OF COMMERCE
	ANOKA AREA CHAMBER OF COMMERCE			Summary Total					200.00			
	12 BRIDGE SQUARE											
	ANOKA MN 55303											
				Payment Amount					200.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT	2024 budget	PV	122836	001	00999	12/29/2023	AR021621	11,138.12		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					11,138.12			
	2100 3RD AVE STE 300		PV	123063	001	00999	1/4/2024	ES-00014904	100.00			
	ANOKA MN 55303-5029			Summary Total					100.00			
			PV	123091	001	00999	1/8/2024	B240106M	492.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					492.00			
			PV	123092	001	00999	1/3/2024	S240103H	10,000.00			
				Summary Total					10,000.00			
				Payment Amount					21,730.12			
116015	AXON ENTERPRISE INC		PV	122794	001	00999	1/1/2024	INUS215872	215,816.40		116015	AXON ENTERPRISE INC
	AXON ENTERPRISE INC DEPT 2018-PO BOX 29661 PHOENIX AZ 85038			Summary Total					215,816.40			
				Payment Amount					215,816.40			
119022	BADGEANDWALLET.COM		PV	123071	001	00999	1/9/2024	603996	999.00		119022	BADGEANDWALLET.COM
	BADGEANDWALLET.COM PO BOX 783 ARMONK NY 10504			Summary Total					999.00			
				Payment Amount					999.00			
103641	BOYER TRUCKS		PV	123066	001	00999	1/9/2024	093P7604	369.99		103641	BOYER TRUCKS
	BOYER TRUCKS P O BOX 335 BRIGHTON CO 80601			Summary Total					369.99			
				Payment Amount					369.99			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	122827	001	00999	12/2/2023	IN-800107286011	39.00		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC			Summary Total					39.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	3030 HARBOR LANE SUITE 104		PV	122831	001	00999	1/2/2024	IN-800107286258	39.00			
	PLYMOUTH MN 55447			Summary Total					39.00			
				Payment Amount					78.00			
114549	CHETS SHOES INC		PV	123047	001	00999	12/31/2023	RW500912	450.00		114549	CHETS SHOES INC
	CHETS SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014			Summary Total					450.00			
				Payment Amount					450.00			
116197	CINTAS CORPORATION		PV	123039	001	00999	12/28/2023	4178503761	44.61		116197	CINTAS CORPORATION
	CINTAS CORPORATION			Summary Total					44.61			
	CINTAS LOC #4K		PV	123040	001	00999	1/8/2024	4179518308	60.14			
	P O BOX 650838			Summary Total					60.14			
	DALLAS TX 75265-0838		PV	123056	001	00999	1/4/2024	4179211522	94.86			
				Summary Total					94.86			
			PV	123107	001	00999	1/11/2024	4179992090	64.06			
				Summary Total					64.06			
				Payment Amount					263.67			
115896	CIVICPLUS LLC		PV	122797	001	00999	1/1/2024	287345	4,700.00		115896	CIVICPLUS LLC
	CIVIC PLUS LLC			Summary Total					4,700.00			
	P O BOX 1572		PV	123080	001	00999	1/1/2024	288736	3,377.09			
	MANHATTAN KS 66505			Summary Total					3,377.09			
			PV	123103	001	00999	1/12/2024	290289	750.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					750.00			
				Payment Amount					8,827.09			
100141	DAVE PERKINS CONTRACTING INC		PV	122812	001	00999	12/28/2023	28882	7,514.00		100141	DAVE PERKINS CONTRACTING INC
	DAVE PERKINS CONTRACTING INC			Summary Total					7,514.00			
	19745 NOWTHEN BLVD NW		PV	123070	001	00999	1/3/2024	10769	69,235.18			
	ANOKA MN 55303-9655			Summary Total					69,235.18			
				Payment Amount					76,749.18			
100144	DEHN OIL COMPANY		PV	123049	001	00999	12/28/2023	105401	1,977.39		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					1,977.39			
	6735 141ST AVENUE NW		PV	123099	001	00999	1/8/2024	25222634	2,839.00			
	RAMSEY MN 55303			Summary Total					2,839.00			
			PV	123100	001	00999	1/8/2024	25222633	2,084.02			
				Summary Total					2,084.02			
				Payment Amount					6,900.41			
117344	DINGES FIRE COMPANY		PV	122826	001	00999	1/4/2024	48785	66.67		117344	DINGES FIRE COMPANY
	DINGES FIRE COMPANY 243 E. MAIN STREET AMBOY IL 61310			Summary Total					66.67			
				Payment Amount					66.67			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	Inv# 12 2023	PV	122802	001	00999	12/31/2023	12 2023	6,273.14		116175	ECKBERG LAMMERS ATTORNEYS AT LAW

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					6,273.14			
				Payment Amount					6,273.14			
120464	ENEBAK CONSTRUCTION COMPANY	PAY APP 4 23-20 COR GRADING IM	PV	123021	001	09214	1/17/2024	01172024	273,558.34		120464	ENEBAK CONSTRUCTIO COMPANY
	ENEBAK CONSTRUCTION COMPANY 16972 BRANDTJEN FARM DRIVE LAKEVILLE MN 55044			Summary Total					273,558.34			
				Payment Amount					273,558.34			
100143	FERGUSON WATERWORKS # 2518		PV	122834	001	00999	1/5/2024	0521102	41,760.00		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					41,760.00			
				Payment Amount					41,760.00			
106428	FORCE AMERICA INC		PV	123061	001	00999	1/4/2024	IN001-1790334	110.70		106428	FORCE AMERICA INC
	FORCE AMERICA INC 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					110.70			
				Payment Amount					110.70			
100200	GOPHER STATE ONE CALL INC		PV	122810	001	00999	12/31/2023	3120696	167.40		100200	GOPHER STATE ONE CALL INC

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317			Summary Total					167.40			
				Payment Amount					167.40			
100650	GRAINGER		PV	123088	001	00999	1/10/2024	9957887376	71.75		100650	GRAINGER
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					71.75			
				Payment Amount					71.75			
112564	GROUP HEALTH INC WORKSITE		PV	122798	001	00999	12/29/2023	7020065	110.00		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					110.00			
				Payment Amount					110.00			
112160	HOLIDAY COMPANIES		PV	122793	001	00999	1/1/2024	046801012400	204.00		112160	HOLIDAY COMPANIES
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437			Summary Total					204.00			
				Payment Amount					204.00			
114068	IDEAL SERVICE INC		PV	123108	001	00999	12/30/2023	12689	220.00		114068	IDEAL SERVICE INC
	IDEAL SERVICE INC P O BOX 244			Summary Total					220.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ALEXANDRIA MN 56308											
				Payment Amount					220.00			
104027	INK WIZARDS INC		PV	123118	001	00999	1/10/2024	9546	278.40		104027	INK WIZARDS INC
	INK WIZARDS INC			Summary Total					278.40			
	9958 HIGHWAY 10 NW											
	ELK RIVER MN 55330											
				Payment Amount					278.40			
112475	INNOVATIVE OFFICE SOLUTIONS		PV	122804	001	00999	11/28/2023	CINI119501	861.90		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					861.90			
	LOCKBOX 131434	S27569	PV	123081	001	00999	1/8/2024	IN4427977	108.70			
	P O BOX 1414			Summary Total					108.70			
	MINNEAPOLIS MN 55480-1414											
				Payment Amount					970.60			
100258	LEAGUE OF MINNESOTA CITIES		PV	122801	001	00999	1/2/2024	397884	3,960.00		100258	LEAGUE OF MINNESOTA CITIES
	LEAGUE OF MN CITIES			Summary Total					3,960.00			
	FINANCE DEPT	LMC 01/04/24 Train Olson Spech	PV	122817	001	00999	1/4/2024	398082	700.00			
	145 UNIVERSITY AVE WEST			Summary Total					700.00			
	ST PAUL MN 55103-2044		PV	123034	001	00999	12/18/2023	397226	15.00			
				Summary Total					15.00			
			PV	123037	001	00999	12/18/2023	397221	50.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					50.00			
			PV	123044	001	00999	1/2/2024	397628	1,370.00			
				Summary Total					1,370.00			
			PV	123090	001	00999	1/4/2024	398069	30.00			
				Summary Total					30.00			
				Payment Amount					6,125.00			
100266	LOGIS		PV	122828	001	00999	1/1/2024	54506	17,075.00		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS 5750 DULUTH STREET GOLDEN VALLEY MN 55422-4036			Summary Total					17,075.00			
			PV	122829	001	00999	1/1/2024	54547	5,365.00			
				Summary Total					5,365.00			
			PV	122830	001	00999	1/1/2024	54615	66,547.00			
				Summary Total					66,547.00			
				Payment Amount					88,987.00			
113658	MARCO		PV	123075	001	00999	1/9/2024	INV12039490	1,053.50		113658	MARCO
	MARCO NW 7128 PO BOX 1450 MINNEAPOLIS MN 55485-7128			Summary Total					1,053.50			
				Payment Amount					1,053.50			
106616	MARTIN MCALLISTER, INC		PV	122799	001	00999	12/31/2023	15850	2,500.00		106616	MARTIN MCALLISTER, INC
	MARTIN MCALLISTER, INC 7650 EDINBOROUGH WAY #550 EDINA MN 55435			Summary Total					2,500.00			

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				Payment Amount					2,500.00			
100283	MENARDS COON RAPIDS		PV	123109	001	00999	1/11/2024	10836	344.36		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS			Summary Total					344.36			
	3045 MAIN STREET											
	COON RAPIDS MN 55448											
				Payment Amount					344.36			
100284	MENARDS ELK RIVER		PV	122818	001	00999	12/19/2023	87344	109.00		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					109.00			
	19521 EVANS STREET NW		PV	122819	001	00999	12/21/2023	87506	95.88			
	ELK RIVER MN 55330-1077			Summary Total					95.88			
			PV	122821	001	00999	12/14/2023	87084	200.98			
				Summary Total					200.98			
			PV	122822	001	00999	12/22/2023	87585	196.22			
				Summary Total					196.22			
			PV	122823	001	00999	12/20/2023	87460	131.99			
				Summary Total					131.99			
			PV	122824	001	00999	12/26/2023	87693	71.34			
				Summary Total					71.34			
			PV	122825	001	00999	12/24/2023	87665	34.00			
				Summary Total					34.00			
			PV	122835	001	00999	1/3/2024	88071	76.17			
				Summary Total					76.17			
			PV	123031	001	00999	1/4/2024	88176	179.99			
				Summary Total					179.99			

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				Payment Amount					1,095.57			
100285	MET COUNCIL ENVIRONMENTAL SRV	INV #166832	PV	122792	001	00999	1/2/2024	0001166832	105,019.79		100285	MET COUNCIL ENVIRONMENTAL SRV
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					105,019.79			
				Payment Amount					105,019.79			
119825	METRO CREATIVE GRAPHICS INC		PV	122815	001	00999	12/31/2023	250013	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00			
				Payment Amount					99.00			
108208	METRO PRODUCTS INC		PV	123065	001	00999	1/3/2024	178081	1,353.00		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					1,353.00			
			PV	123069	001	00999	1/4/2024	178238	29.96			
				Summary Total					29.96			
				Payment Amount					1,382.96			
100289	METRO SALES INC		PV	123074	001	00999	1/9/2024	INV2440594	1,793.08		100289	METRO SALES INC
	METRO SALES INC ATTN: ACCOUNTS RECEIVABLE 250 N RIVER RIDGE CIRCLE SUITE 100			Summary Total					1,793.08			

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	BURNSVILLE MN 55337											
				Payment Amount					1,793.08			
116698	NORTHERN SALT INC		PV	123106	001	00999	1/10/2024	30508	7,185.00		116698	NORTHERN SALT INC
	NORTHERN SALT INC			Summary Total					7,185.00			
	P O BOX 1028											
	FOREST LAKE MN 55025-5028											
				Payment Amount					7,185.00			
100363	NORTHERN SANITARY SUPPLY CO		PV	123077	001	00999	1/10/2024	208273	472.35		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					472.35			
	341 COON RAPIDS BLVD											
	MINNEAPOLIS MN 55433											
				Payment Amount					472.35			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	123082	001	00999	1/9/2024	20823	150.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					150.00			
	7533 SUNWOOD DRIVE NW		PV	123113	001	00999	1/8/2024	20814A	150.00			
	SUITE 212											
	RAMSEY MN 55303			Summary Total					150.00			
			PV	123120	001	00999	1/11/2024	20834	860.00			
				Summary Total					860.00			
				Payment Amount					1,160.00			

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110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	123076	001	00999	1/9/2024	132005	106.00		110547	NORTHWEST LIGHTING SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175			Summary Total					106.00			
				Payment Amount					106.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv#231252	PV	123078	001	00999	1/9/2024	231252	340.61		110480	OPUS 21 MANAGEMENT SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					340.61			
				Payment Amount					340.61			
112421	PERRILL		PV	123059	001	00999	1/1/2024	261654	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
116092	ROADKILL ANIMAL CONTROL		PV	123048	001	00999	12/31/2023	12312023	206.00		116092	ROADKILL ANIMAL CONTROL
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					206.00			
				Payment Amount					206.00			

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100431	SAFETY KLEEN CORPORATION		PV	123052	001	00999	1/3/2024	R003074495	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201			Summary Total					110.97			
				Payment Amount					110.97			
100440	SHORT ELLIOT HENDRICKSON INC		PV	123089	001	00999	1/8/2024	459470	6,185.69		100440	SHORT ELLIOT HENDRICKSON INC
	SHORT ELLIOT HENDRICKSON INC P O BOX 64780 ST PAUL MN 55164-0780			Summary Total					6,185.69			
				Payment Amount					6,185.69			
119121	SLOTH INSPECTIONS INC		PV	123087	001	00999	12/31/2023	12312023	4,896.75		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					4,896.75			
				Payment Amount					4,896.75			
100469	STREICHER'S POLICE EQUIPMENT		PV	122803	001	00999	1/2/2024	I1671411A	6,649.65		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					6,649.65			
				Payment Amount					6,649.65			

Payment Group Control Number	3760		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	1/24/2024		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117957	TARGET SOLUTIONS LEARNING/VECTOR SOLU		PV	123117	001	00999	1/10/2024	INV88576	4,771.25		117957	TARGET SOLUTIONS LEARNING/VECTOR SOL
	TARGET SOLUTIONS LEARNING LLC PO BOX 736510 DALLAS TX 75373-6510			Summary Total					4,771.25			
				Payment Amount					4,771.25			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	123079	001	00999	12/29/2023	M28827	755.25		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					755.25			
				Payment Amount					755.25			
106351	WATER LABORATORIES, INC		PV	122813	001	00999	12/31/2023	9830	690.00		106351	WATER LABORATORIES, INC
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330			Summary Total					690.00			
				Payment Amount					690.00			
120655	YALE MECHANICAL		PV	122838	001	00999	12/31/2023	252440	1,797.00		120655	YALE MECHANICAL
	YALE MECHANICAL 220 WEST 81ST STREET BLOOMINGTON MN 55420			Summary Total					1,797.00			

Payment Group Control Number	3760		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	1/24/2024		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					1,797.00			
				Total Amount to be Processed					927,762.76			
				Total Number of Payments to be Processed					54			

Checks - 1,180,101.78

ACH - 927,762.76

2,107,864.54

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-048

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JANUARY 4, 2024 THROUGH JANUARY 17, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of January 4, 2024 through January 17, 2024 in the amount of $3,252,750.90 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 4, 2024 through January 17, 2024, in the amount of $3,252,750.90.

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:

Mayor Kuzma
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember
Councilmember

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-002 Approving Partial Payment to Meyer Contracting, Inc. for Improvement Project #23-11; Lift Station #10 Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Meyer Contracting, Inc. for improvement project #23-11, Lift Station #10 Improvements in the amount of $59,874.74.

Action:

Motion to adopt Resolution #24-002 approving partial payment to Meyer Contracting, Inc. for improvement project #23-11, Lift Station #10 Improvements in the amount of $59,874.74.

Attachments

Pay Resolution #24-002

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 01:33 PM
Brian Hagen	Kathy Schmitz	01/18/2024 01:46 PM
Form Started By: Stacie Damjanovich		Started On: 12/01/2023 11:21 AM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-002

RESOLUTION APPROVING PARTIAL PAYMENT NO. 5 TO MEYER CONTRACTING, INC., OF MAPLE GROVE, MINNESOTA FOR IMPROVEMENT PROJECT #23-11; LIFT STATION #10 IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #22-010, adopted January 11, 2022, the City Council approved the Preliminary Plat for the Trott Brook Crossing residential subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-252, adopted November 7, 2022, the City Council approved a Grading Agreement for the Trott Brook Crossing residential subdivision, allowing grading activities for the first phase of construction to begin; and

WHEREAS, on March 28, 2023, the City Council approved the Final Plat and Development Agreement for Trott Brook Crossing; and

WHEREAS, Bolton and Menk, Inc. prepared final plans and specifications for Improvement Project #23-11 to allow the City to serve the Trott Brook Crossing residential subdivision with the necessary municipal trunk sanitary sewer in 2023 as required to meet the proposed development schedule; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-094, adopted April 25, 2023, the City Council approved the plans and specifications prepared by Bolton and Menk, Inc. and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-131, adopted June 13, 2023, a contract was awarded to Meyer Contracting Inc. of Maple Grove, Minnesota in the amount of $1,461,454.93 for said improvements; and

WHEREAS, as of January 23, 2024 $1,321,579.68 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 5 to Meyer Contracting, Inc. of Maple Grove, Minnesota, for improvement project #23-11, Lift Station #10 Improvements, in the amount of $59,874.74.

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 hereby authorizes partial payment No. 5 to Meyer Contracting, Inc., of Maple Grove, Minnesota for Improvement Project #23-11, Lift Station #10 Improvements

in the amount of $59,874.74.

2) The City Council hereby authorizes the Mayor and City Administrator to sign and release form for payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of January 23, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

24-002

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	23-11
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.131248; 0R1.129410
Contractor:	Meyer Contracting, Inc.	**Agency's Project No.:**	
Project:	Lift Station #10 Improvements		
Contract:			

Application No.: 5 **Application Date:** 11/30/2023

Application Period: **From** 11/1/2023 **to** 11/30/2023

1. Original Contract Price	$	1,461,454.93
2. Net change by Change Orders	$	-
3. Current Contract Price (Line 1 + Line 2)	$	1,461,454.93
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	1,395,408.51
5. Retainage		
a. 1% X $ 1,395,408.51 Work Completed	$	13,954.09
b. X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	13,954.09
6. Amount eligible to date (Line 4 - Line 5.c)	$	1,381,454.42
7. Less previous payments	$	1,321,579.68
8. **Amount due this application**	**$**	**59,874.74**
9. Balance to finish, including retainage (Line 3 - Line 4)	$	66,046.42

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Meyer Contracting, Inc.

Signature: [signature] **Date:** 11/30/23

Name: Scott Pelletier **Title:** Project Manager

Recommended by Engineer		**Approved by Owner**	
By:	[signature]	**By:**	[signature]
Name:	Zach Lingl, PE	**Name:**	Bruce Westby
Title:	Project Manager	**Title:**	City Engineer / Public Works Director
Date:	11/30/2023	**Date:**	1/16/2024

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Meyer Contracting, Inc.
Project:	Lift Station #10 Improvements
Contract:	

Owner's Project No.:	23-11
Engineer's Project No.:	0R1.131248; 0R1.129410
Contractor's Project No.:	
Agency's Project No.:	

Application No.: 5 Application Period: From 11/01/23 to 11/30/23 Application Date: 11/30/23

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract												
1	MOBILIZATION	1.00	LUMP SUM	74,062.19	74,062.19	1.00	74,062.19	1.00	74,062.19		74,062.19	100%	-
2	CLEARING & GRUBBING	1.00	LUMP SUM	5,700.00	5,700.00	1.00	5,700.00	1.00	5,700.00		5,700.00	100%	-
3	REMOVE FENCE	130.00	LIN FT	2.28	296.40	160.00	364.80	160.00	364.80		364.80	123%	(68.40)
4	REMOVE CONCRETE SIDEWALK	435.00	SQ FT	0.86	374.10	-	-	-	-		-		374.10
5	DEWATERING	1.00	LUMP SUM	100,000.00	100,000.00	1.00	100,000.00	1.00	100,000.00		100,000.00	100%	-
6	GRANULAR BORROW (CV)	235.00	CU YD	30.00	7,050.00	-	-	-	-		-		7,050.00
7	EXCAVATION - COMMON (EV)	420.00	CU YD	24.68	10,365.60	420.00	10,365.60	420.00	10,365.60		10,365.60	100%	-
8	EXCAVATION - SUBGRADE (EV)	235.00	CU YD	24.00	5,640.00	-	-	178.00	4,272.00		4,272.00	76%	1,368.00
9	AGGREGATE BASE (CV) CL 5 MOD	275.00	CU YD	78.81	21,672.75	210.00	16,550.10	210.00	16,550.10		16,550.10	76%	5,122.65
10	TYPE SP 9.5 WEARING COURSE MIX (3,C)	162.50	TON	147.06	23,897.25	157.24	23,123.71	157.24	23,123.71		23,123.71	97%	773.54
11	24" PVC PIPE SEWER C900	210.00	LIN FT	393.25	82,582.50	160.00	62,920.00	160.00	62,920.00		62,920.00	76%	19,662.50
12	AIR RELIEF MANHOLE	1.00	EACH	28,084.15	28,084.15	1.00	28,084.15	1.00	28,084.15		28,084.15	100%	-
13	CONNECT TO EXISTING SANITARY SEWER	2.00	EACH	7,997.07	15,994.14	2.00	15,994.14	2.00	15,994.14		15,994.14	100%	-
14	SANITARY MANHOLE COATING	26.00	LIN FT	609.09	15,836.34	26.00	15,836.34	26.00	15,836.34		15,836.34	100%	-
15	CLEAN & TELEVISE PIPE SEWER	85.00	LIN FT	16.76	1,424.60	155.00	2,597.80	155.00	2,597.80		2,597.80	182%	(1,173.20)
16	SANITARY FORCEMAIN - DIRECTIONALLY DRILLED	2,440.00	LIN FT	109.30	266,692.00	2,453.00	268,112.90	2,453.00	268,112.90		268,112.90	101%	(1,420.90)
17	DUCTILE IRON FITTINGS	300.00	POUND	33.31	9,993.00	296.00	9,859.76	296.00	9,859.76		9,859.76	99%	133.24
18	CONNECT TO EXISTING WATER MAIN	1.00	EACH	1,650.25	1,650.25	1.00	1,650.25	1.00	1,650.25		1,650.25	100%	-
19	6" GATE VALVE & BOX	1.00	EACH	3,073.36	3,073.36	1.00	3,073.36	1.00	3,073.36		3,073.36	100%	-
20	HYDRANT	1.00	EACH	8,467.81	8,467.81	1.00	8,467.81	1.00	8,467.81		8,467.81	100%	-
21	6" WATERMAIN DUCTILE IRON CL 53	30.00	LIN FT	123.97	3,719.10	130.00	16,116.10	130.00	16,116.10		16,116.10	433%	(12,397.00)
22	CASTING ASSEMBLY	2.00	EACH	818.93	1,637.86	2.00	1,637.86	2.00	1,637.86		1,637.86	100%	-
23	TEMPORARY CONTROLS	1.00	LUMP SUM	600.00	600.00	-	-	-	-		-		600.00
24	CONSTRUCT TRIPLEX LIFT STATION	1.00	LUMP SUM	645,658.85	645,658.85	1.00	645,658.85	1.00	645,658.85		645,658.85	100%	-
25	SEAL MANHOLE	2.00	EACH	357.39	714.78	2.00	714.78	2.00	714.78		714.78	100%	-
26	CONSTRUCT SANITARY SEWER MANHOLE	17.00	LIN FT	679.34	11,548.78	17.00	11,548.78	17.00	11,548.78		11,548.78	100%	-
27	4" CONCRETE WALK	290.00	SQ FT	10.50	3,045.00	-	-	-	-		-		3,045.00
28	6" CONCRETE DRIVEWAY PAVEMENT	150.00	SQ YD	103.00	15,450.00	105.78	10,895.34	105.78	10,895.34		10,895.34	71%	4,554.66
29	BOLLARD	8.00	EACH	1,234.51	9,876.08	9.00	11,110.59	9.00	11,110.59		11,110.59	113%	(1,234.51)
30	TRAFFIC CONTROL	1.00	LUMP SUM	1,700.00	1,700.00	1.00	1,700.00	1.00	1,700.00		1,700.00	100%	-
31	SILT FENCE; TYPE MS	1,050.00	LIN FT	3.45	3,622.50	360.00	1,242.00	360.00	1,242.00		1,242.00	34%	2,380.50
32	SEDIMENT CONTROL LOG TYPE WOOD FIBER	600.00	LIN FT	5.95	3,570.00	-	-	-	-		-		3,570.00
33	FERTILIZER TYPE 3	600.00	POUND	1.55	930.00	250.00	387.50	250.00	387.50		387.50	42%	542.50
34	COMMON TOPSOIL BORROW	200.00	CU YD	47.66	9,532.00	296.00	14,107.36	296.00	14,107.36		14,107.36	148%	(4,575.36)
35	ROLLED EROSION PREVENTION CATEGORY 20	3,560.00	SQ YD	1.99	7,084.40	3,118.00	6,204.82	3,118.00	6,204.82		6,204.82	88%	879.58
36	SEEDING	2.00	ACRE	22,749.57	45,499.14	0.89	20,247.12	0.89	20,247.12		20,247.12	45%	25,252.02
37	SEEDING MIXTURE 25-121	200.00	POUND	5.20	1,040.00	190.00	988.00	190.00	988.00		988.00	95%	52.00
38	HYDRAULIC BONDED FIBER MATRIX	7,000.00	POUND	1.91	13,370.00	950.00	1,814.50	950.00	1,814.50		1,814.50	14%	11,555.50
	Original Contract Totals				$ 1,461,454.93		$ 1,391,136.51		$ 1,395,408.51	$ -	$ 1,395,408.51	95%	$ 66,046.42

EJCDC C-620 Contractor's Application for Payment
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CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #24-027 Providing Support for Clinical Research and Treatment Facility for IDTS

Purpose/Background:

IDTS Medical, Inc.(IDTS) has asked the City of Ramsey to support the development of a clinical research and treatment facility for respiratory health on the second floor of the VA building in the City of Ramsey. In addition to general project support for the project, IDTS has also asked the City to support their efforts to acquire funding from the State of Minnesota or other viable sources to help fund this project. These efforts will include the drafting of special legislation for the project for the legislature to consider. To date, IDTS has built-out about 9,000 SF of the second floor of the VA for its current facility. This new project could likely help facilitate the remaining 11,000 square feet of the second floor of the VA to be built out at a future date for complimentary services. The long-term vision would be to build a hospital adjacent to the VA that specializes in respiratory care with a model similar to St. Jude's. Mario Nozzarella, President and CEO of IDTS, presented information included in the attached resolution on the proposed project at the City Council Work Session on January 9, 2024. The consensus of Councilmembers present at the Work Session, was to support the efforts of IDTS and to consider approving a resolution of support.

Notification:

N/A

Observations/Alternatives:

City Council consensus at the January 9, 2024, Work Session was to support IDTS in their efforts to secure funding for the clinical research and treatment facility in Ramsey. Resolution #24-027 summarizes the Council consensus and does not bind the City to accepting any funds that could be granted to the project as a pass through the City of Ramsey. Further action, likely in the form of another resolution, would be needed at a later date to accept any funds on behalf of this proposed project. IDTS has started working with legislators on draft legislation and these legislators have suggested a Resolution of Support (#24-027) be submitted with any legislative request/bill for the project. Providing a letter of support would not carry as much clout as a resolution would.

Alternatives include:

1) Adoption of Resolution #24-027 Providing Support for Clinical Research and Treatment Facility for IDTS (as presented) (Council Consensus)
2) Adoption of Resolution #24-027 Providing Support for Clinical Research and Treatment Facility for IDTS (with changes)
3) Direct Staff to draft a letter Providing Support for Clinical Research and Treatment Facility for IDTS
4) Something else

Funding Source:

This action is covered under normal staff duties. Staff does not anticipate much time to be put toward this effort.

Recommendation:

Based on discussions at the City Council Work Session on January 9, 2024, and that consensus, staff recommends Adoption of Resolution #24-027 Providing Support for Clinical Research and Treatment Facility for IDTS (as presented)

Action:

Motion to Adopt Resolution #24-027 Providing Support for Clinical Research and Treatment Facility for IDTS (as presented) (Council Consensus)

Attachments

ACTION - Resolution #24-027

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 09:38 AM
Form Started By: Sean Sullivan		Started On: 01/12/2024 11:33 AM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-027

RESOLUTION PROVIDING SUPPORT FOR A CLINICAL RESEARCH & TREATMENT FACILITY FOR IDTS

WHEREAS, the City of Ramsey, annually reviews its legislative priorities and provides direction to Staff to implement these priorities; and

WHEREAS, IDTS Medical, Inc. **(**IDTS) has completed the first phase buildout for its company and relocated to the second floor of the VA Building at 7545 Veterans Drive NW; and

WHEREAS, IDTS has been innovating solutions for the Respiratory Industry and has had an ongoing Clinical Trial Agreement with Mayo Clinic Rochester and MediTuner (Swedish Corporation) since February 2022 in home spirometry and data collection from Asthma patients for predicting respiratory morbidity. IDTS has also signed a Clinical Research Agreement with the University of Colorado and o2matics (Danish Corporation) for automation in o2 titration and saturation. MediTuner has opened its US based operations in the IDTS Medical Center and o2matics is in the process of following suit. The Clinical Research and Treatment Facility will be the home for these and many more national & international companies: and

WHEREAS, IDTS is a facility where everyone has access to leading edge medical treatment for respiratory disorders, regardless of their ability to pay while supporting the advancement of research and innovation in respiratory care; and

WHEREAS, supporting this program will allow Ramsey to be part of a leadership community in healthcare, pave the way to provide billable world class healthcare solutions for patients with respiratory diseases and supply the setting to relocate international companies to the United States. This facility is open to the public servicing Greater Minnesota Hospitals & Clinics, V.A. patients in a 30-mile radius, assisted living communities, partnerships with community sports programs and the underserved community while driving revenue to local businesses; and

WHEREAS, the vision for IDTS is to create a world class Research & Treatment Hospital for respiratory care in the Ramsey Core located next to the VA building on Veterans Drive; and

WHEREAS, IDTS has requested that the City of Ramsey to provide a resolution of support of the proposed clinical research and treatment facility project to assist with obtaining funding from the State of Minnesota or other viable sources; and

WHEREAS, IDTS Medical, Inc. is Active / in Good Standing with office of the Minnesota Secretary of State as of 1/10/2024.

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

1) That the City Council supports the efforts of the Clinical & Research Facility by IDTS Medical, Inc. in the City of Ramsey.
2) The City Council supports IDTS Medical, Inc. and its Clinical Research & Treatment Facility Project in the City of Ramsey and its efforts in obtaining legislative action/funding that would assist the project.

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 the 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-028 Approving Partial Payment to Douglas-Kerr Underground, LLC. for Improvement Project #23-05, Barthel's Rum River Acres 2nd Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC. for improvement project #23-05, Barthel's Rum River Acres 2nd Street Reconstruction in the amount of $30,160.89

Action:

Motion to adopt Resolution #24-028 approving partial payment to Douglas-Kerr Underground, LLC. for improvement project #23-05, Barthel's Rum River Acres 2nd Street Reconstruction in the amount of $30,160.89.

Attachments

Pay Resolution #24-028

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 01:31 PM
Brian Hagen	Kathy Schmitz	01/18/2024 01:57 PM
Form Started By: Stacie Damjanovich		Started On: 01/10/2024 03:15 PM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-028

RESOLUTION APPROVING PARTIAL PAYMENT NO. 5 TO DOUGLAS-KERR UNDERGROUND, LLC., OF MORA, MINNESOTA FOR IMPROVEMENT PROJECT #23-05; BARTHEL'S RUM RIVER ACRES 2ND STREET RECONSTRUCTION

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Barthel's Rum River Acres 2nd subdivision; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-202, adopted August 23, 2022, City Council accepted and awarded the proposal to Hakanson Anderson for Topographic Survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-204, adopted August 23, 2022, the City Council awarded a contract to Haugo Geotechnical Services to prepare a geotechnical report for Improvement Project #23-05, Barthel's Rum River Acres 2nd Addition Street Reconstructions, including 13 soil borings and pavement cores; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-286, adopted December 13, 2022, the City Engineer was ordered to prepare plans and specifications for Improvement Project #23-05, Barthel's Rum River Acres 2nd Addition Street Reconstructions; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-047 adopted February 28, 2023, the City Council awarded Haugo Geotechnical Services an addendum to the current contract for said project and plans and specs have been updated with said information; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-082, adopted April 25th 2023, the City Council approved plans and specifications as prepared by the City Engineer authorized advertisement for bids for same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-104, adopted on May 23, 2023, a contract was awarded to Douglas-Kerr Underground, LLC. of Mora, Minnesota in amount of $1,198,428.85 for said improvements; and

WHEREAS, as of January 23, 2024 $1,212,683.97 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 5 to Douglas-Kerr Underground, LLC., of Mora, Minnesota for improvement project #23-05, Barthel's Rum River Acres 2nd Street Reconstruction, in the amount of $30,160.89.

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 hereby authorizes partial payment No. 5 to Douglas-Kerr Underground, LLC of Mora, Minnesota for Improvement Project #23-05, Barthel's Rum River Acres 2nd

Street Reconstruction in the amount of $30,160.89.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of January 23, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

24-028

Pay Estimate Summary Sheet

Estimate Number:	5 Partial
Project Number:	23-05
Project Name:	Barthel's Rum River Acres 2nd Street Reconstructions
Period Ending	November 30, 2023
Contractor:	Douglas-Kerr Underground, L.L.C.
Address:	PO Box 85, Mora, MN 55051-0085

1	Original Contract Amount		$ 1,198,428.85
2	Change Order(s)	No. 1 Thru No. 1	$ 18,490.45
3	Total Funds Encumbered		$ 1,216,919.30
4	Value of Work Completed		$ 1,255,398.85
5	Retainage 1 %		$ (12,553.99)
	Percent Complete	103%	
6	Deductions or Charges		$ -
7	Total Earned Less Retainage (Lines 4+5+6)		$ 1,242,844.86
8	Previous Payment(s)		$ 1,212,683.97
9	**Payment Due (Lines 7-8)**		**$ 30,160.89**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ 12,553.99

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Douglas-Kerr Underground
Contractor Name

Ryan Kerr
Print Name

Manager
Title

Signature

1-9-24
Date

City of Ramsey Approval

Signature (Project Engineer)

1/9/2024
Date

Signature (City Engineer)

1/16/2024
Date

Barthel's Rum River Acres 2nd Street Reconstructions
I.P. 23-05
Estimate No. 5 **Partial**
Period Ending November 30, 2023

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 91,325.00	$ 91,325.00	0.00	$ -	1.00	$ 91,325.00
2	2102.502	CLEARING TREE	TREE	2	$ 500.00	$ 1,000.00	0	$ -	10	$ 5,000.00
3	2101.502	GRUBBING TREE	TREE	2	$ 300.00	$ 600.00	0	$ -	10	$ 3,000.00
4	2101.503	REMOVE CULVERT	LF	520	$ 8.25	$ 4,290.00	0	$ -	427	$ 3,522.75
5	2104.502	SALVAGE MAIL BOX SUPPORT	EA	34	$ 75.00	$ 2,550.00	0	$ -	30	$ 2,250.00
6	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	640	$ 2.80	$ 1,792.00	0	$ -	489	$ 1,369.20
7	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	100	$ 3.45	$ 345.00	0	$ -	156	$ 538.20
8	2104.504	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	100	$ 10.95	$ 1,095.00	0	$ -	153	$ 1,675.35
9	2104.504	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	570	$ 8.25	$ 4,702.50	0	$ -	576	$ 4,752.00
10	2104.504	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	145	$ 2.65	$ 384.25	135	$ 357.75	135	$ 357.75
11	2105.607	COMMON EXCAVATION (EV)	CY	780	$ 19.35	$ 15,093.00	0	$ -	755	$ 14,609.25
12	2105.607	SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATERIALS (EV)	CY	6450	$ 11.60	$ 74,820.00	0	$ -	7171	$ 83,183.60
13	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1230	$ 9.65	$ 11,869.50	0	$ -	1570	$ 15,150.50
14	2106.507	SELECT GRANULAR BORROW (CV)	CY	6810	$ 17.95	$ 122,239.50	0	$ -	6234	$ 111,900.30
15	2112.519	SUBGRADE PREPARATION	RDST	29	$ 301.20	$ 8,734.80	0	$ -	29	$ 8,734.80
16	2130.523	WATER	MGAL	50	$ 79.00	$ 3,950.00	0	$ -	170	$ 13,430.00
17	2211.507	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	1415	$ 31.90	$ 45,138.50	0	$ -	747	$ 23,829.30
18	2215.504	FULL DEPTH RECLAMATION	SY	24230	$ 1.30	$ 31,499.00	0	$ -	26648	$ 34,642.40
19	2105.507	GEOTEXTILE FABRIC TYPE 4	SY	135	$ 1.60	$ 216.00	0	$ -	101	$ 161.60
20	2108.504	GEOTEXTILE FABRIC TYPE 5	SY	8000	$ 1.85	$ 14,800.00	0	$ -	7976	$ 14,755.60
21	2232.504	MILL BITUMINOUS PAVEMENT (2.0")	SY	24	$ 3.50	$ 84.00	0	$ -	0	$ -
22	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1700	$ 3.50	$ 5,950.00	0	$ -	1345	$ 4,707.50
23	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	2860	$ 87.00	$ 248,820.00	0	$ -	2943	$ 256,041.00
24	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	2060	$ 94.00	$ 193,640.00	0	$ -	2123	$ 199,562.00
25	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" DRIVEWAYS	TON	65	$ 281.45	$ 18,294.25	0	$ -	77	$ 21,671.65
26	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	276	$ 97.80	$ 26,992.80	0	$ -	256	$ 25,036.80
27	2501.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	52	$ 87.20	$ 4,534.40	0	$ -	52	$ 4,534.40
28	2501.503	36" RC PIPE SEWER DESIGN 3006 CLASS III	LF	136	$ 207.75	$ 28,254.00	0	$ -	136	$ 28,254.00
29	2502.503	4" PERF PVC PIPE DRAIN	LF	2247	$ 20.75	$ 46,625.25	0	$ -	2122	$ 44,031.50
30	2501.502	15" RC PIPE APRON	EA	12	$ 2,381.00	$ 28,572.00	0	$ -	12	$ 28,572.00
31	2501.502	18" RC PIPE APRON	EA	2	$ 2,569.00	$ 5,138.00	0	$ -	2	$ 5,138.00
32	2501.502	36" RC PIPE APRON	EA	4	$ 7,112.00	$ 28,448.00	0	$ -	4	$ 28,448.00
33	2501.603	30" PIPE CULVERT TEMPORARY BYPASS	LF	120	$ 35.25	$ 4,230.00	0	$ -	120	$ 4,230.00
34	2502.502	4" PRECAST CONCRETE HEADWALL	EA	2	$ 457.80	$ 915.60	0	$ -	2	$ 915.60
35	2502.502	STORM SEWER PILING & CONCRETE END SECTION	EA	4	$ 6,646.00	$ 26,584.00	0	$ -	4	$ 26,584.00
36	2502.602	4" PVC PIPE DRAIN CLEANOUT	EA	10	$ 417.90	$ 4,179.00	0	$ -	10	$ 4,179.00
37	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	2	$ 3,755.00	$ 7,510.00	0	$ -	2	$ 7,510.00
38	2506.502	CASTING ASSEMBLY (STORM)	EA	2	$ 1,754.00	$ 3,508.00	0	$ -	2	$ 3,508.00

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
39	2531.504	6" CONCRETE PAVEMENT DRIVEWAY	SY	105	$ 150.00	$ 15,750.00	151	$ 22,650.00	151	$ 22,650.00
40	2531.504	GRAVEL SURFACE	SY	145	$ 8.20	$ 1,189.00	135	$ 1,107.00	135	$ 1,107.00
41	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	3	$ 550.00	$ 1,650.00	0	$ -	2	$ 1,100.00
42	2540.602	INSTALL MAIL BOX SUPPORT	EA	34	$ 100.00	$ 3,400.00	0	$ -	30	$ 3,000.00
43	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	865	$ 1.50	$ 1,297.50	0	$ -	582	$ 873.00
44	2575.602	LANDSCAPE RESTORATION	EA	10	$ 500.00	$ 5,000.00	6	$ 3,000.00	6	$ 3,000.00
45	2563.601	TRAFFIC CONTROL	LS	1	$ 2,450.00	$ 2,450.00	0.00	$ -	1.00	$ 2,450.00
46	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	675	$ 3.00	$ 2,025.00	0	$ -	528	$ 1,584.00
47	2573.503	SILT FENCE, TYPE MS	LF	2400	$ 2.25	$ 5,400.00	0	$ -	1724	$ 3,879.00
48	2573.503	FLOTATION SILT CURTAIN TYPE MOVING WATER	LF	80	$ 21.85	$ 1,748.00	0	$ -	100	$ 2,185.00
49	2573.501	STABILIZED CONSTRUCTION EXIT	EA	3	$ 778.75	$ 2,336.25	0	$ -	4	$ 3,115.00
50	2574.507	TOPSOIL (LV)	CY	690	$ 37.10	$ 25,599.00	0	$ -	1187	$ 44,037.70
51	2574.508	FERTILIZER TYPE 3	LBS	130	$ 0.85	$ 110.50	0	$ -	195	$ 165.75
52	2511.509	RANDOM RIPRAP CLASS III	CY	25	$ 126.25	$ 3,156.25	0	$ -	24	$ 3,030.00
53	2575.505	SEEDING	ACRE	1.28	$ 1,500.00	$ 1,920.00	0.00	$ -	1.92	$ 2,880.00
54	2575.508	HYDRAULIC MATRIX TYPE MULCH	LBS	5120	$ 1.20	$ 6,144.00	2419	$ 2,902.80	10099	$ 12,118.80
55	2575.508	SEED MIXTURE 25-151	LBS	150	$ 3.20	$ 480.00	140	$ 448.00	375	$ 1,200.00
56	2575.508	SEED MIXTURE 33-261	LBS	1	$ 50.00	$ 50.00	0	$ -	2	$ 100.00
ORIGINAL CONTRACT TOTALS						**$ 1,198,428.85**		**$ 30,465.55**		**$ 1,235,586.30**

CHANGE ORDER No.1

Item No.	MnDOT No.	119201.05	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
CO1	2101.503	REMOVE CULVERT	LF	23	$ 8.25	$ 189.75	0	$ -	26	$ 214.50
CO2	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	12	$ 2.80	$ 33.60	0	$ -	12	$ 33.60
CO3	2104.504	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	24	$ 8.25	$ 198.00	0	$ -	26	$ 214.50
CO4	2105.607	COMMON EXCAVATION (EV)	CY	168	$ 19.35	$ 3,250.80	0	$ -	135	$ 2,612.25
CO5	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	16	$ 97.80	$ 1,564.80	0	$ -	16	$ 1,564.80
CO6	2501.502	15" RC PIPE APRON	EA	2	$ 2,381.00	$ 4,762.00	0	$ -	2	$ 4,762.00
CO7	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	38	$ 1.50	$ 57.00	0	$ -	87	$ 130.50
CO8	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	205	$ 3.00	$ 615.00	0	$ -	0	$ -
CO9	2574.507	TOPSOIL (LV)	CY	87	$ 37.10	$ 3,227.70	0	$ -	180	$ 6,678.00
CO10	2575.505	SEEDING	ACRE	0.13	$ 1,500.00	$ 195.00	0.00	$ -	0.00	$ -
CO11	2575.508	HYDRAULIC MATRIX TYPE MULCH	LBS	500	$ 1.20	$ 600.00	0	$ -	0	$ -
CO12	2575.508	SEED MIXURE 25-151	LBS	15	$ 3.20	$ 48.00	0	$ -	0	$ -
CO13	2105.603	DITCH GRADING	HR	4	$ 450.00	$ 1,800.00	0	$ -	7	$ 3,150.00
CO14	2105.609	HAUL EXCESS MATERIAL	CY	168	$ 11.60	$ 1,948.80	0	$ -	39	$ 452.40
CHANGE ORDER No.1 TOTALS						**$ 18,490.45**		**$ -**		**$ 19,812.55**
GRAND TOTALS						**$ 1,216,919.30**		**$ 30,465.55**		**$ 1,255,398.85**

Internal City Use Only				
Pavement Management Funds (0.89 Mob)		*$ 30,465.55*		*$ 1,021,160.50*
Storm Sewer Utility Funds (0.11 Mob)		*$ -*		*$ 234,238.35*
Total Funds		*$ 30,465.55*		*$ 1,255,398.85*

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-029 Approving Partial Payment to Enebak Construction Company for Improvement Project #23-20; COR Mass Grading.

Purpose/Background:

Pay Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Enebak Construction Company for improvement project #23-20. COR Mass Grading in the amount of $273,558.34.

Action:

Motion to adopt Resolution #24-029 approving partial payment to Enebak Construction Company for improvement project #23-20, COR Mass Grading in the amount of $273,558.34.

Attachments

Pay Resolution #24-029

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 01:31 PM
Brian Hagen	Kathy Schmitz	01/18/2024 01:58 PM
Form Started By: Stacie Damjanovich		Started On: 01/10/2024 03:33 PM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-029

RESOLUTION APPROVING PARTIAL PAYMENT NO. 4 TO ENEBAK CONSTRUCTION COMPANY OF LAKEVILLE, MINNESOTA FOR IMPROVEMENT PROJECT #23-20; COR MASS GRADING

WHEREAS, the City of Ramsey proposes to construct infrastructure improvements within The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #22-241, adopted October 25, 2022, the City Council authorized Bolton & Menk, Inc. to complete The COR Public Infrastructure and Wetland Analysis proposals; and

WHEREAS, pursuant to Ramsey City Council resolution #23-107, adopted May 9, 2023, the City Council approved The COR Public Infrastructure Design Services proposal of Bolton & Menk, Inc. specifying their scope of services and not-to-exceed fees for design services associated with public infrastructure improvements in The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #23-157, adopted July 11, 2023, the City Council approves the plans prepared by Bolton and Menk, Inc. and authorized advertising bids for City Improvement Project #23-20, COR Mass Grading; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-176, adopted August 8, 2023, a contract was awarded to Enebak Construction Company of Lakeville, Minnesota in the amount of $4,197,240.34 for said improvements; and

WHEREAS, as of January 23, 2024 $3,686,673.44 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 4 to Enebak Construction Company of Lakeville, Minnesota for improvement project #23-20, The COR Mass Grading, in the amount of $273,558.34.

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 hereby authorizes partial payment No. 4 to Enebak Construction Company of Lakeville, Minnesota for Improvement Project #23-20, The COR Mass Grading in the amount of $273,558.34.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills

for the date of January 23, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

24-089

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	23-20
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.130893
Contractor:	Enebak Construction Company	**Agency's Project No.:**	
Project:	The COR Grading Improvements		
Contract:			
Application No.:	4	**Application Date:**	1/8/2024
Application Period:	From 12/1/2023	to	12/31/2023

1. Original Contract Price	$	4,197,240.34
2. Net change by Change Orders	$	56,955.69
3. Current Contract Price (Line 1 + Line 2)	$	4,254,196.03
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	4,168,665.03
5. Retainage		
a. 5% X $ 4,168,665.03 Work Completed	$	208,433.25
b. ____ X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	208,433.25
6. Amount eligible to date (Line 4 - Line 5.c)	$	3,960,231.78
7. Less previous payments	$	3,686,673.44
8. Amount due this application	**$**	**273,558.34**
9. Balance to finish, including retainage (Line 3 - Line 4)	$	85,531.00

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Enebak Construction Company: 16972 Brandtjen Farm Drive, Lakeville, MN 55044

Signature: [signature] **Date:** Jan. 11, 2024

Name: Tim Malecha **Title:** Project Manager

Recommended by Engineer		**Approved by Owner**	
By:	[signature]	**By:**	[signature]
Name:	Kevin Kielb	**Name:**	Bruce Westby
Title:	Principal Engineer	**Title:**	City Engineer/Public Works Director
Date:	1/8/2024	**Date:**	1/16/2024

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey	Owner's Project No.:	23-20
Engineer:	Bolton & Menk, Inc.	Engineer's Project No.:	0R1.130893
Contractor:	Enebak Construction Company	Contractor's Project No.:	
Project:	The COR Grading Improvements	Agency's Project No.:	
Contract:			

Application No.: 4 Application Period: From 12/01/23 to 12/31/23 Application Date: 01/08/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract												
1	MOBILIZATION	1.00	LUMP SUM	84,337.50	84,337.50	1.00	84,337.50	1.00	84,337.50		84,337.50	100%	-
2	REMOVE MANHOLE OR CATCH BASIN (STORM)	10.00	EACH	1,428.01	14,280.10	10.00	14,280.10	10.00	14,280.10		14,280.10	100%	-
3	REMOVE SHEET PILING AND CONCRETE END CAP	1.00	EACH	1,022.95	1,022.95	1.00	1,022.95	1.00	1,022.95		1,022.95	100%	-
4	REMOVE MANHOLE (SANITARY)	4.00	EACH	2,194.87	8,779.48	4.00	8,779.48	4.00	8,779.48		8,779.48	100%	-
5	REMOVE GATE VALVE & BOX	1.00	EACH	426.12	426.12	1.00	426.12	1.00	426.12		426.12	100%	-
6	REMOVE HYDRANT	2.00	EACH	426.12	852.24	2.00	852.24	2.00	852.24		852.24	100%	-
7	REMOVE STORM PIPE	1,235.00	LIN FT	39.48	48,757.80	1,235.00	48,757.80	1,235.00	48,757.80		48,757.80	100%	-
8	REMOVE SANITARY PIPE	532.00	LIN FT	18.81	10,006.92	532.00	10,006.92	532.00	10,006.92		10,006.92	100%	-
9	REMOVE WATERMAIN	659.00	LIN FT	13.71	9,034.89	650.00	8,911.50	650.00	8,911.50		8,911.50	99%	123.39
10	REMOVE AND REPLACE CURB & GUTTER	25.00	LIN FT	120.95	3,023.75	-	-	-	-		-		3,023.75
11	SAW CUT BITUMINOUS PAVEMENT (FULL DEPTH)	48.00	LIN FT	3.00	144.00	48.00	144.00	48.00	144.00		144.00	100%	-
12	REMOVE BITUMINOUS PAVEMENT	2,440.00	SQ YD	2.50	6,100.00	2,440.00	6,100.00	2,440.00	6,100.00		6,100.00	100%	-
13	BITUMINOUS PATCH SPECIAL	30.00	SQ YD	138.82	4,164.60	-	-	-	-		-		4,164.60
14	SALVAGE & REINSTALL RIPRAP	100.00	CU YD	87.12	8,712.00	30.00	2,613.60	30.00	2,613.60		2,613.60	30%	6,098.40
15	EXCAVATION - COMMON (EV)	366,900.00	CU YD	1.47	539,343.00	357,845.00	526,032.15	357,845.00	526,032.15		526,032.15	98%	13,310.85
16	EXCAVATION - SUBGRADE (EV)	5,550.00	CU YD	1.47	8,158.50	-	-	-	-		-		8,158.50
17	COMMON EMBANKMENT (CV)	284,250.00	CU YD	0.01	2,842.50	262,316.00	2,623.16	262,316.00	2,623.16		2,623.16	92%	219.34
18	DEWATERING	1.00	LUMP SUM	500,000.00	500,000.00	1.00	500,000.00	1.00	500,000.00		500,000.00	100%	-
19	EXCAVATION SPECIAL (EV)	160,920.00	CU YD	1.47	236,552.40	189,142.00	278,038.74	189,142.00	278,038.74		278,038.74	118%	(41,486.34)
20	EMBANKMENT SPECIAL (CV)	146,310.00	CU YD	0.01	1,463.10	174,532.00	1,745.32	174,532.00	1,745.32		1,745.32	119%	(282.22)
21	CLAY LINER (CV) (P)	26,100.00	CU YD	35.47	925,767.00	26,303.00	932,967.41	26,303.00	932,967.41		932,967.41	101%	(7,200.41)
22	STOCKPILE EXCESS TOPSOIL (SV)	10,470.00	CU YD	0.01	104.70	10,470.00	104.70	10,470.00	104.70		104.70	100%	-
23	STREET SWEEPER (WITH PICKUP BROOM)	25.00	HOUR	165.00	4,125.00	136.50	22,522.50	136.50	22,522.50		22,522.50	546%	(18,397.50)
24	SKID LOADER	50.00	HOUR	203.00	10,150.00	32.00	6,496.00	42.00	8,526.00		8,526.00	84%	1,624.00
25	15" CMP APRON	2.00	EACH	453.21	906.42	-	-	-	-		-		906.42
26	15" RC PIPE APRON	2.00	EACH	2,016.77	4,033.54	2.00	4,033.54	2.00	4,033.54		4,033.54	100%	-
27	21" RC PIPE APRON	1.00	EACH	2,707.74	2,707.74	-	-	-	-		-		2,707.74
28	24" RC PIPE APRON	1.00	EACH	5,723.94	5,723.94	-	-	-	-		-		5,723.94
29	30" RC PIPE APRON	1.00	EACH	3,921.84	3,921.84	-	-	1.00	3,921.84		3,921.84	100%	-
30	36" RC PIPE APRON	1.00	EACH	5,312.46	5,312.46	-	-	-	-		-		5,312.46
31	TRENCHLESS STORM SEWER	136.00	LIN FT	1,731.76	235,519.36	-	-	136.00	235,519.36		235,519.36	100%	-
32	8" CONCRETE HEADWALL	3.00	EACH	19,173.00	57,519.00	3.00	57,519.00	3.00	57,519.00		57,519.00	100%	-
33	15" CMP	100.00	LIN FT	35.75	3,575.00	-	-	-	-		-		3,575.00
34	15" RC PIPE SEWER CLASS V	217.00	LIN FT	52.80	11,457.60	217.00	11,457.60	217.00	11,457.60		11,457.60	100%	-
35	21" RC PIPE SEWER CLASS IV	47.00	LIN FT	65.36	3,071.92	47.00	3,071.92	47.00	3,071.92		3,071.92	100%	-
36	24" RC PIPE SEWER CLASS III	448.00	LIN FT	72.39	32,430.72	448.00	32,430.72	448.00	32,430.72		32,430.72	100%	-
37	30" RC PIPE SEWER CLASS IV	417.00	LIN FT	122.33	51,011.61	417.00	51,011.61	417.00	51,011.61		51,011.61	100%	-
38	36" RC PIPE SEWER CLASS III	122.00	LIN FT	141.50	17,263.00	13.00	1,839.50	13.00	1,839.50		1,839.50	11%	15,423.50
39	48" RC PIPE SEWER CLASS III	1,715.00	LIN FT	245.81	421,564.15	1,669.00	410,256.89	1,715.00	421,564.15		421,564.15	100%	-
40	CONNECT TO EXISTING STORM SEWER	7.00	EACH	3,057.93	21,405.51	6.00	18,347.58	6.00	18,347.58		18,347.58	86%	3,057.93
41	6" DIP WATERMAIN CL 53	32.00	LIN FT	64.17	2,053.44	32.00	2,053.44	32.00	2,053.44		2,053.44	100%	-
42	8" DIP WATERMAIN CL 52	120.00	LIN FT	61.05	7,326.00	120.00	7,326.00	120.00	7,326.00		7,326.00	100%	-

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Ramsey
Engineer: Bolton & Menk, Inc.
Contractor: Enebak Construction Company
Project: The CDR Grading Improvements
Contract:

Owner's Project No.: 23-20
Engineer's Project No.: 0R1.130893
Contractor's Project No.:
Agency's Project No.:

Application No.: 4 Application Period: From 12/01/23 to 12/31/23 Application Date: 01/08/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
43	12" DIP WATERMAIN CL 52	620.00	LIN FT	87.16	54,039.20	620.00	54,039.20	620.00	54,039.20		54,039.20	100%	-
44	6" GATE VALVE AND BOX	2.00	EACH	2,224.94	4,449.88	2.00	4,449.88	2.00	4,449.88		4,449.88	100%	-
45	8" GATE VALVE AND BOX	2.00	EACH	3,041.71	6,083.42	2.00	6,083.42	2.00	6,083.42		6,083.42	100%	-
46	12" GATE VALVE AND BOX	3.00	EACH	5,315.48	15,946.44	3.00	15,946.44	3.00	15,946.44		15,946.44	100%	-
47	HYDRANT	2.00	EACH	5,844.34	11,688.68	2.00	11,688.68	2.00	11,688.68		11,688.68	100%	-
48	WATERMAIN FITTINGS	1,700.00	LBS	14.36	24,412.00	1,700.00	24,412.00	1,700.00	24,412.00		24,412.00	100%	-
49	CONNECT TO EXISTING WATER MAIN	3.00	EACH	1,747.39	5,242.17	3.00	5,242.17	3.00	5,242.17		5,242.17	100%	-
50	CONNECT TO EXISTING SANITARY SEWER	2.00	EACH	4,368.47	8,736.94	2.00	8,736.94	2.00	8,736.94		8,736.94	100%	-
51	CLEAN & VIDEO TAPE PIPE SEWER	740.00	LIN FT	4.03	2,982.20	740.00	2,982.20	740.00	2,982.20		2,982.20	100%	-
52	8" PVC PIPE SEWER	170.00	LIN FT	32.12	5,460.40	170.00	5,460.40	170.00	5,460.40		5,460.40	100%	-
53	18" PVC PIPE SEWER	570.00	LIN FT	66.64	37,984.80	570.00	37,984.80	570.00	37,984.80		37,984.80	100%	-
54	4" INSULATION	20.00	SQ YD	75.45	1,509.00	20.00	1,509.00	20.00	1,509.00		1,509.00	100%	-
55	CONSTRUCT SANITARY SEWER MANHOLE	46.50	LIN FT	409.90	19,060.35	46.50	19,060.35	46.50	19,060.35		19,060.35	100%	-
56	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	19.50	LIN FT	481.25	9,384.38	19.50	9,384.38	19.50	9,384.38		9,384.38	100%	-
57	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020	11.20	LIN FT	864.89	9,686.77	11.20	9,686.77	11.20	9,686.77		9,686.77	100%	-
58	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020	31.00	LIN FT	848.50	26,303.50	31.00	26,303.50	31.00	26,303.50		26,303.50	100%	-
59	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	17.90	LIN FT	1,252.62	22,421.90	18.00	22,547.16	18.00	22,547.16		22,547.16	101%	(125.26)
60	CONSTRUCT DRAINAGE STRUCTURE DES 108-4020	21.60	LIN FT	2,138.96	46,201.54	21.60	46,201.54	21.60	46,201.54		46,201.54	100%	-
61	CONSTRUCT DRAINAGE STRUCTURE DES 60-4022	12.40	LIN FT	628.38	7,791.91	12.40	7,791.91	12.40	7,791.91		7,791.91	100%	-
62	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4022	15.30	LIN FT	1,363.21	20,857.10	6.60	8,997.19	15.30	20,857.11		20,857.11	100%	(0.01)
63	CONSTRUCT DRAINAGE STRUCTURE - OUTLET CONTROL STRUCTURE (5' DIA)	1.00	EACH	9,003.19	9,003.19	1.00	9,003.19	1.00	9,003.19		9,003.19	100%	-
64	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SPLITTER STRUCTURE 7)	1.00	EACH	86,978.28	86,978.28	1.00	86,978.28	1.00	86,978.28		86,978.28	100%	-
65	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SPLITTER STRUCTURE 7?)	1.00	EACH	98,761.35	98,761.35	1.00	98,761.35	1.00	98,761.35		98,761.35	100%	-
66	CASTING ASSEMBLY, STORM	15.00	EACH	467.09	7,006.35	9.00	4,203.81	12.00	5,605.08		5,605.08	80%	1,401.27
67	CASTING ASSEMBLY, SANITARY	4.00	EACH	428.52	1,714.08	4.00	1,714.08	4.00	1,714.08		1,714.08	100%	-
68	ADJUST FRAME & RING CASTING	10.00	EACH	603.18	6,031.80	-	-	-	-		-		6,031.80
69	RANDOM RIPRAP CLASS III	85.00	CU YD	143.00	12,155.00	271.09	38,765.87	271.09	38,765.87		38,765.87	319%	(26,610.87)
70	TRAFFIC CONTROL	1.00	LUMP SUM	5,000.00	5,000.00	1.00	5,000.00	1.00	5,000.00		5,000.00	100%	-
71	F&I PERMANENT TYPE III BARRICADES	2.00	EACH	450.00	900.00	-	-	-	-		-		900.00
72	EROSION CONTROL SUPERVISOR	1.00	LUMP SUM	0.01	0.01	1.00	0.01	1.00	0.01		0.01	100%	-
73	STABILIZED CONSTRUCTION EXIT	1.00	LUMP SUM	1,274.30	1,274.30	-	-	-	-		-		1,274.30
74	STORM DRAIN INLET PROTECTION	48.00	EACH	412.65	19,807.20	-	-	-	-		-		19,807.20
75	SILT FENCE, TYPE MS	9,190.00	LIN FT	1.80	16,542.00	5,700.00	10,260.00	5,700.00	10,260.00		10,260.00	62%	6,282.00
76	TEMPORARY STABILIZATION	50.00	ACRE	650.00	32,500.00	-	-	8.00	5,200.00		5,200.00	16%	27,300.00
77	TOPSOIL PLACEMENT (CV)	39,400.00	CU YD	1.83	72,102.00	39,400.00	72,102.00	39,400.00	72,102.00		72,102.00	100%	-
78	ROLLED EROSION PREVENTION CATEGORY 20	15,500.00	SQ YD	1.54	23,870.00	-	-	2,000.00	3,080.00		3,080.00	13%	20,790.00
79	SEED MIXTURE 25-141	3,700.00	POUND	4.28	15,836.00	2,457.00	10,515.96	2,457.00	10,515.96		10,515.96	66%	5,320.04
80	SEED MIXTURE 34-263	70.00	POUND	62.90	4,403.00	-	-	14.00	880.60		880.60	20%	3,522.40
81	SEED MIXTURE 38-631	70.00	POUND	43.42	3,039.40	-	-	-	-		-		3,039.40
82	HYDRAULIC MULCH MATRIX	117,300.00	POUND	0.90	105,570.00	108,000.00	97,200.00	117,300.00	105,570.00		105,570.00	100%	-
83	SEED MIXTURE NATIVE GRASS - CUSTOM	60.00	POUND	13.20	792.00	-	-	12.00	158.40		158.40	20%	633.60
84	WATER FOR DUST CONTROL	2,000.00	MGAL	9.38	18,760.00	1,230.00	11,537.40	1,680.69	15,764.90		15,764.90	84%	2,995.10
				Original Contract Totals	$ 4,197,240.34		$ 3,830,659.87		$ 4,118,616.02	$ -	$ 4,118,616.02	98%	$ 78,624.32

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Ramsey
Engineer: Bolton & Menk, Inc.
Contractor: Enebak Construction Company
Project: The COR Grading Improvements
Contract:

Owner's Project No.: 23-20
Engineer's Project No.: 0R1.130893
Contractor's Project No.:
Agency's Project No.:

Application No.: 4 Application Period: From 12/01/23 to 12/31/23 Application Date: 01/08/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
					Change Orders								
CHANGE ORDER NO. 1													
CO-1.1	15" BULKHEAD	3.00	EACH	1,000.00	3,000.00	3.00	3,000.00	3.00	3,000.00		3,000.00	100%	-
CO-1.2	24" BULKHEAD	1.00	EACH	1,500.00	1,500.00	-	-	-	-		-		1,500.00
CO-1.3	36" BULKHEAD	2.00	EACH	2,000.00	4,000.00	1.00	2,000.00	1.00	2,000.00		2,000.00	50%	2,000.00
CO-1.4	6' DIA STRUCTURE (9A)	1.00	LS	7,757.38	7,757.38	1.00	7,757.38	1.00	7,757.38		7,757.38	100%	-
CO-1.5	6' DIA STRUCTURE (10A)	1.00	LS	9,820.02	9,820.02	1.00	9,820.02	1.00	9,820.02		9,820.02	100%	-
CO-1.6	UPSIZE MANHOLE 19 FROM 60" TO 72"	1.00	LS	2,057.94	2,057.94	1.00	2,057.94	1.00	2,057.94		2,057.94	100%	-
CO-1.7	UPSIZE MANHOLE 11 FROM 72" TO 84"	1.00	LS	3,640.73	3,640.73	1.00	3,640.73	1.00	3,640.73		3,640.73	100%	-
CO-1.8	UPSIZE MANHOLE 10 FROM 72" TO 96"	1.00	LS	4,723.08	4,723.08	1.00	4,723.08	1.00	4,723.08		4,723.08	100%	-
CO-1.9	UPSIZE MANHOLE 9 FROM 84" TO 96"	1.00	LS	3,217.83	3,217.83	1.00	3,217.83	1.00	3,217.83		3,217.83	100%	-
CHANGE ORDER NO. 2													
CO-2.1	SAWCUT BITUMINOUS PAVEMENT	50.00	LIN FT	3.00	150.00	45.00	135.00	45.00	135.00		135.00	90%	15.00
CO-2.2	REMOVE BITUMINOUS PAVEMENT	70.00	SQ YD	2.50	175.00	46.00	115.00	46.00	115.00		115.00	66%	60.00
CO-2.3	BITUMINOUS PATCH SPECIAL	70.00	SQ YD	138.82	9,717.40	46.00	6,385.72	46.00	6,385.72		6,385.72	66%	3,331.68
CO-2.4	30" RCP STORM SEWER CLASS IV	47.00	LIN FT	122.33	5,749.51	47.00	5,749.51	47.00	5,749.51		5,749.51	100%	-
CO-2.5	MODIFY STORM STRUCTURE NO. 6 (REALIGNMENT)	1.00	LS	5,000.00	5,000.00	1.00	5,000.00	1.00	5,000.00		5,000.00	100%	-
CO-2.6	REMOVE STORM PIPE	(90.00)	LF	39.48	(3,553.20)	(90.00)	(3,553.20)	(90.00)	(3,553.20)		(3,553.20)	100%	-
					-				-		-		-
				Change Order Totals	$ 56,955.69		$ 50,049.01		$ 50,049.01	$ -	$ 50,049.01	88%	$ 6,906.68
					Original Contract and Change Orders								
				Project Totals	$ 4,254,196.03		$ 3,880,708.88		$ 4,168,665.03	$ -	$ 4,168,665.03	98%	$ 85,531.00

EJCDC C-620 Contractor's Application for Payment
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CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-030 Prohibiting Parking on Alpine Drive Between Armstrong Blvd. and Puma St. for IP #24-11, State Aid Project No. 199-112-010

Purpose/Background:

The City does not currently have an official "No Parking" resolution on file for this segment of Alpine Drive, which is required prior to Municipal State Aid (MSA) project approval. Currently, Alpine Drive prohibits parking on both sides of the street. The proposed street improvements do not provide an adequate width for parking on both sides of Alpine Drive, and approval of the proposed reconstruction as a Municipal State Aid Street must therefore be conditioned upon certain parking restrictions. As part of the State Aid Process, a copy of the proposed plans and specifications and an approved resolution will need to be submitted in order to receive funding.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Posting this segment of Alpine Drive "No Parking" has not been an issue in the past as no driveways exist along this segment of Alpine Drive.

Funding Source:

Funding for this improvement project is proposed to come from the MSA Fund, and Water Utility Fund.
(MSA) Street Project Cost $619,610.66
Water Project Cost $589,972.58
Total Estimated Project Cost $1,209,583.23

Recommendation:

Staff recommends adoption of Resolution #24-030 Prohibiting Parking on Alpine Drive Between Armstrong Blvd. and Puma St. for IP #24-11, State Aid Project No. 199-112-010.

Action:

Adopt Resolution #24-030 Prohibiting Parking on Alpine Drive Between Armstrong Blvd. and Puma St. for IP #24-11, State Aid Project No. 199-112-010.

Attachments

Resolution #20-030

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 01:30 PM
Brian Hagen	Kathy Schmitz	01/18/2024 02:01 PM

Form Started By: Stacie Damjanovich Started On: 01/12/2024 10:55 AM
Final Approval Date: 01/18/2024

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

RESOLUTION #24-030

RESOLUTION PROHIBITING PARKING ON ALPINE DRIVE BETWEEN ARMSTRONG BOULEVARD AND PUMA STREET FOR IMPROVEMENT PROJECT 24-11, STATE AID PROJECT NO. 199-112-010.

WHEREAS, City Improvement Project No. 24-11 proposes to improve Alpine Drive between Armstrong Boulevard and Puma Street located within the City of Ramsey, Minnesota; and

WHEREAS, the proposed street improvements does not provide an adequate width for parking on both sides of Alpine Drive, and approval of the proposed reconstruction as Municipal State Aid Street must therefore be conditioned upon certain parking restrictions.

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

1) That the City of Ramsey shall prohibit parking of motor vehicles at all times on both sides of Alpine Drive between Armstrong Boulevard and Puma Street, located within the City of Ramsey, Minnesota.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-032 Approving Joint Powers Agreement with the City of Nowthen regarding the 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-032 approving the attached Joint Powers Agreement (JPA) with the City of Nowthen for completing public improvements related to the street reconstructions of 182nd Lane, Ventre Street, Waco Drive and Waco Street as part of the 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Background:

City of Ramsey Improvement Project #24-03 proposes to reconstruct the streets within Ford Brook Estates 3rd, Rodeo Hills Estates, Valley View Acres, and Section 01 Unplatted north of CR 27 subdivisions. The streets within Section 01 Unplatted include Waco Street and Waco Drive, both of which extend into the City of Nowthen. The City of Nowthen is proposing to partner with the City of Ramsey on this project to reconstruct the portions of Waco Street and Waco Drive within their City limits, along with 182nd Lane and Ventre Street in 2024. The location and scope of the proposed improvements are shown in Exhibit A.

The City of Ramsey is proposed to be the lead agency for this project since the Ramsey project is considerably larger than the City of Nowhens' project. As outlined in the attached JPA, Ramsey shall bid the project, contract with contractors and administer construction for the project. The City of Nowthen shall be responsible for all construction costs and indirect project costs for work occurring within the City of Nowthen, including construction inspections and materials testing of improvements.

The City of Ramsey is proposed to pay all partial and final construction costs for the project. Nowthen agrees to repay its share of the project costs to Ramsey on a net 30-day basis following Ramsey payment to contractors. Nowthen's share of the final costs include the final required engineering design costs, construction costs, and inspections costs required to construct the improvements within the Nowthen City limits. Nowthen shall be providing a set of plans, which will be combined with the City of Ramsey plans and bid as an A + B project.

The attached JPA sets forth the obligations of each City in regards to constructing and funding the project. Ramsey's City Attorney has reviewed and approved the attached draft JPA, as has the City of Nowthen's Staff and City Attorney. The City of Nowthen's City Council has approved the draft JPA. Upon approval by the Ramsey City Council, the supporting resolutions from each City will be added to the JPA as Exhibits B and C.

On August 22, 2023, Ramsey City Council Resolution #23-199 accepted the proposal from Hakanson Anderson to prepare final plans and specifications for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03. Hakanson Anderson is currently working on plans and specifications for these improvements. The JPA does not cause significant alteration to the City of Ramsey construction plans or designs.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:
There is a benefit to both Cities to have one Contractor perform the work. This avoids complexities of having multiple contractors and potentially sub-contractors on differing timelines which could affect the progress of construction, and have negative impacts to the adjacent property owners and traveling public.

The City of Ramsey is proposed to lead the project since the Ramsey project is approximately 75-percent of the proposed work. Approval of the JPA should not have a significant impact to the construction timeline for the City of Ramsey improvements. Not approving the JPA could have a negative impact to the construction timeline, though it's not possible to know at this time what the full extent of the impact would be.

Alternatives:
Motion to adopt Resolution #24-032 approving the attached Joint Powers Agreement (JPA) with the City of Nowthen for completing public improvements related to the street reconstructions of 182 nd Lane, Ventre Street, Waco Drive and Waco Street as part of the 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Funding Source:

The JPA does not identify specific costs, but rather obligates the City of Ramsey to funding the improvements within the Ramsey City limits, and obligates the City of Nowthen to funding the improvements within the Nowthen City limits. The JPA allows the City of Nowthen to review the bids prior to acceptance and if they choose not to proceed with the improvements due to pricing, the alternative bid for the City of Nowthen improvements will not be awarded to the low bid contractor.

Recommendation:

Staff recommends adopting Resolution #24-032 approving the attached Joint Powers Agreement (JPA) with the City of Nowthen for completing public improvements related to the street reconstructions of 182 nd Lane, Ventre Street, Waco Drive and Waco Street as part of the 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Action:

Motion to adopt Resolution #24-032 approving the attached Joint Powers Agreement (JPA) with the City of Nowthen for completing public improvements related to the street reconstructions of 182 nd Lane, Ventre Street, Waco Drive and Waco Street as part of the 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Attachments

Res 24-032

Draft JPA

Exhibit A - Project Streets

24-03 Project Scope - Overall

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 10:20 AM
Brian Hagen	Kathy Schmitz	01/18/2024 10:48 AM
Form Started By: Joe Feriancek		Started On: 01/16/2024 07:58 AM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-032

RESOLUTION APPROVING JOINT POWERS AGREEMENT WITH CITY OF NOWTHEN REGARDING THE 2024 NE RAMSEY STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-03

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Ford Brook Estates 3rd, Rodeo Hills Estates, Valley View Acres, and Section 01 Unplatted North of CR-27 subdivisions as identified within the 2023 – 2032 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-199, adopted August 22, 2023, the City Council awarded the proposal from Hakanson Anderson to prepare final plans and specifications for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023, the City Council awarded the proposal from Haugo Geotechnical Services, LLC to preform geotechnical proposals for Improvement Project #24-02; and

WHEREAS, the City of Ramsey and the City of Nowthen ("the Parties") have agreed that it is in the best interest of the traveling public and impacted residents to reconstruct Ventre Street between 182nd Lane and 183rd Lane, 182nd Lane between Ventre Street and Waco Street, and Waco Drive and Waco Street between 179th Lane and 182nd Lane (see Exhibit A); and

WHEREAS, the Parties have agreed to share in the costs required to reconstruct these sections of streets ("the Project"); and

WHEREAS, the Parties have negotiated a Joint Powers Agreement regarding the said Project which calls for each party to approve the Joint Powers Agreement by resolution.

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

1. That the City of Ramsey hereby approves the Joint Powers Agreement with the City of Nowthen for the proposed Project improvements attached hereto as Exhibit A. Should the City of Nowthen propose any revisions to Exhibit A after the date of this Resolution, such proposed amendments shall be subject to the review and approval of the Ramsey City Attorney.
2. The Mayor and City Administrator are hereby authorized to enter into the Joint Powers Agreement subject to the terms of this Resolution.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF RAMSEY AND THE CITY OF NOWTHEN
REGARDING THE PUBLIC IMPROVEMENTS RELATED TO THE
STREET RECONSTRUCTIONS OF 182ND LANE, VENTRE STREET,
WACO DRIVE AND WACO STREET

THIS AGREEMENT is made and entered into on the latest date set forth below by and between the City of Ramsey and the City of Nowthen, both being municipal corporations of the State of Minnesota.

RECITALS

1. Ramsey and Nowthen ("the Parties") agree it is in the best interest of the traveling public and impacted residents to reconstruct Ventre Street between 182nd Lane and 183rd Lane, 182nd Lane between Ventre Street and Waco Street, and Waco Drive and Waco Street between 179th Lane and 182nd Lane (see Exhibit A) and which to share in the costs required to reconstruct these sections of streets ("the Project").

2. Subject to the terms set forth below, the Parties agree to share in the financial responsibilities for the construction of the Project.

3. The Parties recognize and acknowledge that equal benefit will be received upon completion of the Project.

4. Minnesota Statutes section 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

AGREEMENT

In consideration of the mutual undertakings expressed herein, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms of the agreement between the Parties concerning the construction and financing of the Project. This Agreement does not create a joint powers board.

2. Project Responsibility.

   a. Ramsey shall design the Project within the Ramsey city limits. Nowthen shall design the Project within the Nowthen city limits.

   b. Ramsey shall contract with contractors and administer construction for the Project in accordance with Minnesota law. Nowthen shall have the right to inspect, review and comment upon Project administration. Ramsey shall have final authority with respect to all construction administration decisions except that Ramsey shall provide Nowthen with an analysis of the bids received for the Nowthen portion of the project and shall obtain Nowthen's approval of the bid before awarding a contract. Ramsey shall further obtain Nowthen's approval for any change orders affecting the

Nowthen portion of the Project. Should Nowthen not approve the requested, change order, Ramsey shall not be responsible to any additional Project costs related to Nowthen's decision.

c. Ramsey shall conduct inspections of the construction process within Ramsey city limits. Nowthen shall conduct inspections of the construction process within Nowthen city limits.

d. For purposes of performing its obligations under this Agreement, Nowthen hereby grants to Ramsey the right to use the streets, public ways, and easements of Nowthen for the purposes of constructing the Project, including any excavations necessary to perform work incidental to the performance of this Agreement. Nowthen agrees to cooperate to the fullest extent in the protection of any excavations or barricades that may be necessary for the work being performed by the contractor on the Project.

e. For purposes of performing its obligations under this Agreement, Ramsey hereby grants to Nowthen the right to use the streets, public ways, and easement of Ramsey for the purposes of constructing the Project, including any excavations necessary to perform work incidental to the performance of this Agreement. Ramsey agrees to cooperate to the fullest extent in the protection of any excavations or barricades that may be necessary for the work being performed by the contractor on the Project.

f. Ramsey agrees to assist Nowthen in the notification and coordination with all businesses and residents located within the Project. Nowthen agrees to assist Ramsey in the notification and coordination with all businesses and residents located with the Project. Ramsey will provide contact numbers for key members of the construction team on the Project.

g. Each of the Parties will acquire the necessary right of way and easements, if any, to permit construction of the Project.

3. Division of Cost.

a. The Parties agree to share in the final costs of the Project. Ramsey agrees to pay all partial and final construction costs for the Project. Nowthen agrees to repay its share of the Project costs to Ramsey on a net 30-day basis following Ramsey payment to contractors. No interest rate shall be applied to Nowthen's share of the Project costs.

b. Ramsey's share of the final costs includes the required engineering design costs, construction costs, and inspections costs required to construct the improvements within the Ramsey city limits. Nowthen's share of the final costs includes the required engineering design costs, construction costs, and inspections costs required to construct the improvements within the Nowthen city limits.

4. Approval. Before this Agreement shall become binding and effective it shall be approved by corresponding resolutions of the City Councils of Ramsey and Nowthen. The resolutions shall be attached as Exhibits B and C.

5. Liability. Both cities mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses, or damages, including reasonable attorney's fees, resulting from the acts or omissions

of the respective officers, agents or employees of the indemnifying party, to the extent such acts or omissions relate to activities conducted by the indemnifying party under this Agreement.

6. Miscellaneous. It is understood and agreed that the entire agreement of the Parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter of this Agreement. Any alterations, variations or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

7. Street Maintenance. Maintenance of the improvements shall the responsibility of the parties within their own city limits.

8. Termination. Except as to Nowthen's right not to accept the bid as outlined in Section 2b of this Agreement, neither Party shall be allowed to terminate this Agreement without prior approval from the other Party. The terminating Party agrees to pay all Project costs incurred through the date of termination. This Agreement will expire upon all obligations being satisfactorily fulfilled.

9. Notice. For purposes of delivery of notices herein, the notice shall be effective if personally delivered, or delivered by certified mail, to the City Administrator of Nowthen, 8188 199th Avenue NW, Nowthen, Minnesota 55330, or the City Administrator of Ramsey, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303, as applicable.

CITY OF RAMSEY	CITY OF NOWTHEN
_____	_____
Mayor	Mayor
Attest:	
_____	_____
City Clerk	City Clerk
_____	_____
Dated	Dated

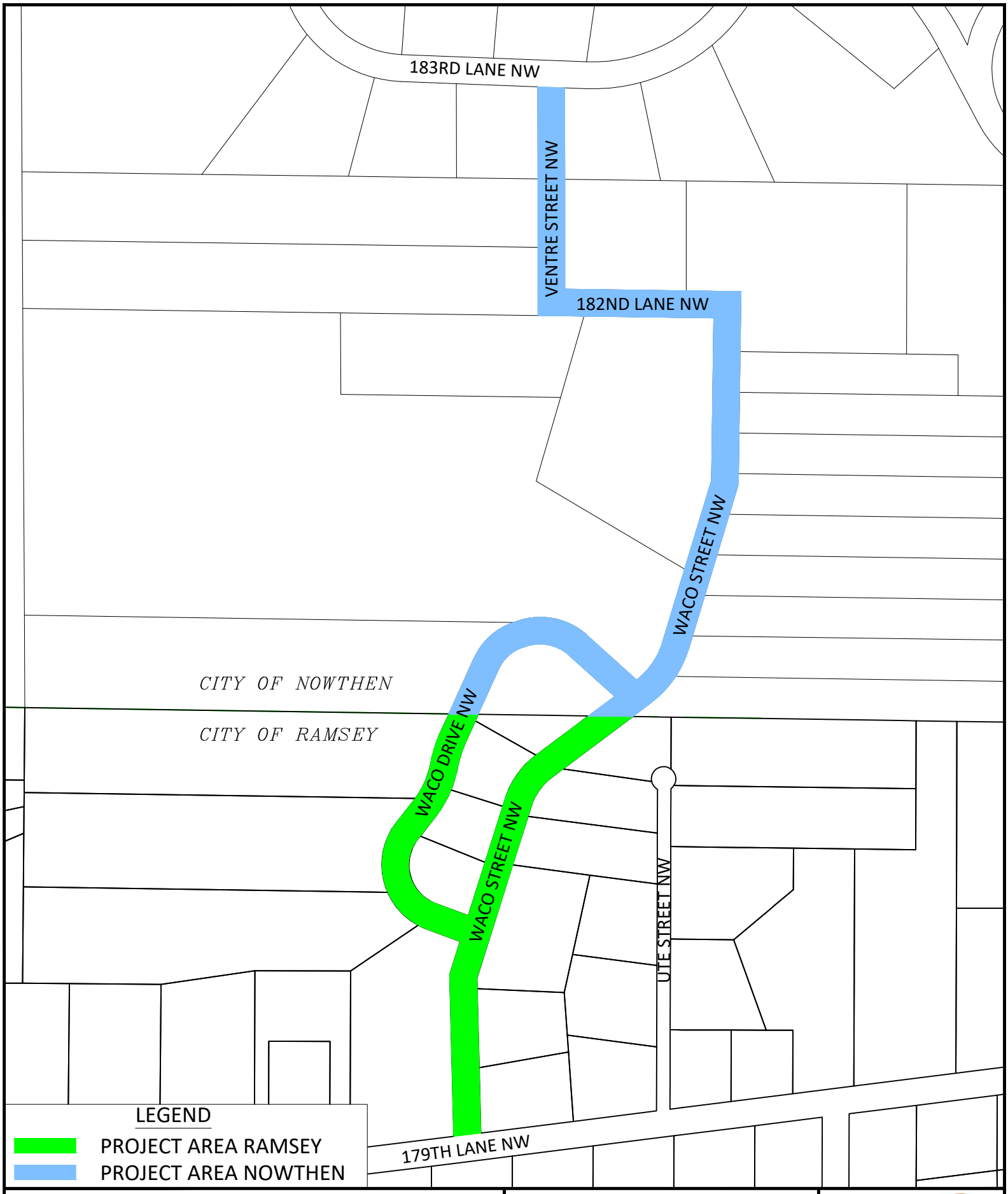
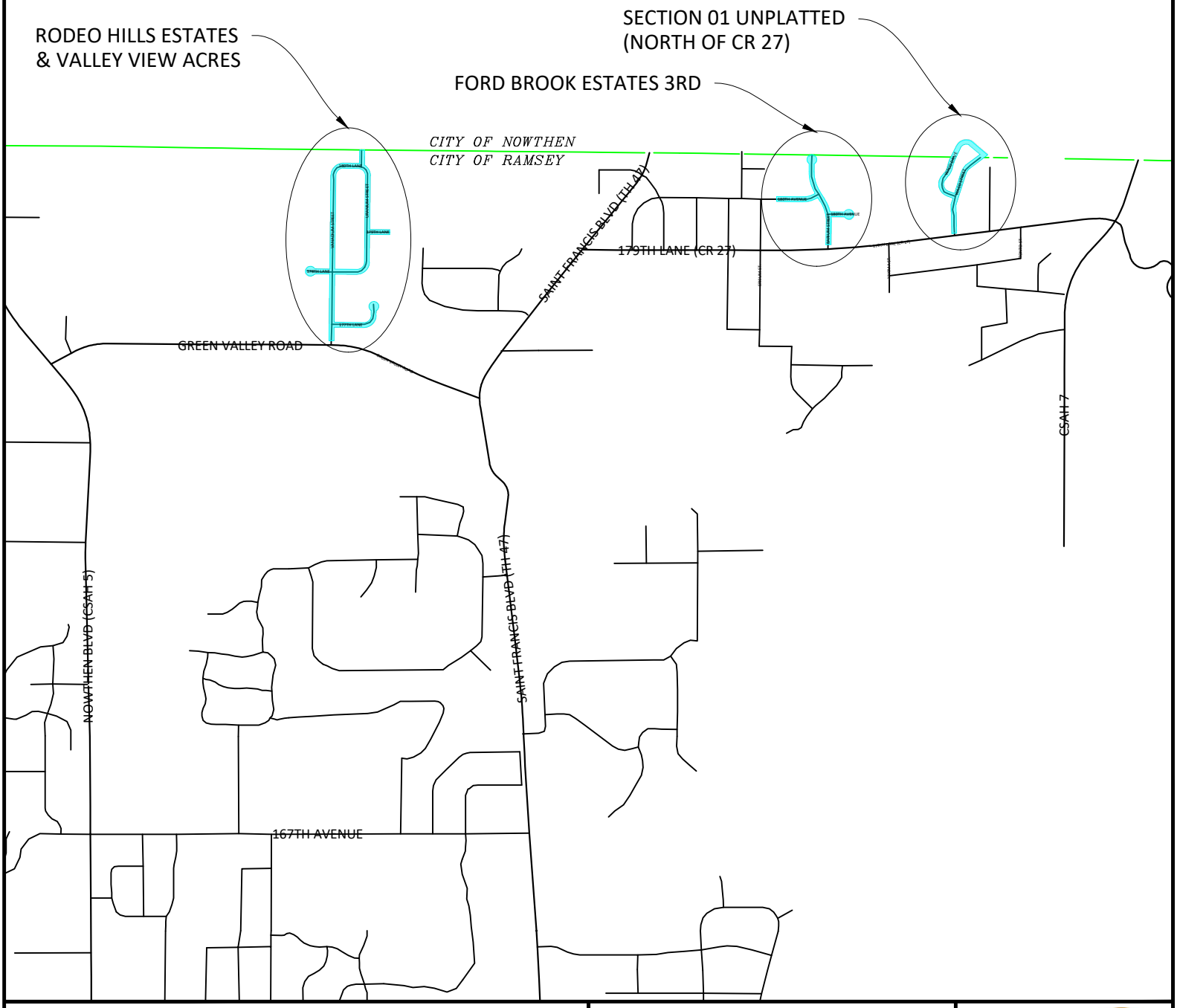


EXHIBIT A
"PROJECT STREETS"

0 300 600 900
SCALE (FEET)

N

City of RAMSEY



2024 NE RAMSEY STREET RECONSTRUCTIONS PROJECT SCOPE

0 1/4 1/2 3/4

SCALE (MILE)

N

City of RAMSEY

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title:

Adopt Resolution #24-034 Amending Scope of Improvement Project #24-05, MSA Xkimo Street Reconstruction to Include Streets within Riversbend 3rd, 4th, and Plaza Subdivisions

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-034 amending the scope of Improvement Project #24-034, MSA Xkimo Street Reconstruction to include the streets within the Riversbend 3rd, 4th, and Plaza subdivisions.

Background:

On August 22, 2023, the Ramsey City Council directed the Mayor and City Administrator to execute the proposal from Hakanson Anderson to prepare final plans and specifications for MSA Xkimo Street Reconstruction, Improvement Project #24-05. This project proposes to reconstruct 0.29 miles of Xkimo Street between 142nd Avenue and Trunk Highway 47.

During the public open house for this improvement project held on December 14, 2023, Staff received comments from residents on how poor the condition of the pavement on the cul-de-sacs adjacent to Xkimo Street are.

Staff is aware of the poor condition of the 143rd Avenue, 143rd Lane and Xkimo Court cul-de-sacs adjacent to Xkimo Street, and believe extensive patching will likely be required annually on the streets until the streets are reconstructed. The Xkimo Street cul-de-sac, which is the continuation of the street south of 142nd Avenue will likely require some patching in the coming years, though not to the extent of the other three. During sight plan review, Staff noted block cracking and additional alligator cracking on the edge of the pavement, which was not apparent or noted during the PASER evaluations in the summer. Due to this, Staff does not feel a pavement overlay is the most economical pavement treatment for this segment and a reclamation type reconstruction is recommended.

The current 2024 through 2033 10-year Capital Improvement Program (CIP) proposes street reconstruction of Riversbend 3rd and 4th in 2027. The CIP proposes a pavement mill and overlay of Riversbend Plaza (Xkimo Street cul-de-sac) in 2027. Staff proposes to move the improvements up to 2024 and to include, as part of the MSA Xkimo Street Reconstruction project, as street reconstructions.

Hakanson Anderson is currently working on plan development for MSA Xkimo Street Reconstruction. City Staff has had some initial discussions with Hakanson, and it's not believed adding the additional streets will impact the project timelines. Currently, Staff is anticipating bringing final plans to City Council in March for approval, allowing bid opening to occur in late March or April, and construction to begin in May to June of 2024.

Notification:

If City Council approves addition of the Riversbend 3rd, 4th and Plaza subdivisions, Staff will mail project update letters to property owners impacted by these improvements.

Time Frame/Observations/Alternatives:

Observations:
Addition of the additional streets may require some additional design work by Hakanson Anderson. Because the existing concrete curb and gutter is generally in good condition, only spot replacements are required. This will additionally reduce the amount of additional plan development time required. If the City Council approves expanding the scope of the project, City Staff will discuss with Hakanson Anderson, and determine if an addendum to their proposal is required.

Staff feels adding these subdivisions to Improvement Project #24-05 will have an overall cost savings for the City by avoiding potentially 3-4 seasons of pothole patching maintenance. At the same time, this allows maintenance crews to focus their efforts in different neighborhoods. Additionally, because as it stands Xkimo Street and the individual cul-de-sacs are not large projects, combining them may have construction mobilization savings.

Alternatives:
Motion to adopt Resolution #24-034 amending the scope of Improvement Project #24-034, MSA Xkimo Street Reconstruction to include the streets within the Riversbend 3rd, 4th, and Plaza subdivisions.

Funding Source:
Funding for the improvements within the Xkimo Street right of way is proposed to come from a combination of Municipal State Aid fund and Storm Water Utility Funds. Improvements within the Riversbend 3rd, Riversbend 4th and Riversbend Plaza subdivisions is proposed to come from a combination of Pavement Management Funds and Storm Water Utility Funds. Improvements to the existing watermain and sanitary sewer are not anticipated, but if necessary, would be funded by their associated utility funds.

CIP Level Estimates:

Subdivision	**MSA Funds**	**PM Funds**	**Storm Sewer Funds**	**Total**
MSA Xkimo Street (142nd Ave / TH 47)	$435,000	-	$65,250	$500,250
Riversbend 3rd & 4th		$146,775	$22,016	$168,791
Riversbend Plaza		$198,000	$29,700	$227,700
Funding Totals	*$435,000*	*$344,775*	*$116,966*	*$896,741*

Recommendation:
At previous Public Works Committee meetings, including the November 21, 2023 meeting during review of the 2024 MSA and Neighborhood Overlay Improvement projects, the committee has made recommendations to complete improvements of entire subdivisions when possible and practical. This avoids going into the same area multiple times, and minimizing disturbance and impacts to the property owners.

On January 16, 2024, the Ramsey Public Works Committee unanimously recommended adding the cul-de-sac streets within the Riversbend 3rd, 4th and Plaza subdivisions to the MSA Xkimo Street Reconstruction, Improvement Project #24-05.

Staff recommends adopting Resolution #24-034 amending the scope of Improvement Project #24-034, MSA Xkimo Street Reconstruction to include the streets within the Riversbend 3rd, 4th and Plaza subdivisions.

Outcome/Action:

Action:
Motion Resolution #24-034 amending the scope of Improvement Project #24-034, MSA Xkimo Street Reconstruction to include the streets within the Riversbend 3rd, 4th and Plaza subdivisions.

Attachments

Res 24-034
24-05 Project Scope - Revised
24-05 Street Summary - Revised
Existing Condition Pictures

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 01:22 PM
Brian Hagen	Kathy Schmitz	01/18/2024 02:40 PM
Form Started By: Joe Feriancek		Started On: 01/16/2024 08:00 AM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-034

RESOLUTION AMENDING SCOPE OF IMPROVEMENT PROJECT #24-05, MSA XKIMO STREET RECONSTRUCTION TO INCLUDE STREETS WITHIN RIVERSBEND 3RD, 4TH, AND PLAZA SUBDIVISIONS

WHEREAS, the City of Ramsey proposes to reconstruct MSA Xkimo Street between Trunk Highway 47 and 142nd Avenue, as identified within the 2023 – 2032 10-Year Capital Improvement Program; and

WHEREAS, proposals were received for engineering design services, including preparing final plans and specifications for MSA Xkimo Street Reconstruction, Improvement Project #24-05 for $38,000.00 from Hakanson Anderson; and

WHEREAS, pursuant to Ramsey City Council resolution #23-200, adopted on August 22, 2023 the City Engineer prepared request for proposals for geotechnical reports for Improvement Project #24-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023 the City Council awarded the proposal for geotechnical reports to Haugo Geotechnical Services, LLC. for Improvement Project #24-05; and

WHEREAS, the current 2024 through 2033 10-year Capital Improvement Program proposes street reconstruction improvement for Riversbend 3rd and 4th and overlay improvement for Riversbend Plaza in 2027. Staff proposes to move the improvements up to 2024 and to include as part of the MSA Xkimo Street Reconstruction, Improvement Project #24-05; and

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

1) The Ramsey City Council hereby approves the addition of the streets within Riversbend 3rd, 4th, and Plaza subdivisions to Improvement Project #24-05, MSA Xkimo Street Reconstruction.

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:

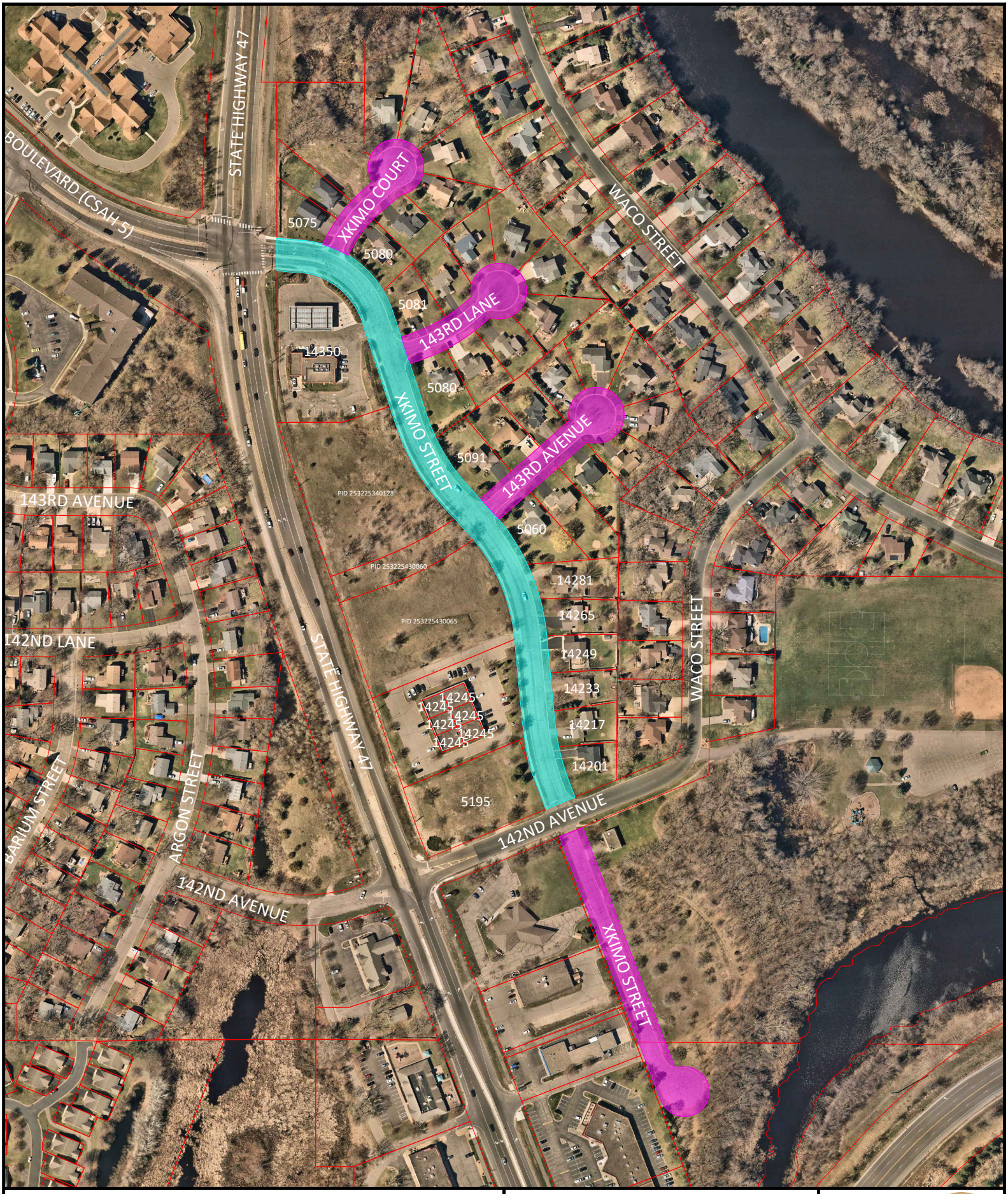
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this

the 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk



IMPROVEMENT PROJECT No. 24-05
XKIMO STREET RECONSTRUCTION
PROJECT SCOPE

0 1/20 1/10 3/20
SCALE (MILE)

N

City of RAMSEY

IP 24-05 MSA Xkimo Street Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA	Xkimo Street	142nd Avenue / 143rd Avenue	692	Urban	4	1993	SC 2001	SC 2011			3.8	6.8	10.6
	Xkimo Street	143rd Avenue / Xkimo Court	656	Urban	3	1995	SC 2001	SC 2011			3.8	6.8	10.6
	Xkimo Street	Xkimo Court / Trunk Highway 47	196	Urban	3	2000	SC 2011				3.8	6.8	10.6
	Xkimo Street Total Length		*1544*	*0.29 mi.*									
Riversbend 3rd	143rd Avenue	Xkimo Street / cul-de-sac	391	Urban	3	1993	SC 2001	SC 2011			2.8	5.3	8.1
	Riversbend 3rd Total Length		*391*	*0.07 mi.*									
Riversbend 4th	143rd Lane	Xkimo Street / cul-de-sac	334	Urban	5	1995	SC 2001	SC 2011			2.5	3.6*	6.1
	Xkimo Court	Xkimo Street / cul-de-sac	302	Urban	4	1995	SC 2001	SC 2011			2.6	0.0*	6.0**
	Riversbend 4th Total Length		*636*	*0.12 mi.*	**GPR Limited or no base visible **(Original Grading Plan, 2" bit over 4" Agg. Base)*								
Riversbend Plaza	Xkimo Street	142nd Avenue / cul-de-sac	936	Urban	7	1985	SC 1988	SC 1995	OL 2010	CS 2020	4.4	6.4	10.8
	Riversbend Plaza Total Length		*936*	*0.18 mi.*									
IP 24-05 Project Total Length			**3507**	***0.66 mi.***									



Xkimo Street: North of 142nd Avenue, facing north



Xkimo Street: South of 142nd Avenue, facing south



143rd Avenue: At Xkimo Street, facing east



143rd Avenue: east of Xkimo Street, facing east



143rd Lane: cul-de-sac east, facing west



143rd Lane: cul-de-sac close up



Xkimo Court: at Xkimo Street, facing north



Xkimo Court: cul-de-sac north end, facing south

CC Regular Session **5. 17.**

Meeting Date: 01/23/2024

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #24-036 Approving MOU and VCSA with Anoka County Regional Economic Development Partnership (ACRED)

Purpose/Background:

The purpose of this case is to consider a continued financial partnership in ACRED.

Anoka County Regional Economic Development Partnership - Anoka County along with its 21 communities, Connexus Energy and Metro North Chamber of Commerce have identified the need for a regional economic development focus. A research study was completed by a Consultant, Ady Advantage, in December 2017 ("the Study") for a market research analysis and evaluation of business opportunities, targets, and strategies for economic development within Anoka County. After a year of research, Ady provided a 200+page report with many goals and action steps to help the region grow to its full economic potential. Gregory Frahm-Gilles, Economic Development Director has been charged to tackle these goals and help many of the municipalities with their economic development needs/strategies.

In 2019, the City of Ramsey entered into a Memorandum of Understanding (MOU) setting up a framework for participating entities, to further the goals of the economic development collaboration by: (a) outlining general objectives, (b) defining mutual responsibilities, and (c) setting goals, timelines, communication, and other details necessary to achieve the desired outcomes. This MOU is expiring and the one-year renewal is attached to this case for consideration. The City entered into a VCSA in 2022 that does not need to be renewed annually. In the event that the City no longer wishes to participate it simply needs to provide 30 days notice to opt out.

The 2024 cost of the ACRED partnership to the City is $1,637.00 which is an increase of $11 dollars compared to last year. The increase is due to the increase in the Ramsey's population and is consistent with the executed VCSA formula.

Notification:

N/A

Observations/Alternatives:

The City of Ramsey has worked closely with ACRED to market City-owned properties on MNCAR, identify and submit site selection for regional RFP's, provide business leads, and participation with in-person and web based marketing activities highlighting the City of Ramsey and Anoka County. All 21 Anoka County cities have committed to this partnership in the past. Staff believes that the investment of $1,637.00 is worthwhile and does not recommend opting out of the Voluntary Cost Share Agreement. An invoice will be provided later in 2024 and the action below would provide a recommendation to the City Council to pay the future invoice in an amount not to exceed $1,637.00.

Alternatives:

1) Approve a One Year Extension of the MOU with Anoka County Economic Development Partnership (ACRED) and approval of the $1,637 continued voluntary cost share to the partnership.
2) Not Extend the MOU with ACRED and to OPT OUT of the ACRED Voluntary Cost Share Agreement

(VCSA).
3) Something else.

Funding Source:

In 2019, the cost for cities in Anoka County was $0.057 per person of population which amounted to $1,506.00. This formula has not changed. The cost for 2024 is now $1,637.00 based on the increase in population (28,712) for the City of Ramsey. The City has historically used the EDA 9230-6246 budget line item for this expense.

Recommendation:

On January 11, 2024, the EDA unanimously adopted a motion to recommend to City Council to extend the MOU one year with Anoka County Economic Development Partnership (ACRED) and payment of the $1,637 of the voluntarily cost share to the partnership.

Action:

Motion Adopt Resolution #24-036 Approving MOU and VCSA with Anoka County Regional Economic Development Partnership (ACRED); subject to City Attorney review

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Attachments

ACTION - Resolution #24-036
ACTION- ACRED MOU Extension
ACTION - VCS Ramsey Contribution Amount
Reference - MOU Extension Memo
2024 Priorities - ACRED
2024 Budget - ACRED
2023 Year in Review - ACRED
REFERENCE- 2022 VCSA Executed
Reference - Expiring 2019 MOU
Reference - DRAFT EDA Minutes 1.11.24 Excerpt

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	01/17/2024 11:15 AM
Brian Hagen	Kathy Schmitz	01/17/2024 04:01 PM
Form Started By: Sean Sullivan		Started On: 01/16/2024 12:38 PM
Final Approval Date: 01/17/2024		

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

RESOLUTION #24-036

RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING (MOU) AND VOLUNTARY COST SHARING AGREEMENT (VCSA) WITH ANOKA COUNTY REGIONAL ECONOMIC DEVELOPMENT PARTNERSHIP (ACRED)

WHEREAS, the City of Ramsey is an Anoka County municipality, and as such is a rapidly growing and important segment of the Twin Cities Metropolitan Region, made up of a rich variety of vital and desirable communities; and

WHEREAS, the City of Ramsey has worked with ACRED to market City owned land utilizing the MNCAR Platform and Anoka County website, respond to regional RFP's and other participate in economic development and marketing projects; and

WHEREAS, the City of Ramsey has been a party to the Memorandum of Understanding (MOU) with Anoka County since 2019 and the agreement automatically terminates in 2024; and

WHEREAS, a one-year extension of the MOU with the same purpose has been presented to the City of Ramsey for consideration with the intention to update the objectives and goals for a future agreement to be considered in 2025; and

WHEREAS, the City of Ramsey has been a party to the Voluntary Cost Sharing Agreement (VCSA) with Anoka County since 2019 and has received a 2024 Renewal amount for $1,37 for the VCSA for consideration; and

WHEREAS, The Ramsey EDA met on January 11, 2024, and unanimously recommended approval of the extension of the MOU and VCSA renewal in the amount of $1,637.

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

1) That the City Council of the City of Ramsey authorizes City officials to execute the one-year extension of the MOU with Anoka County Economic Development.

2) That the City Council of the City of Ramsey authorizes continue with the Voluntary Cost Sharing Agreement, referenced in the Memorandum of Understanding for Anoka County Regional Economic Development activities.

3) That the City Council of the City of Ramsey authorizes $1,637 of the City's EDA Fund (9230-6246) to pay the Invoice for the City's share of the Voluntary Cost Sharing Agreement, in a referenced in the Memorandum of Understanding for Anoka County Regional Economic Development activities.

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 23rd day of January 2024.

_____
Mayor

ATTEST:

_____
City Clerk

AGREEMENT EXTENDING AND AMENDING
the
MEMORANDUM OF UNDERSTANDING FOR ANOKA COUNTY ECONOMIC DEVELOPMENT
By and Among
THE COUNTY OF ANOKA, CONNEXUS ENERGY, METRONORTH CHAMBER OF COMMERCE, AND PARTICIPATING MUNICIPALITIES OF ANOKA COUNTY

THIS AGREEMENT is by and between the County of Anoka County (the "County"), a political subdivision of the State of Minnesota, by and through its Housing and Redevelopment Authority ("HRA"), Connexus Energy, a Minnesota corporation in Ramsey, Minnesota, MetroNorth Chamber of Commerce, a Minnesota nonprofit organization, and those participating municipalities located within Anoka County, Minnesota, identified on Exhibit A.

Recitals:

1. In 2017, a research consultant produced a report and market analysis of business opportunities, targets, and strategies for economic development within Anoka County.

2. Following the 2017 study, the parties signed the "Memorandum of Understanding By and Among The County of Anoka, Connexus Energy, MetroNorth Chamber of Commerce, and Participating Municipalities of Anoka County" (the "2019 Memorandum of Understanding") for the purpose of forming an executive committee (the "Executive Committee") to develop and implement an economic action plan (the "Final Action Plan").

3. The original 5-year term of the 2019 Memorandum of Understanding will expire on January 10, 2024, or upon the determination by the Executive Committee that the Final Action Plan had been fully implemented.

4. The Executive Committee has not determined that a Final Action Plan has been implemented.

5. The parties are engaged in active strategic planning efforts with multiple studies and projects in progress.

6. The parties find that the economic development purposes served by the 2019 Memorandum of Understanding warrant extending the 2019 Memorandum of Understanding for an additional one-year period.

7. With the exception of the contract term, the parties have agreed to continue all other terms, conditions, and covenants of the 2019 Memorandum of Understanding.

Therefore, the parties agree as follows:

1. The above recitals are true and correct and are hereby incorporated in their entirety into this agreement.

2. The parties hereby renew and extend the 2019 Memorandum of Understanding for one additional year.

3. Paragraph B of the 2019 Memorandum of Understanding, entitled "Term," is hereby deleted in its entirety and is replaced with the following:

   B. Term. This Memorandum of Understanding is effective upon execution and will terminate upon the earlier of (1) January 10, 2025, (2) three-months' written notice by any entity who is part of this agreement, or (3) a determination by the Executive Committee that a Final Action Plan has been completed and implemented.

4. Except as expressly set forth herein, all other terms and conditions of the 2019 Memorandum of Understanding shall continue in full force and effect, and the 2019 Memorandum of Understanding is hereby ratified, reaffirmed, and confirmed by the parties as hereby amended.

5. This agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have signed this agreement on the dates written below.

ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY:

By: _____ Date: _____
MIKE GAMACHE,
Chair, Board of Trustees

ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY:

By: _____ Date: _____
KAREN SKEPPER,
Executive Director

CONNEXUS ENERGY:

By: _____ Date: _____
Name:
Title:

NORTHMETRO CHAMBER OF COMMERCE:

By: _____ Date: _____
Name:
Title:

CITY OF ANDOVER:

By: _____ Date: _____
Name:
Title:

CITY OF ANOKA:

By: _____ Date: _____
Name:
Title:

CITY OF BETHEL:

By: _____ Date: _____
Name:
Title:

CITY OF BLAINE:

By: _____ Date: _____
Name:
Title:

CITY OF ANOKA:

By: _____ Date: _____
Name:
Title:

CITY OF CENTERVILLE:

By: _____ Date: _____
Name:
Title:

CITY OF CIRCLE PINES:

By: _____ Date: _____
Name:
Title:

CITY OF COLUMBIA HEIGHTS:

By: _____ Date: _____
Name:
Title:

CITY OF COLUMBUS:

By: _____ Date: _____
Name:
Title:

CITY OF COON RAPIDS:

By: _____ Date: _____
Name:
Title

CITY OF EAST BETHEL:

By: _____ Date: _____
Name:
Title

CITY OF FRIDLEY:

By: _____ Date: _____
Name:
Title

CITY OF HAM LAKE:

By: _____ Date: _____
Name:
Title:

CITY OF HILLTOP:

By: _____ Date: _____
Name:
Title:

CITY OF LEXINGTON:

By: _____ Date: _____
Name:
Title:

CITY OF LINO LAKES:

By: _____ Date: _____
Name:
Title:

LINWOOD TOWNSHIP:

By: _____ Date: _____
Name:
Title:

CITY OF NOWTHEN:

By: _____ Date: _____
Name:
Title:

CITY OF OAK GROVE:

By: _____ Date: _____
Name:
Title:

CITY OF RAMSEY:

By: _____ Date: _____
Name:
Title:

CITY OF ST. FRANCIS:

By: _____ Date: _____
Name:
Title:

CITY OF SPRING LAKE PARK:

By: _____ Date: _____
Name:
Title:

Exhibit A:

CITY OF ANDOVER
CITY OF ANOKA
CITY OF BETHEL:
CITY OF BLAINE:
CITY OF ANOKA:
CITY OF CENTERVILLE:
CITY OF CIRCLE PINES:
CITY OF COLUMBIA HEIGHTS:
CITY OF COLUMBUS:
CITY OF COON RAPIDS:
CITY OF EAST BETHEL:
CITY OF HAM LAKE:
CITY OF HILLTOP:
CITY OF LEXINGTON:
CITY OF LINO LAKES:
LINWOOD TOWNSHIP:
CITY OF NOWTHEN:
CITY OF OAK GROVE:
CITY OF RAMSEY:
CITY OF ST. FRANCIS:
CITY OF SPRING LAKE PARK:

2024 ACRED - VCS Summary					
City	2022 Population**	Rate	2024 VCS	2023 VCS	Difference
Andover	32,822	0.057	1,871	$ 1,864	$ 7
Anoka	18,127	0.057	1,033	$ 1,028	$ 5
Bethel	479	0.057	27	$ 27	$ -
Blaine	71,891	0.057	4,098	$ 4,046	$ 52
Centerville	3,912	0.057	223	$ 223	$ -
Circle Pines	4,915	0.057	280	$ 284	$ (4)
Columbia Heights	21,592	0.057	1,231	$ 1,246	$ (15)
Columbus	4,172	0.057	238	$ 238	$ -
Coon Rapids	63,415	0.057	3,615	$ 3,655	$ (40)
East Bethel	11,961	0.057	682	$ 672	$ 10
Fridley	29,962	0.057	1,708	$ 1,684	$ 24
Ham Lake	16,524	0.057	942	$ 940	$ 2
Hilltop	967	0.057	55	$ 55	$ -
Lexington	2,738	0.057	156	$ 149	$ 7
Lino Lakes	21,658	0.057	1,235	$ 1,210	$ 25
Linwood Township	5,279	0.057	301	$ 304	$ (3)
Nowthen	4,517	0.057	257	$ 258	$ (1)
Oak Grove	9,102	0.057	519	$ 514	$ 5
Ramsey	28,712	0.057	1,637	$ 1,626	$ 11
Spring Lake Park	7,229	0.057	412	$ 418	$ (6)
St Francis	8,306	0.057	473	$ 473	$ -
VCS Totals	**368,280**	**0.057**	**$ 20,993**	**$ 20,914**	**$ 79**
Connexus			$ 2,000	$ 2,000	$ -
TOTALS			**$ 22,993**	**$ 22,914**	**$ 79**
	Percent Change from prior year			0.34%	

**Source:
https://metrocouncil.org/Data-and-Maps/Research-and-Data/Annual-Population-Estimates.aspx

ANOKA COUNTY
Regional Economic Development

To: Ramsey Economic Development Authority

From: Gregory Frahm-Gilles, Anoka County Director of Economic Development

Date: December 27, 2023

RE: Anoka County Regional Economic Development (ACRED) MOU Extension

---

The Anoka County Regional Economic Development (ACRED) Partnership is a collective of all 21 Anoka County municipalities to provide regional economic development services. This partnership was established in January 2019 through the execution of a Memorandum of Understanding (MOU) that all communities in Anoka County signed onto.

The key objective for ACRED is to provide regional economic development support to all 21 municipalities, helping each community bring their own unique economic development visions to fruition. The three core areas of emphasis include:

- **REGIONALISM:** Economic activity in one community extends into nearby communities. Economic challenges are often not limited to jurisdictional boundaries, too. Regionalism promotes collaboration amongst all municipalities on economic development opportunities to share ideas, best practices for programming and networks. Challenges impacting many municipalities can be worked on together. Share information on available programs and grants with municipal community development staff, chambers and businesses.

- **MARKETING:** Promote Anoka County as a region ripe for investment. Share Anoka County opportunities with real estate brokers, investors, developers and businesses looking at growth or relocation. For real estate professionals that are representing businesses in the market, share leads with municipalities in the targeted search area and collaborate to provide a comprehensive response to inquiries. If one targeted municipality cannot fulfill the site or building request, support the municipality by serving as a regional resource to try to keep that economic opportunity within Anoka County.

- **READINESS:** Create future opportunity by helping cities bring key development sites to market. Connect cities with available programs or contacts to assist in development, redevelopment or infill projects. Share best practices and data to position communities for future investment and help support resilient local economies.

Two major economic development planning efforts have been recently commenced and results are still pending. The first is a county-wide housing study, commissioned by the Anoka County Housing and Redevelopment Authority. The second is an updated Strategic Plan for ACRED – fully funded with non-

ANOKA COUNTY
Regional Economic Development

ACRED program funds. Results of these efforts will provide current information to help shape future objectives.

The original MOU established an initial term of five (5) years with an opportunity to renew for another five (5) year term. Given that results from the key planning documents are still pending, the ACRED Executive Committee felt that a 12-month extension on the existing MOU was justified to let those new planning initiatives be completed first. Once the results of those new efforts are released in 2024, a more robust conversation can then be had with the cities and county on ACRED objectives and organizational structure to ensure that ACRED is efficient and effective in addressing those updated objectives.

The MOU amendment document presented for consideration simply extends the same terms of the original MOU out another 12-months. The new MOU expiration date will be January 10, 2025.

While staffing expenses are covered by Anoka County, the operating budget for ACRED is split between all municipalities on a per capita basis at a rate of $0.057 per resident. If approved, the City of Ramsey's 2024 contribution to ACRED will be $1637, based on a certified 2022 population estimate of 28,712 residents.

ACTION REQUESTED:

- Consideration and approval of the 12-month extension to the existing ACRED Memorandum of Understanding, revising the MOU expiration date to January 10th, 2025.

ANOKA COUNTY
Regional Economic Development

2024 PRIORITIES

Below is a **limited** sampling of ACRED priorities for 2024. This is **not** intended to be a comprehensive list, as further discussion amongst the ACRED Executive Committee is scheduled for January 2024. Not included are day-to-day technical assistance efforts provided to municipalities, businesses, and real estate industry professionals.

Furthermore, ACRED recently commenced an effort to update its strategic plan. Results are expected at the end of Q2 2024. Once the study results are received, additional discussion will be had between ACRED and the municipalities to formalize efforts moving forward.

HOSTED EVENTS:

- Anoka County Business Summit – May-June 2024
    - Collaboration with Anoka County Job Training Center to create signature event.
- 3M Open – July 2024
- Anoka County Real Estate Summit – November-December 2024
- ACRED Partner Meetings – increased participation and curated content

MAJOR PRIORITIES OR INITIATIVES:

- Continue with Minnesota Real Estate Journal sponsorship, speaker panel opportunities and exhibitor to promote Anoka County.
- Continue as exhibitor at MNCAR Expo to promote Anoka County opportunities.
- Continue MNCAR listing opportunity for municipalities to increase awareness of development opportunities.
- Update ACRED website with 2024 data to be most relevant for site selectors. www.AnokaCountySuccess.org.
- Continue increasing the ACRED brand throughout the region through presentations to business groups and community organizations.
- Continue disbursement of funds for the Anoka County Predevelopment Grant program until funds are exhausted or reallocated.
- Support finalization of the Anoka County Housing Study, support presentations to municipalities on the results, and promote suitable site opportunities to developers.
- Support efforts towards the new ACRED strategic plan, evaluate results, share with the municipalities and assess its impact on a future ACRED MOU agreement.
- Review, research, and present recommendations for amendments to the Anoka County Business Subsidy policy.

ACRED Annual Budget			
Fixed Cost	**2024 Budget**		**Change from 2023 Budget**
MNCAR Properties Listing	$	6,000.00	
MNCAR Exchange Access	$	2,320.00	
MNCAR Member subscription	$	325.00	
Website Hosting	$	1,320.00	
MMP	$	700.00	
Constant Contact	$	840.00	
MREJ Contract	$	4,500.00	
Marketing			
Marketing	$	3,500.00	Same from 2023
MNCAR Booth	$	1,150.00	Unknown for 2024
Events			
UpRiver Real Estate	$	750.00	Removed MN Tech Corridor event. Distributed to other events
Business Summit	$	750.00	
Total Budget Expenses	**$**		**22,155.00**
REVENUE			
VCS Revenue	**$**		**20,993.00**
Connexus Sponsorship	**$**		**2,000.00**
2023 Budget Carryover			

Program Hold/(deficit) $ 838.00

ANOKA COUNTY
Regional Economic Development

2023 YEAR IN REVIEW

HOSTED EVENTS:

- Anoka County Business Summit – June 2023
    - 100 business and community leaders attended. Guests learned about county-level business support programs, business collaboration efforts in Anoka County, and tools to increase digital presence and sales.
- 3M Open – July 2023
    - Hospitality tent at tournament. Hosted 140 real estate brokers, investors, developers and major industry leaders to promote Anoka County opportunities.
- Anoka County Real Estate Summit – December 2023
    - 125 real estate brokers, investors, developers and supporting industry leaders. Presentations on Anoka County opportunities, State of the Market, systemic challenges and opportunities for businesses, resurgence of retail, and innovation in housing developments.
- Three "ACRED Partner Meetings" – held every four months. These meetings are gatherings by economic and community development professionals of Anoka County municipalities, regional economic development partners like GreaterMSP and MN DEED, and industry partners Connexus Energy and MetroNorth Chamber.

BUSINESS SUPPORT, ATTRACTION AND PRESENTATIONS:

- Event sponsor and exhibitor at four Minnesota Real Estate Journal events. Additionally, speaker panelist at two of those events.
- Exhibitor at MNCAR Expo to promote Anoka County opportunities. 750+ real estate focused industry leaders in attendance.
- List city-owned and FSBO development properties on MNCAR, including multiple properties owned by the City of Ramsey. Direct interested parties to contact city economic development staff, and forward inquiries to city staff that come through the MNCAR system.
- Showcase available Anoka County sites and buildings through our website www.AnokaCountySuccess.org.
- 50+ targeted "broker blasts" distributed to local economic development staff. These are wide-spread inquiries from real estate professionals representing businesses that are looking to add locations or relocate, with Anoka County within their search parameters. Support local staff in responses as requested.
- Additional 37 direct business inquiries, including code-name projects from GreaterMSP and MN DEED. Two code-name project "wins".
- Dozens of presentations to local business groups, including chambers of commerce, city business appreciation events, municipal bodies, and service-based organizations (e.g. Rotary Club, etc.).

PREDEVELOPMENT GRANT PROGRAM:

- Created and administered the "Anoka County Predevelopment Grant Program", which provided grants to support predevelopment work on key sites that have economic importance to a community. Project examples include soil investigation or work, environmental studies, ALTA survey, redevelopment planning or industry-specific needs studies.
    - 13 grants were awarded, covering eight cities. A total of $158,000 was awarded.
    - The City of Ramsey was awarded three grants of $15,000 each (total of $45,000) to support soil stabilization work on three development parcels in the COR.

REGIONALISM:

- Broadband expansion. Provided support to both private-led and public-led expansion efforts to bring broadband access to underserved areas.
- Anoka County Housing Study participation. County-wide study commissioned by AC HRA, including key metrics to help support economic development decision-making.
- Consulted on various regional transportation improvement projects, including infrastructure expansion and TOD opportunities.
- Supported city-led "needs studies" for targeted industries or redevelopment opportunities.
- Assisted municipalities with navigating Anoka County departments with complex development projects.
- Hosted informational webinar on the Foreign Trade Zone program, in collaboration with all seven metro county economic development teams and MN DEED.
- Promotion of the regionally-significant "Minnesota Technology Corridor", a collaboration between Connexus Energy and multiple communities in Anoka County and Washington County along the I-35 corridor.

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ACHRA Contract # C0009107
Addendum # 19

VOLUNTARY COST SHARING AGREEMENT FOR ANOKA COUNTY ECONOMIC DEVELOPMENT (CALENDAR YEAR 2022)

THIS AGREEMENT is made between the County of Anoka, a political subdivision of the State of Minnesota ("County"), and the undersigned participating municipality ("City"), a municipal corporation organized under the laws of the State of Minnesota.

WITNESSETH

WHEREAS, the County and the City, along with other community partners, entered into a Memorandum of Agreement ("MOU") on January 1, 2019, to set goals, create an action plan, and implement shared objectives in promoting economic development within Anoka County;

WHEREAS, the MOU addresses the need for cost sharing between the County and municipalities of Anoka County to support continued services for website services, social media support, marketing assistance, and future services related to the county-wide economic development initiative;

WHEREAS, an annual budget for the above activities was developed, including a formula for each participating municipality to provide proportional cost sharing based upon its population;

NOW, THEREFORE, the parties understand and mutually agree as follows:

1. The budget for services related to website services, social media, marketing, and other supportive activities required for economic development, is currently set at $20,750.00 for calendar year 2022.

2. For 2022, the City agrees to contribute the sum of $0.057 per individual resident within its city limits, as a voluntary contribution to the economic development costs described above. For purposes of this calculation, population size of a City is based upon the Metropolitan Council's most recent population estimate.

3. The City shall provide such payment annually, by the end of the first quarter in each calendar year, beginning in 2022.

4. Each calendar year, the County will provide an annual budget and proposed formula for the City's use in calculating its contributions under this Agreement.

5. The City may opt out or cancel this Agreement by providing 30 days' written notice to the County Administrator: Rhonda Sivarajah, 2100 Third Avenue, Ste. 700, Anoka, MN 55303.

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6. This agreement shall terminate concurrently with the MOU, unless a City chooses to opt out or cancel this agreement prior to its expiration, as provided above.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY:

By: DocuSigned by: Scott Schulte 281D3682572D466...
Scott Schulte, Chair
ACHRA Board of Trustees

Dated: 5/27/2022

By: DocuSigned by: Karen Skepper 20CA2A53668E4E3...
Karen Skepper, Executive Director
ACHRA

Dated: 5/30/2022

APPROVED AS TO FORM

By: DocuSigned by: Christine V. Carney 46EA3B1361A24A7...
Christine Carney
Assistant County Attorney

CITY OF RAMSEY:

By:
Brian Hagen, Interim City Administrator

Dated: 05-26-22

By:
Chris Riley, Acting Mayor

Dated: 5-26-22

By:

MEMORANDUM OF UNDERSTANDING
FOR ANOKA COUNTY ECONOMIC DEVELOPMENT
By and Among
THE COUNTY OF ANOKA, CONNEXUS ENERGY, METRONORTH CHAMBER OF COMMERCE, AND PARTICIPATING MUNICIPALITIES OF ANOKA COUNTY

This Memorandum of Understanding ("MOU") is by, between, and among the County of Anoka, a political subdivision of the state of Minnesota, through its Housing and Redevelopment Authority (HRA), (hereinafter "the County"); Connexus Energy, a Minnesota corporation in Ramsey, Minnesota; MetroNorth Chamber of Commerce, a Minnesota nonprofit organization; and participating Municipalities located within Anoka County, Minnesota (See Exhibit A). For purposes of this MOU, the aforementioned are referred to collectively as the "Hosting Agencies" for the Anoka County economic development initiative.

WHEREAS, a research study was completed by a Consultant, Ady Advantage, in December 2017 ("the Study") for a market research analysis and evaluation of business opportunities, targets, and strategies for economic development within Anoka County; and

WHEREAS, as a result of the Study, the Hosting Agencies plan to gather with other local cities and community partners to develop a vision, create an action plan, and set realistic goals to implement shared objectives for economic development and business recruitment within Anoka County; and

WHEREAS, the Hosting Agencies wish to enter into this MOU to establish organizational structures and to develop specific goals and objectives for the collaboration;

NOW, THEREFORE, it is agreed as follows:

A. Purpose. The purpose of this MOU is to set a framework for the Hosting Agencies and other participating entities, to further the goals of the economic development collaboration by: (a) outlining general objectives, (b) defining mutual responsibilities, and (c) setting goals, timelines, communication, and other details necessary to achieve the desired outcomes.

B. Term. This Memorandum of Understanding is effective upon execution. It will terminate upon the earlier of five (5) years from the date of this MOU; or, at any time with three (3) months' written notice of any entity who is a part of this agreement; or, automatically upon completion and implementation of a Final Action Plan, as determined by the Executive Committee. If it is the desire of the Hosting Agencies to continue this collaboration in excess of 5 years, a new MOU will be created at that time.

C. Executive Committee. For purposes of this MOU, the Hosting Agencies will also serve as the Executive Committee for the Anoka County economic development initiative. A Chairperson may be selected by the members of the Executive Committee to set and conduct meetings and be the primary point of contact between the Executive Committee and any subcommittees.

The names and contact information for the initial Executive Committee members are listed in the attached **Exhibit B** to this Agreement.

1. Executive Committee Members' Terms, Election, and Appointment:
    - The members of the Executive Committee shall serve for initial terms of eighteen (18) and twenty four (24) months, as designated on Exhibit B. Certain Executive Committee members' terms may be renewed, as appropriate, to fulfill the objectives set forth in this MOU.
    - No more than two County representatives may be designated as "voting members" on the Executive Committee. Other County representatives serving on the Executive Committee, in excess of two voting members, shall participate as non-voting members.
    - The four City members of the Executive Committee shall have staggered, rotating terms to enable other participating municipalities to serve on the Executive Committee, as desired. City members may serve a maximum of two (2) consecutive terms.
    - As City members' terms expire, the Executive Committee shall survey interest among all participating cities and elect new City members to the Executive Committee to fill expired or vacant terms. The Committee's selection of new City members shall take into consideration such factors as the size of each municipality, and location, to ensure that the Executive Committee constitutes a diverse geographic representation of Anoka County.
    - Election of Executive Committee members shall be accomplished by majority vote, to take place at a regular meetings of the Committee, or by electronic means (email) if a vacancy arises. .

2. Executive Committee Meetings:
    - The Executive Committee members will hold regular meetings approximately every other month, with the first meeting to be scheduled in the fall of 2018.
    - At least two times per year, the Executive Committee will schedule broad based meetings and invite a larger group of City officials and staff, community partners, and other stakeholders, to provide updates and information regarding the current priorities of the economic development collaboration.
    - The Executive Committee may also communicate electronically (via email) to review opportunities and give direction to subcommittees as needed.

3. Executive Committee Goals and Objectives:
    - Define a Vision: The Executive Committee is responsible for gathering information from its subcommittees to form a vision for the business climate and opportunities within Anoka County. The Executive Committee will then communicate that vision with all Cities, community partners and identified stakeholders in the County.

- Develop a Strategic Plan. The Executive Committee will engage in strategic planning, to develop goals, interim activities, and a Final Action Plan, within applicable time frames as set by the Executive Committee.
- Communication. The Executive Committee will ensure that reliable communication occurs with all subcommittees, and that cities and community partners are kept informed of the progress and results of the collaboration.
- Review and Contracting. The Executive Committee will continually review its progress and may enter into contracts with outside partners or private companies, as required to effectively research and/or implement work developed over the course of this project.

D. Subcommittees. The purpose of subcommittees is to ensure diversification of ideas and representation across Anoka County in taking on specific tasks related to economic development.
   - The Executive Committee may, at any time during one of its regular meetings, seek to establish, modify, or eliminate one or more subcommittees, which may be comprised of County and City officials/staff, community partners, or other public or private individuals or entities assisting in the economic development collaboration.
   - Subcommittees may also include additional advisory members with expertise relevant to the work of the subcommittee.
   - As of the date of this MOU, three Subcommittees have been formed: (1) Alignment/Regionalism; (2) Readiness; (3) Marketing and Differentiation.
   - Subcommittees should attempt to meet on a monthly basis if possible.

E. Reporting. The following persons/entities should provide written or oral monthly reports to the Executive Committee:

   a. Subcommittee Reports. All subcommittees shall promptly deliver reports to the Executive Committee on matters which the subcommittee has addressed.
   b. Economic Development Specialist. Anoka County will direct its Economic Development Specialist ("ED Specialist") to assist the Executive Committee and other entities in this collaboration. The ED Specialist will report directly to the County Administrator regarding day-to-day operations and activities. At the request of the Executive Committee, the ED Specialist will provide reports to the Executive Committee as to research outcomes and progress. The ED Specialist may also be asked to present findings at the broader, semi-annual meetings attended by cities, community partners, and other stakeholders.

F. Financial Contributions.
   a. Economic Development Specialist. The County is subsidizing and monitoring the activities of the Economic Development Specialist, described herein, to provide direct project assistance and research in connection with this collaboration.
   b. Budget and Cost Sharing. If the Executive Committee seeks continued services for website and social media support, marketing assistance, or other outside services,

the cost allocation among cities and financial responsibilities will require execution of separate agreements. On or around August of each calendar year, a proposed budget for the following year will be voted on by the Executive Committee at a regular meeting, and distributed to the members. An agreement for voluntary cost sharing among participating municipalities will also be distributed, with the first agreement effective for year 2019. Negotiation, execution, and administration of any such cost sharing agreement must comply with applicable statutes and regulations. Nothing in this MOU shall obligate the agencies or partners to obligate or transfer any funds absent a separate agreement authorizing such contributions.

G. Modification: Material alternations, modifications, or variations of the terms of this MOU must be reduced to writing as an amendment and signed by the parties. Election or appointment of members to the Executive Committee, the formation of subcommittees, and updates to Exhibits A and B to this MOU do not require formal amendment of this MOU.

H. Authorized Representatives. By signing this MOU, the undersigned certifies that he/she is authorized to act and carry out the terms of this MOU.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding on the dates indicated below.

County of Anoka:

Rhonda Sivarajah, Chair
Anoka County Board of Commissioners

Date: 1-8-19

Attest:

Jerry Soma, County Administrator

Date: 1-8-19

Connexus Energy:

Bruce Sayler, Principal

Date: 1-8-19

NorthMetro Chamber of Commerce:

Lori Higgins, President

Date: 1-8-19

City of Andover:

By: _____ Date: _____
Its: _____

City of Anoka:

By: _____ Date: _____
Its: _____

City of Bethel:

Date: _____
By: _____
Its: _____

City of Blaine:

By: _____ Date: _____
Its: _____

City of Centerville:

By: _____ Date: _____
Its: _____

City of Circle Pines:

Date: _____
By: _____
Its: _____

City of Columbia Heights:

By: _____ Date: _____
Its: _____

City of Columbus:

By: _____ Date: _____
Its: _____

City of Coon Rapids:

By: _____ Date: _____
Its: _____

City of East Bethel:

By: _____
Its: _____ Date: _____

City of Fridley:

By: _____ Date: _____
Its: _____

City of Ham Lake:

By: _____ Date: _____
Its: _____

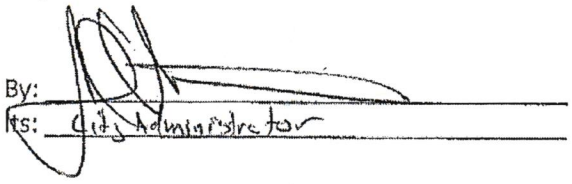
City of Hilltop:

By: _____ Date: _____
Its: _____

City of Lexington:

By: _____ Date: _____
Its: _____

City of Andover:

By: 

Its: City Administrator

Date: 10-16-18

City of Anoka:

By: _____

Its: _____

Date: _____

City of Bethel:

By: _____

Its: _____

Date: _____

City of Blaine:

By: _____

Its: _____

Date: _____

City of Centerville:

By: _____

Its: _____

Date: _____

City of Circle Pines:

By: _____

Its: _____

Date: _____

City of Columbia Heights:

By: _____

Its: _____

Date: _____

City of Andover:

By: _____ Date: _____
Its: _____

City of Anoka:

By:  Date: 10-15-2018
Its: Mayor

City of Bethel:

Date: _____

By: _____
Its: _____

City of Blaine:

By: _____ Date: _____
Its: _____

City of Centerville:

By: _____ Date: _____
Its: _____

City of Circle Pines:

Date: _____

By: _____
Its: _____

City of Columbia Heights:

By: _____ Date: _____
Its: _____

City of Andover:

By: _____ Date: _____
Its: _____

City of Anoka:

By: _____ Date: _____
Its: _____

City of Bethel:

By: Ginger Berg Date: 1-3-2019
Its: Clerk-Treasurer

City of Blaine:

By: _____ Date: _____
Its: _____

City of Centerville:

By: _____ Date: _____
Its: _____

City of Circle Pines:

Date: _____
By: _____
Its: _____

City of Columbia Heights:

By: _____ Date: _____
Its: _____

City of Blaine:

By: Jan Ryan
Its: Mayor

Date: 9-6-2018

City of Centerville:

By: _____
Its: _____

Date: _____

City of Circle Pines:

By: _____
Its: _____

Date: _____

City of Columbia Heights:

By: _____
Its: _____

Date: _____

City of Columbus:

By: _____
Its: _____

Date: _____

City of Coon Rapids:

By: _____
Its: _____

Date: _____

City of East Bethel:

By: _____
Its: _____

Date: _____

City of Blaine:

By: _____ Date:
Its: _____ _____

City of Centerville:

By: _____ Date: 1/10/19
Its: ADMINISTRATOR _____

City of Circle Pines:

Date:
By: _____ _____
Its: _____

City of Columbia Heights:

By: _____ Date:
Its: _____ _____

City of Columbus:

By: _____ Date:
Its: _____ _____

City of Coon Rapids:

By: _____ Date:
Its: _____ _____

City of East Bethel:

By: _____ Date:
Its: _____ _____

City of Andover:

By: _____ Date: _____
Its: _____

City of Anoka:

By: _____ Date: _____
Its: _____

City of Bethel:

Date: _____

By: _____
Its: _____

City of Blaine:

By: _____ Date: _____
Its: _____

City of Centerville:

By: _____ Date: _____
Its: _____

City of Circle Pines:

By: Dave Bartholomay Date: 12-26-2018
Its: Mayor

City of Columbia Heights:

By: _____ Date: _____
Its: _____

City of Andover:

By: _____ Date: _____
Its: _____

City of Anoka:

By: _____ Date: _____
Its: _____

City of Bethel:

Date: _____

By: _____
Its: _____

City of Blaine:

By: _____ Date: _____
Its: _____

City of Centerville:

By: _____ Date: _____
Its: _____

City of Circle Pines:

Date: _____

By: _____
Its: _____

City of Columbia Heights:

By: Walter A Fehst Date: 10/4/18
Its: City Manager

City of Columbus:

By: _____ Date: 12/27/2018
Its: Mayor

City of Coon Rapids:

By: _____ Date: _____
Its: _____

City of East Bethel:

By: _____
Its: _____ Date: _____

City of Fridley:

By: _____ Date: _____
Its: _____

City of Ham Lake:

By: _____ Date: _____
Its: _____

City of Hilltop:

By: _____ Date: _____
Its: _____

City of Lexington:

By: _____ Date: _____
Its: _____

City of Columbus:

By: _____ Date: _____
Its: _____

City of Coon Rapids:

By: Jerry Koch Date: 10-16-2018
Its: Mayor

City of East Bethel:

By: _____
Its: _____ Date: _____

City of Fridley:

By: _____ Date: _____
Its: _____

City of Ham Lake:

By: _____ Date: _____
Its: _____

City of Hilltop:

By: _____ Date: _____
Its: _____

City of Lexington:

By: _____ Date: _____
Its: _____

City of Columbus:

By: _____ Date: _____
Its: _____

City of Coon Rapids:

By: _____ Date: _____
Its: _____

City of East Bethel:

By: Jack Davis
Its: CITY ADMINISTRATOR Date: 1-3-19

City of Fridley:

By: _____ Date: _____
Its: _____

City of Ham Lake:

By: _____ Date: _____
Its: _____

City of Hilltop:

By: _____ Date: _____
Its: _____

City of Lexington:

By: _____ Date: _____
Its: _____

City of Fridley:

By: _____ Date: 12/19/18
Its: City Manager

City of Ham Lake:

By: _____ Date: _____
Its: _____

City of Hilltop:

By: _____ Date: _____
Its: _____

City of Lexington:

By: _____ Date: _____
Its: _____

City of Lino Lakes:

By: _____ Date: _____
Its: _____

Linwood Township:

By: _____ Date: _____
Its: _____

City of Nowthen:

By: _____ Date: _____
Its: _____

City of Columbus:

By: _____ Date: _____
Its: _____

City of Coon Rapids:

By: _____ Date: _____
Its: _____

City of East Bethel:

By: _____
Its: _____ Date: _____

City of Fridley:

By: _____ Date: _____
Its: _____

City of Ham Lake:

By: Tom Johnson Date: 12/17/18
Its: Acting Mayor

City of Hilltop:

By: _____ Date: _____
Its: _____

City of Lexington:

By: _____ Date: _____
Its: _____

City of Columbus:

By: _____ Date: _____
Its: _____

City of Coon Rapids:

By: _____ Date: _____
Its: _____

City of East Bethel:

By: _____
Its: _____ Date: _____

City of Fridley:

By: _____ Date: _____
Its: _____

City of Ham Lake:

By: _____ Date: _____
Its: _____

City of Hilltop:

By: [signature] Date: _____
Its: Mayor

City of Lexington:

By: _____ Date: _____
Its: _____

City of Columbus:

By: _____ Date: _____
Its: _____

City of Coon Rapids:

By: _____ Date: _____
Its: _____

City of East Bethel:

By: _____
Its: _____ Date: _____

City of Fridley:

By: _____ Date: _____
Its: _____

City of Ham Lake:

By: _____ Date: _____
Its: _____

City of Hilltop:

By: _____ Date: _____
Its: _____

City of Lexington:

By: John Houghton Date: 12/6/18
Its: Vice Mayor

City of Lino Lakes:

By: _____ Date: Oct 22, 2018
Its: Mayor

Linwood Township:

By: _____ Date: _____
Its: _____

City of Nowthen:

By: _____ Date: _____
Its: _____

City of Oak Grove:

By: _____ Date: _____
Its: _____

City of Ramsey:

By: _____ Date: _____
Its: _____

City of St. Francis:

By: _____ Date: _____
Its: _____

City of Spring Lake Park:

By: _____ Date: _____
Its: _____

City of Lino Lakes:

By: _____ Date: _____
Its: _____

Linwood Township:

By: [signature] Date: 9/25/18
Its: Town Board Chairman

City of Nowthen:

By: _____ Date: _____
Its: _____

City of Oak Grove:

By: _____ Date: _____
Its: _____

City of Ramsey:

By: _____ Date: _____
Its: _____

City of St. Francis:

By: _____ Date: _____
Its: _____

City of Spring Lake Park:

By: _____ Date: _____
Its: _____

City of Lino Lakes:

By: _____ Date: _____
Its: _____

Linwood Township:

By: _____ Date: _____
Its: _____

City of Nowthen:

By: Jeffrey M. Tolan Date: December 17, 2018
Its: MAYOR

City of Oak Grove:

By: _____ Date: _____
Its: _____

City of Ramsey:

By: _____ Date: _____
Its: _____

City of St. Francis:

By: _____ Date: _____
Its: _____

City of Spring Lake Park:

By: _____ Date: _____
Its: _____

City of Lino Lakes:

By: _____ Date: _____
Its: _____

Linwood Township:

By: _____ Date: _____
Its: _____

City of Nowthen:

By: _____ Date: _____
Its: _____

City of Oak Grove:

By: [signature] Date: 10/08/18
Its: Mayor

City of Ramsey:

By: _____ Date: _____
Its: _____

City of St. Francis:

By: _____ Date: _____
Its: _____

City of Spring Lake Park:

By: _____ Date: _____
Its: _____

City of Lino Lakes:

By: _____ Date: _____
Its: _____

Linwood Township:

By: _____ Date: _____
Its: _____

City of Nowthen:

By: _____ Date: _____
Its: _____

City of Oak Grove:

By: _____ Date: _____
Its: _____

City of Ramsey:

By: _____ Date: October 24, 2018
Its: City Administrator

City of St. Francis:

By: _____ Date: _____
Its: _____

City of Spring Lake Park:

By: _____ Date: _____
Its: _____

City of Lino Lakes:

By: _____ Date: _____
Its: _____

Linwood Township:

By: _____ Date: _____
Its: _____

City of Nowthen:

By: _____ Date: _____
Its: _____

City of Oak Grove:

By: _____ Date: _____
Its: _____

City of Ramsey:

By: _____ Date: _____
Its: _____

City of St. Francis:

By: _____ Date: Nov 22, 2018
Its: MAYOR

City of Spring Lake Park:

By: _____ Date: _____
Its: _____

City of Lino Lakes:

By: _____ Date: _____
Its: _____

Linwood Township:

By: _____ Date: _____
Its: _____

City of Nowthen:

By: _____ Date: _____
Its: _____

City of Oak Grove:

By: _____ Date: _____
Its: _____

City of Ramsey:

By: _____ Date: _____
Its: _____

City of St. Francis:

By: _____ Date: _____
Its: _____

City of Spring Lake Park:

By: [signature] Date: 10/3/18
Its: Administrator, Clerk/Treasurer

EXHIBIT A
"HOSTING AGENCIES"
FOR ANOKA COUNTY ECONOMIC DEVELOPMENT

County of Anoka	Jerry Soma County Administrator 2100 Third Ave., Ste 700 Anoka, MN 55303	763-324-4715	Jerry.Soma@co.anoka.mn.us
County of Anoka	Rhonda Sivarajah Chair, Anoka County Board of Commissioners 2100 Third Ave., Ste 700 Anoka, MN 55303	763-324-4706	Rhonda.Sivarajah@co.anoka.mn.us
County of Anoka	Scott Schulte County Commissioner 2100 Third Ave., Ste 700 Anoka, MN 55303	763-324-4712	Scott.Schulte@co.anoka.mn.us
County of Anoka	Karen Skepper Director of Community and Government Relations 2100 Third Ave., Ste 700 Anoka, MN 55303	763-227-5807	Karen.Skepper@co.anoka.mn.us
County of Anoka	Jacquel Hajder Economic Development Specialist 2100 Third Ave., Ste 700 Anoka, MN 55303	763-324-4609	Jacquel.Hajder@co.anoka.mn.us
Connexus Energy	Bruce Sayler Principal/ Community Development Connexus Energy 14601 Ramsey Blvd. NW Ramsey, MN 55303	763-323-2600	Bruce.sayler@connexusenergy.com
Metro North Chamber of Commerce	Lori Higgins 21st Century Bank Building 9380 Central Ave. NE, Ste 320 Blaine, MN 55434	763-783-3553	lori@metronorthchamber.org
CITIES/TOWNSHIPS			
Andover	Joe Janish Community Development Director City of Andover 1685 Crosstown Blvd. NW Andover, MN 55304	763-767-5140	j.janish@andovermn.gov
Anoka	Doug Borglund Community Development Director City of Anoka 2015 First Avenue North Anoka, MN 55303	763-576-2723	dborglunch@ci.anoka.mn.us

Bethel	Ginger Berg City Administrator City of Bethel 23820 Dewey St. Bethel, MN 55005	763-434-4366	info@bethelmn.govoffice2.com
Blaine	Erik Thorvig Economic Development Coordinator City of Blaine 10801 Town Square Drive NE Blaine, MN 55449	763-785-6147	ethorvig@ci.blaine.mn.us
Centerville	Mark Statz City Administrator City of Centerville 1880 Main Street Centerville, MN 55038	651-429-3232 Ext. 10	mstatz@centervillemn.com
Circle Pines	Patrick Antonen City Administrator City of Circle Pines 200 Civic Heights Circle Circle Pines, MN 55014	763-231-2605	pantonen@ci.circle-pines.mn.us
Columbia Heights	Keith Dahl Community Development Manager City of Columbia Heights 590 40th Avenue NE Columbia Heights, MN 55421	763-706-3675	kdahl@columbiaheightsmn.gov
Columbus	Elizabeth Mursko City Administrator City of Columbus 16319 Kettle River Blvd. Columbus, MN 55025	651-419-9003	cityadministrator@ci.columbus.mn.us
Coon Rapids	Matt Brown Economic Development Coordinator City of Coon Rapids 11155 Robinson Drive Coon Rapids, MN 55433	763-767-6451	mbrown@coonrapidsmn.gov
East Bethel	Colleen Winter Community Development Director City of East Bethel 2241 221st Ave. NE East Bethel, MN 55011	763-367-7855	colleen.winter@ci.east-bethel.mn.us
Fridley	Scott Hickok Community Development Director City of Fridley 6431 University Avenue NE Fridley, MN 55432	763-572-3590	Scott.hickok@fridleymn.gov
Ham Lake	Denise Webster City Clerk	763-235-1680	dwebster@ci.ham-lake.mn.us

	City of Ham Lake 15544 Central Avenue NE Ham Lake, MN 55304		
Hilltop	Ruth Nelson City Clerk City of Hilltop 4555 Jackson St. NE Hilltop, MN 55421	763-571-2023	rnelson@hilltop.govoffice.com
Lexington	Bill Petracek City Administrator City of Lexington 9180 Lexington Avenue Lexington, MN 55014	763-784-2792	bill.petracek@cityoflexingtonmn.org
Lino Lakes	Michael Grochala Community Development Director City of Lino Lakes 600 Town Center Parkway Lino Lakes, MN 55014	651-982-2427	michael.grochala@ci.lino-lakes.mn.us
Linwood Township	Pam Olson Town Clerk Linwood Township 22817 Typo Creek Drive NE Stacy, MN 55079	651-462-2812	pam.olson@linwoodtownship.org
Nowthen	_____ City of Nowthen 8188 199th Avenue NW Nowthen, MN 55330	763-441-1347	_____
Oak Grove	Loren Wickham City Administrator City of Oak Grove 19900 Nightingale St. NW Oak Grove, MN 55011-9204	763-404-7075	lwickham@ci.oak-grove.mn.us
Ramsey	Tim Gladhill Community Development Director City of Ramsey 7550 Sunwood Drive NW Ramsey, MN 55303	763-433-9826	tgladhill@cityoframsey.com
St. Francis	Kate Thunstrom Community Development Director City of St. Francis 23340 Cree Street NW St. Francis, MN 55070	763-267-6191	kthunstrom@stfrancismn.org
Spring Lake Park	Dan Buchholtz City Administrator City of Spring Lake Park 1301 81st Avenue NE Spring Lake Park, MN 55432	763-784-6491	dbuchholtz@slpmn.org

EXHIBIT B
EXECUTIVE COMMITTEE MEMBERS

ENTITY	MEMBER/REPRESENTATIVE	INITIAL TERM	CONTACTS
County of Anoka	Jerry Soma County Administrator	*Non-voting member	Jerry.Soma@co.anoka.mn.us T: 763-324-4715
County of Anoka	Jacquel Hajder Economic Development Specialist	*Non-voting member	Jacquel.Hajder@co.anoka.mn.us T: 763-324-4609
County of Anoka	Scott Schulte Anoka County Commissioner	18 months Or Non-voting member	Scott.Schulte@co.anoka.mn.us T: 763-324-4712
County of Anoka	Rhonda Sivarajah Chair, Anoka County Board of Commissioners	18 months Or Non-voting member	Rhonda.Sivarajah@co.anoka.mn.us T: 763-324-4706
County of Anoka	Karen Skepper Director of Community and Government Relations	24 months	Karen.Skepper@co.anoka.mn.us T: 763-227-5807
Connexus Energy	Bruce Sayler Principal/ Community Development Connexus Energy	24 months	Bruce.sayler@connexusenergy.com T: 763-323-2600
Metro North Chamber of Commerce	Lori Higgins President	24 months	lori@metronorthchamber.org T: 763-783-3553
CITY MEMBERS			
Columbia Heights	Keith Dahl Community Development Manager City of Columbia Heights	18 months	kdahl@columbiaheightsmn.gov T: 763-706-3675
Coon Rapids	Matt Brown Economic Development Coordinator City of Coon Rapids	24 months	mbrown@coonrapidsmn.gov T: 763-767-6451
East Bethel	Colleen Winter Community Development Director City of East Bethel	18 months	colleen.winter@ci.east-bethel.mn.us T: 763-367-7855
Lino Lakes	Michael Grochala Community Development Director City of Lino Lakes	24 months	michael.grochala@ci.lino-lakes.mn.us T: 651-982-2427

September 4, 2018

VOLUNTARY COST SHARING AGREEMENT FOR ANOKA COUNTY ECONOMIC DEVELOPMENT

THIS AGREEMENT is made between the County of Anoka, a political subdivision of the State of Minnesota ("County"), and the undersigned participating municipality ("City"), a municipal corporation organized under the laws of the State of Minnesota.

WITNESSETH

WHEREAS, the County and the City, along with other community partners, entered into a Memorandum of Agreement ("MOU") on October 24, 2018, to set goals, create an action plan, and implement shared objectives in promoting economic development within Anoka County;

WHEREAS, the MOU addresses the need for cost sharing between the County and municipalities of Anoka County to support continued services for website services, social media support, marketing assistance, and future services related to the county-wide economic development initiative;

WHEREAS, an annual budget for the above activities was developed, including a formula for participating municipalities to provide proportional cost sharing based upon its population;

NOW, THEREFORE, the parties understand and mutually agree as follows:

1. The budget for services related to website services, social media, marketing, and other supportive activities required for economic development, is currently set at $20,000.00 for calendar year 2019.

2. For 2019, the City agrees to contribute the sum of $0.057 per individual resident within its city limits, as a voluntary contribution to the economic development costs described above.

3. The City shall provide such payment annually, by the end of the first quarter in each calendar year, beginning in 2019.

4. Each calendar year, the County will provide an annual budget and proposed formula for the City's use in calculating its contributions under this Agreement.

5. The City may opt out or cancel this Agreement by providing 30 days' written notice to the County Administrator: Jerry Soma, 2100 Third Avenue, Ste. 700, Anoka, MN 55303.

6. This agreement shall terminate concurrently with the MOU, unless a City chooses to opt out or cancel this agreement prior to its expiration, as provided above.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY:

By: _____
Scott Schulte, Board Chair
ACHRA

Dated: 2-4-19

By: _____
Karen Skepper, Executive Director
ACHRA

Dated: 1-8-19

APPROVED AS TO FORM

By: _____
Christine Carney
Assistant County Attorney

CITY OF RAMSEY:

By: _____
John LeTourneau, Acting Mayor

Dated: October 24, 2018

By: _____
Kurtis G. Ulrich, City Administrator

Dated: October 24, 2018

By: _____

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, January 11, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Rachal Johnson
Member Brittany Lindahl
Member William MacLennan
Member Chris Riley (via Zoom)
Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Lindahl, to approve the agenda.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Howell, MacLennan, Riley (Remote), and Stewart. Voting No: None. Absent: None.

4. EDA BUSINESS

4.02: Consider Renewal of MOU with Anoka County Regional Economic Development Partnership (ACRED)

Greg Frahm-Gilles, Director of Economic Development at Anoka County Regional Economic Development (ACRED), introduced himself. He provided information on economic development and the purpose of coordinating on a regional level. He reviewed the ACRED goals and initiatives, target industries, and related market statistics. He also provided information on business support, publicity, and available services provided through ACRED, along with development readiness, workforce and housing programs/services. He provided the approved 2024 ACRED budget and

DRAFT

highlighted recent and upcoming events. He stated that they are requesting a 12-month extension of the existing Memorandum of Understanding (MOU).

Economic Development Manager Sullivan stated that the action before the group today is to consider the MOU as well as the voluntary cost share financial contribution of $1,637 which was 11 dollars more than last year.

Motion by Member Johnson, seconded by Member Stewart, to recommend to City Council to extend the MOU one year with Anoka County Economic Development Partnership (ACRED) and payment of the $1,637 continue voluntarily cost share to the partnership.

Further discussion: Member Riley commented that he agrees that a county-wide initiative is a great idea but also sees the value that City staff receives from this resource.

A roll call vote was performed:

Member Howell	aye
Member Stewart	aye
Member Johnson	aye
Member MacLennan	aye
Member Lindahl	aye
Member Riley	aye
Chairperson Wiyninger	aye

Motion carried.

DRAFT

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolution #24-037 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR

Purpose/Background:

The purpose of this case is to consider extending the listing agreement with CBRE for some of the City owned land held for resale. The City currently lists some of its own property utilizing Costar/Loopnet and MNCAR through the Anoka County access. City Staff has been satisfied with the work of Brian Pankratz with CBRE on the current listings and we communicate frequently. The proposed listing agreement with CBRE would be from February 1, 2024 - January 31, 2025. It should be noted that CBRE only lists some city-owned property in the COR and does not list properties outside of the COR. City-owned properties outside of the COR are listed on Loopnet and MNCAR.

There are currently two active purchase agreements on CBRE listed parcels. The purchase agreements are for Parcels 46b and 46c and include a 200 unit Apartment project by Norhart and a 110 unit detached town home development by Centra Homes. In 2023, the City closed on the Hilton Home2 Suites and ALDI sites and both have pulled permits and are under construction. CBRE has been listing and marketing Parcel 46d, Parcel 42a Parcel 47f, Parcel 48a, Parcel 48c and Parcel 50c.(See attached COR Parcel Map) Staff and CBRE are currently working with multiple users for Parcel 42a to complete the Aldi Development. Development interest has slowed for Parcel 50c due to the pending construction of the interchange on Hwy 10 at Ramsey Boulevard but staff expects interest to increase once the project starts and it gets closer to completion. Having a reputable company like CBRE helps broadcast our available sites to a large group of contacts/clients as noted in the 2024 City of Ramsey Land Review and 2024 Prospect List provided by CBRE.

Notification:

None required

Time Frame/Observations/Alternatives:

The listing agreement is proposed to be extended 1 year to January 31, 2025. All other terms and conditions remain the same as 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 50c- 28- 32- 25- 41- 0024
2. Parcel 47f- 28- 32- 25- 23- 0020
3. ~~Parcel 46a - 28-32-25-22-0058 - Hilton Home2 Suites~~
4. Parcel 46b, 46c and 46d- 28- 32- 25- 22- 0076
5. ~~Parcel 42b - 7994 Sunwood Drive- 28- 32- 25- 23- 0012~~ - ALDI
6. Parcel 42a- 7990 Sunwood Drive- 28- 32- 25- 23- 0023
7. ~~Parcel 42c - 7992 Sunwood Drive- 28- 32- 25- 23- 0013~~ - ALDI
8. Parcel 48a - 28- 32- 25- 24- 0017
9. Parcel 48c- 28- 32- 25- 31- 0025

Per direction from Staff and the EDA last year, CBRE has installed new real estate signs as identified on the attached map.

Alternatives include:
1) Adopt Resolution #24-037 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (as presented) (Staff Recommendation)
2) Adopt Resolution #24-037 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (with changes) (Staff Recommendation)
3) 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 previously negotiated a reduction of commission from 5% to 3% for City generated leads on CBRE listed property which continues in this Listing Agreement term.

Recommendation:

Staff recommends approval of the Listing Agreement with CBRE from February 1, 2024 - January 31, 2025 as presented.

On January 11, 2024, the EDA unanimously passed a motion to recommend to the City Council to approve the Listing Agreement with CBRE from February 1, 2024 through January 31, 2025 as presented.

Outcome/Action:

Motion to Adopt Resolution #24-037 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (as presented) (Staff Recommendation)

Attachments

ACTION - Resolution #24-037
ACTION - CBRE Listing Agreement Extension
PARCEL MAP OF COR
2024 CBRE Land Review
CBRE Prospect List
CBRE Sign Locations
CBRE Registration Letter
Q3 Mpls Industrial Report
Q3 Mpls Office Report
2019 CBRE Listing Agreement
DRAFT EDA Minutes 1.11.24 Excerpt

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/17/2024 04:01 PM
Form Started By: Sean Sullivan		Started On: 01/16/2024 12:42 PM
Final Approval Date: 01/17/2024		

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

RESOLUTION #24-037

RESOLUTION APPROVING CBRE LISTING AGREEMENT FOR CITY OWNED LAND IN COR

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, 2024; and

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

WHEREAS, the proposed contract maintains previous terms from the prior contract removes properties that were sold last year and does not add additional properties; and

WHEREAS, the EDA met on January 11, 2024 and recommends approval of an extension of the commercial listing agreement with CBRE.

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, 2024 through midnight January 31, 2025.

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 23rd day of January, 2024.

Mayor

ATTEST:

City Clerk

AMENDMENT TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

January 3, 2024

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- 0024
2. Parcel 47f- 28- 32- 25- 23- 0020
3. Parcel 46b, 46c and 46d- 28- 32- 25- 22- 0076
4. ~~Parcel 42b - 7994 Sunwood Drive- 28- 32- 25- 23- 0012~~
5. Parcel 42a- 7990 Sunwood Drive- 28- 32- 25- 23- 0023
6. ~~Parcel 42c - 7992 Sunwood Drive- 28- 32- 25- 23- 0013~~
7. Parcel 48a - 28- 32- 25- 24- 0017
8. 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, 2024 and ending midnight January 31, 2025.

2. All other terms and conditions remain the same.

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

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: _____

Name: Jeffrey V. Jiovanazzo

Title: Managing Director

Address: 4400 West 78th Street

Suite 200

Minneapolis, MN 55435

Telephone: (952) 924-4600

Date: _____

OWNER:

City of Ramsey

By: _____

Name: Brian Hagen

Title: City Administrator

Address: 7550 Sunwood Drive NW

Ramsey, MN 55303

Telephone: (763) 433-9845

Date: _____

10ADV0333635

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.

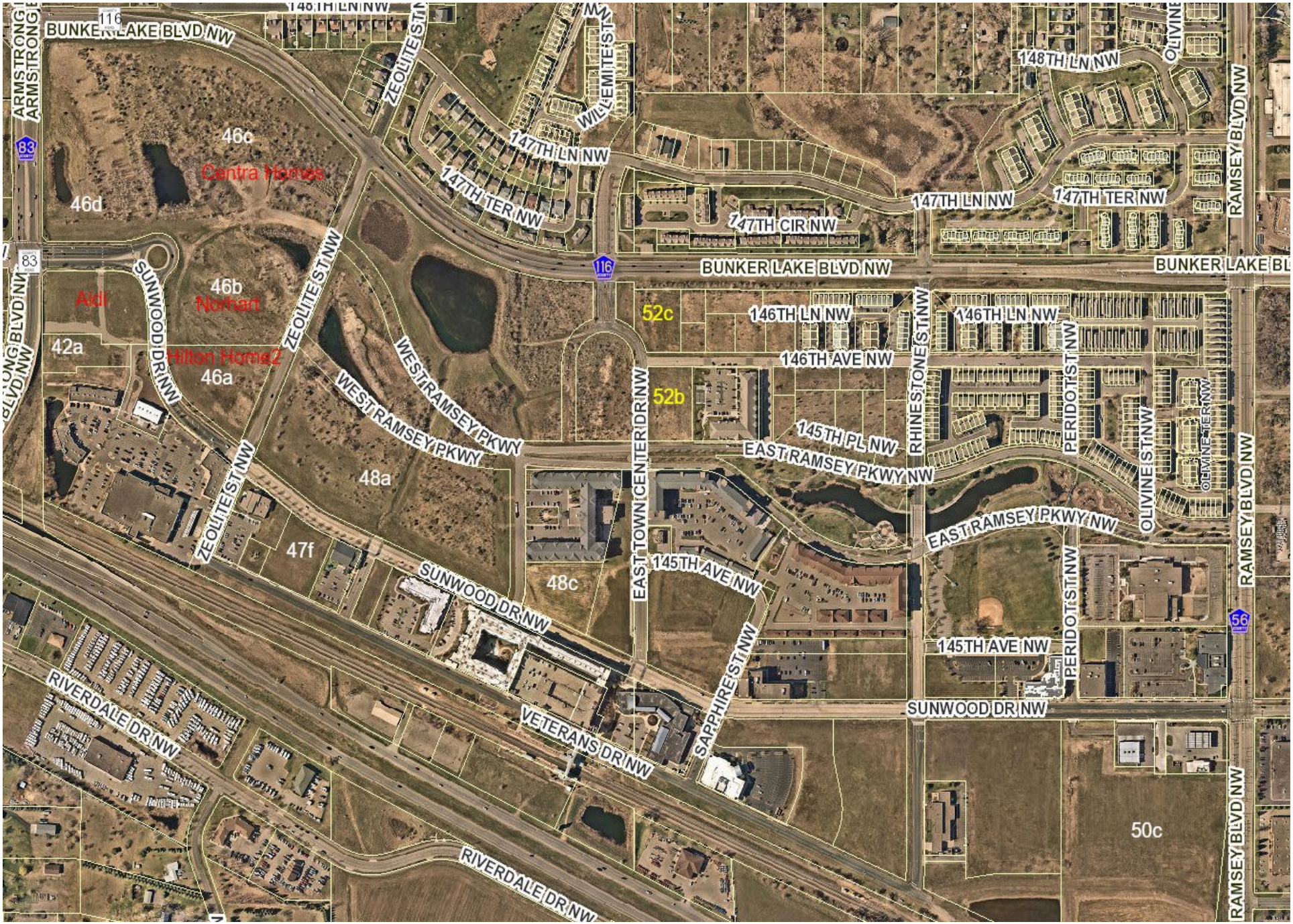
CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the 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.

PARCEL MAP OF THE COR (CBRE LISTINGS – White) (CITY OWNED – NOT LISTED - Yellow)



January 2024 City of Ramsey Land Review

Market Conditions:

1. Economic factors impacting new development-interest rates, equity requirement, construction costs, labor availability
2. Zero to limited traditional office demand
3. Medical office struggling from COVID policies, financial impact
4. Sectors with demand
    a. Retail-single tenant, drive thru requirements, service based
    b. Medical Office-Small users
    c. Apartments- Higher equity requirements/cap rates impacting financing
    d. Senior housing-Higher equity requirements/cap rates impacting financing
    e. For Sale Housing
    f. Industrial-Higher equity requirements/cap rates impacting financing
5. Impact of Hwy 10 on new development unknown
6. Increased traffic counts and population increasing interest
7. Create flexible zoning districts
8. Drive thru in demand from QSR and fast food operators

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 and Spa
12. Java Properties – O'Reilly Auto Parts
13. Stories Foundation
14. Aldi
15. Ramsey Properties-Hilton Home 2

City of Ramsey-CBRE Under Contract/PA Discussion

1. Centra Homes
2. Norhart

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

2024 Prospect List Commercial/Office/Industrial

1. Chick Fil A- JLL
2. Riasing Canes-Newmark
3. Panera Bread-JLL
4. Holiday Stores
5. Oppidan
6. Mister Car Wash-CBRE
7. Valvoline-Mid America
8. HJ Development
9. Java
10. MSP Commercial-medical office
11. Hy-Vee
12. Fourteen Foods-Dairy Queen
13. Border Foods-Taco Bell franchisee
14. Inland Development
15. Kwik Trip
16. Ryan Companies
17. Opus Development
18. Aldi-CBRE
19. New Horizon-CBRE
20. YMCA
21. Lifetime Fitness
22. Casey's
23. Choice Hotels-JLL
24. My Place Hotels
25. Rademacher Companies
26. Jimmy Johns-different brokers for area
27. Culvers -
28. Chipolte-Transwestern
29. Noodles-Transwestern
30. Chilis-Mid America
31. Taco Johns-Lonnie Pierce
32. Starbucks-Mid America
33. Pancheros-Colliers
34. Planet Fitness-Mid America
35. Texas Roadhouse-Mid America
36. Zuppas-Transwestern
37. Autozone-Jeff Houge
38. Burrito Mercado
39. Daycare-Colliers
40. Daycare-Russ McGinity
41. Daycare- Lerner Company
42. Cannabis User
43. Daycare group-Jack Trautz
44. Petsuites-Bunnell Hill Development
45. Trader Joes & Whole Foods-

46. Jerry Foods
47. Lunds & Byerlys
48. Cub Foods
49. Large Formet Retailer-CBRE
50. Ace Hardware
51. Walgreens-MidAmerica
52. Amazin Grocery-Mid America
53. Dollar General-Chad Sturm
54. McDonalds-JLL

Residential/Mixed Use Developers

55. Grammercy Properties-coop & apartment developer
56. Enclave-Apartment developer
57. MWF Properties-Apartment developer
58. Norhart
59. M/I Homes-Hans Hagen Homes
60. Centra Homes
61. Pulte Homes
62. DR Horton
63. Lennar Homes
64. Excelsior Group
65. Capstone Homes
66. Purmort Homes
67. Inland Development
68. PSD Development
69. Paxmar Development
70. Platinum Development
71. Sharp Associates
72. Coastal Living-Bill Gleason
73. AEON
74. CommonBond
75. Dominium
76. GS Land
77. Kraus Anderson
78. Shingobee Builders
79. Overland Development
80. Duffy Development
81. David Weekley Homes
82. TWG
83. Mark Abel-memory care
84. Roers
85. North Bay
86. Reuter Walton
87. At Home

88. Tradition
89. Rachel Development
90. Trinity
91. Trilogy
92. United Properties
93. Tamarack Land
94. Jason Palmby
95. Maplewood Development
96. MN Land

Industrial/Office/Medical Office

97. United Properties
98. Buehl
99. Enclave
100. Oppidan
101. PSD
102. Ryan
103. Opus
104. Capital Partners
105. Endeavor Development
106. Arrow Companies
107. Gaughan Companies
108. Interstate Development
109.


ARMSTRONG BLVD NW
ZEOLITE ST NW
BUNKER LAKE BLVD
RAMSEY BLVD NW
SUNWOOD DR NW
10

COMMERCIAL REAL ESTATE SERVICES

CBRE

Brian Pankratz
Vice President

CBRE, Inc.
Land Services Group

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Suite 200
Bloomington, MN 55435

952 924 4665 Tel
952 831 8023 Fax
612 296 6178 Cell

Brian.pankratz@cbre.com

December 27, 2023

City of Ramsey
c/o Sean Sullivan
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: REGISTRATION LETTER FOR EXPIRED LISTING - CITY OF RAMSEY, MN

Dear Sean:

Thank you very much for the continued opportunity to work with you over the term of our Listing Agreement and we wish to continue working with you towards a successful sale. Below you will find our list of registered clients per the Section 10 of the Listing Agreement should you decide to not extend the current Listing Agreement.

Please let me know if you have any questions or comments. We appreciate the opportunity and hope to continue to market the property and secure a viable buyer on your behalf.

List of Registered Clients including any associated affiliates:

1. M/I Homes
2. Centra Homes
3. Pulte Homes
4. DR Horton
5. Lennar Homes
6. Excelsior Group
7. Capstone Homes
8. Purmort Homes
9. Hy-Vee
10. Fourteen Foods
11. Oppidan Development
12. Inland Development
13. PSD Development
14. Paxmar Development
15. Kwik Trip
16. Ryan Companies
17. Opus Development
18. Platinum Development
19. Sharp Associates

20. Coastal Living-Bill Gleason
21. AEON
22. CommonBond
23. Dominium
24. GS Land
25. Kraus Anderson
26. Shingobee Builders
27. Aldi
28. Border Foods/Taco Bell
29. YMCA
30. Lifetime Fitness
31. Overland Development
32. Casey's C-Store
33. Duffy Development
34. My Place Hotels
35. David Weekley Homes
36. New Horizon
37. KinderCare
38. Cobblestone Hotels
39. Christian Brothers Automotive
40. ABRA/Caliber Collision
41. Heartland Dental-JLL Ted Gonsior
42. Dunkin Donuts
43. Dollar General
44. Red Savoy Pizza-Sam Eicher CRE
45. Forestar Development
46. Bethesada Lutheran Communities
47. Holiday/Circle K
48. CorTrust Bank
49. Chick Fil A-JLL
50. Raising Canes-Newmark
51. SCA Properties
52. Java
53. Valvoline
54. Take 5
55. Dollar Tree
56. Dollar General
57. MidAtlantic
58. Autozone
59. Dunkin Donuts
60. Mister Carwash
61. Starbucks-Mid America
62. Enclave
63. Pennrose
64. Told Development
65. Culvers

66. Les Schwab
67. Chipotle-Transwestern
68. Hempel

Existing Purchase Agreement's

1. Centra Homes portion of Parcel 46
2. Norhart Apartment portion of Parcel 46

If you would like to further discuss, please call me at 952-924-4665.

Sincerely,



Brian Pankratz

Construction starts begin to slow with increasing vacancy rates

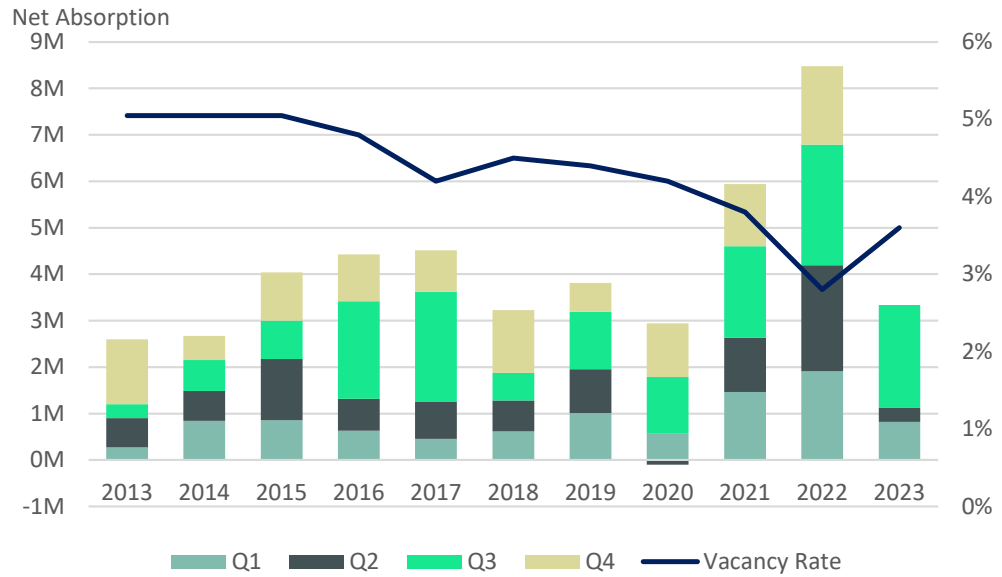
▲ 3.6%	▲ 2,216,790	▼ 5.1M	▲ $9.23 PSF
Direct Vacancy Rate	SF Net Absorption	SF Under Construction	Net-Blended Asking Rate (NNN)

Note: Arrows indicate change from previous quarter.

MARKET OVERVIEW

- In Q3, the Minneapolis industrial market absorbed more than 2.2M sq. ft. bringing the 2023 year-to-date total to 3.3M.
- Q3 leasing activity remained high with 4.2M sq. ft transacted. Year-to-date, the market leased over 13.3M sq. ft. of industrial space, which represents 95% of the total leasing volume from 2022.
- There is currently 5.1M sq. ft. of new industrial development under construction. Of that, just under half at 49% is speculative development with 10.7% pre-leased.
- Speculative starts slowed significantly and there were five new build to suit construction starts in Q3, totaling an additional 790,800 sq. ft. underway.
- There was 4.8M sq. ft. of new construction delivered in Q3. Of that, 3.4M sq. ft. was speculative construction where 21% has been leased.
- By the end of year, 15 new properties for an additional 1.9M sq. ft. of speculative development and 631,364 sq. ft. of build to suit development are expected to deliver.

FIGURE 1: Quarterly and Annual Net Absorption vs. Vacancy



Source: CBRE Research, Q3 2023.

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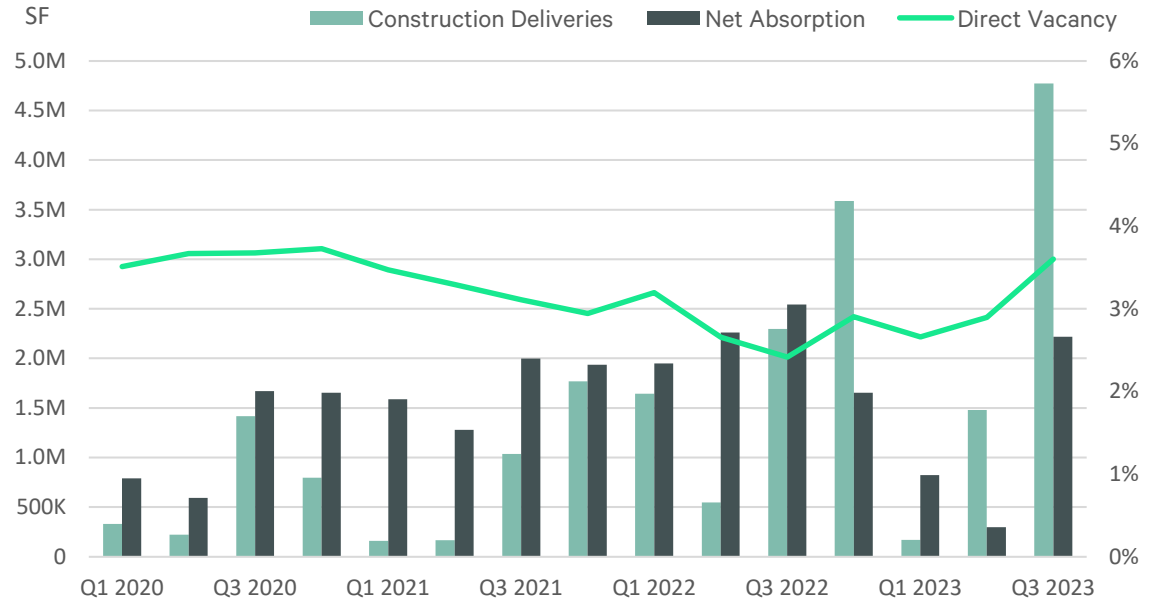
Absorption

In Q3, the Minneapolis industrial market absorbed 2,216,790 sq. ft., a 67% increase over the trailing 4-quarter average absorption. For 2023 year-to-date, the market absorbed over 3.3M sq. ft.

With a high volume of new construction delivered this quarter, direct vacancy increased to 3.6% in Q3, an increase of 60 bps from the previous quarter. Similarly, direct availability increased by 50 bps quarter-over-quarter while sublease availability decreased by 10 bps.

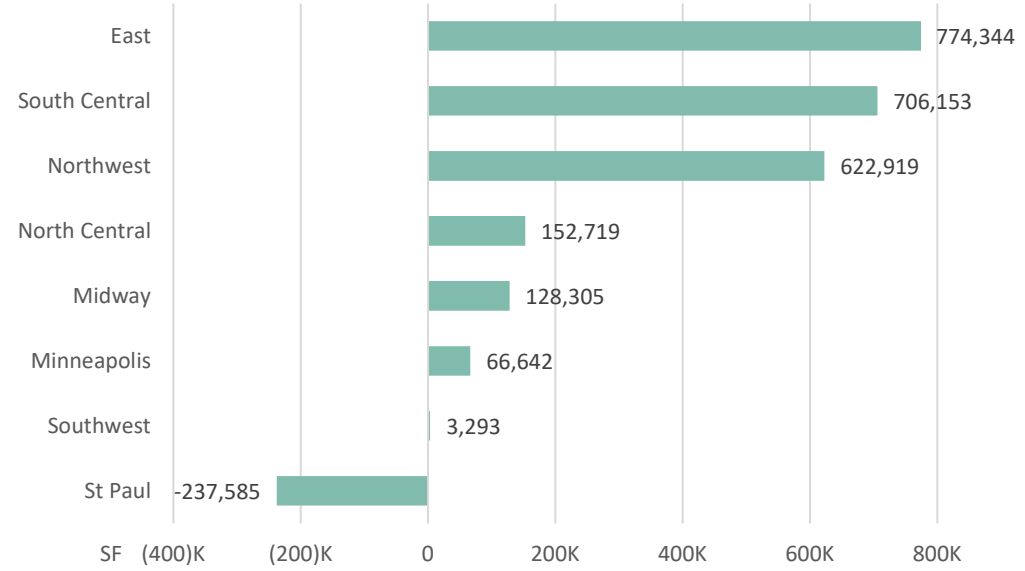
From Q1 2020 to Q3 2022, net absorption exceeded total construction deliveries. In Q3, 2023, the total sq. ft. absorbed represented 47% of the total sq. ft. of new construction delivered. The total availability rate on all industrial product built since 2020 was 26% in Q3, where 72% of speculative construction delivered in 2022 has been leased.

FIGURE 2: Direct Vacancy and Construction Deliveries, 2020-2023



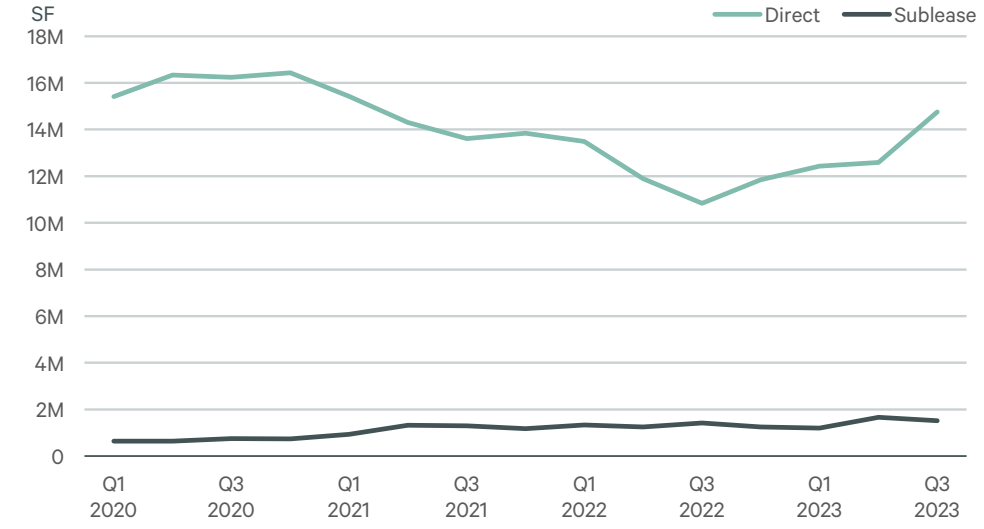
Source: CBRE Research, Q3 2023.

FIGURE 3: Q3 2023 Net Absorption by Submarket



Source: CBRE Research, Q3 2023.

FIGURE 4: Direct vs. Sublease Available SF, 2020-2023



Source: CBRE Research, Q3 2023.

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Leasing

Overall, Q3 leasing activity in Minneapolis remained strong with a volume of 4.2M sq. ft., a 25% increase year-over-year. 2023 year-to-date, leasing volume reached 13.3M sq. ft., already 95% of the total leasing volume from 2022.

There was robust renewal activity in Q3, representing 46% of the market's total leasing activity. The Southwest submarket had the highest volume of renewal activity with renewals representing 82% of leasing activity this quarter. Overall, the Northwest submarket saw the highest velocity of leasing activity with 1.7M SF transacted in Q3. Of this, new leases accounted for 87% of total activity.

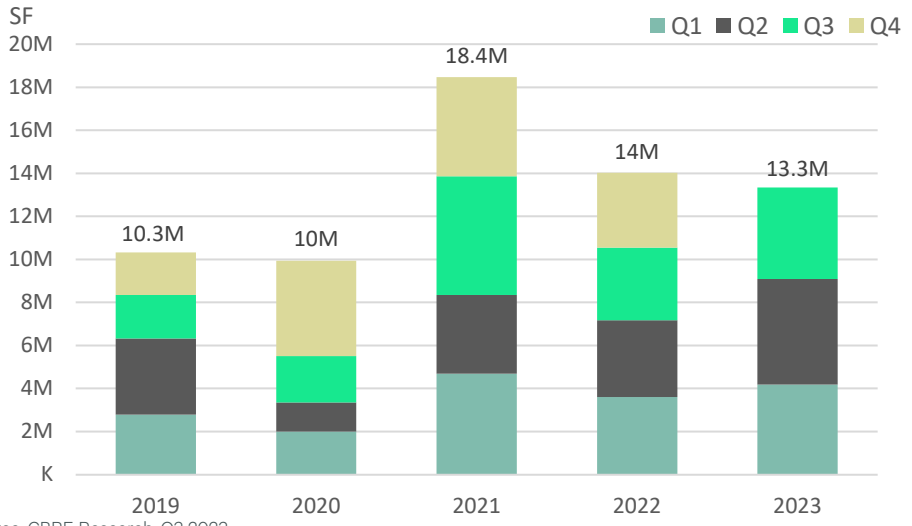
Leasing activity on new construction remains high. Leasing on buildings built since 2022 accounted for 30% of total leasing activity in Q3. In the Northwest submarket, leasing on new speculative construction accounted for 44% of the submarket's total leasing activity this quarter.

FIGURE 5: Q3 2023 Top Lease Transactions

Tenant	Size (SF)	Property	Submarket	Transaction Type	Industry
Amentum Services	282,100	First Park Lakeville	South Central	Renewal	Admin & Support Services
BAE Systems	250,000	Build to Suit - Maple Grove	Northwest	New Lease	Manufacturing
nVent Hoffman	248,000	French Lake Distribution Center	Northwest	New Lease	Manufacturing
AmerisourceBergen	215,900	500 Innovation Blvd II	Southwest	Renewal	Pharmaceutical Wholesale
CommScope	176,648	Valley View Business Center	Southwest	Renewal	Telecommunications
Apothecary Products	150,000	11750 12th Avenue S	South Central	Renewal	Wholesale
MAS HVAC	149,316	Arbor Lakes Business Park VI	Northwest	New Lease	Manufacturing

Source: CBRE Research, Q3 2023

FIGURE 6: Historic Annual Leasing Velocity 2019-2023



Source: CBRE Research, Q3 2023.

FIGURE 7: Q3 2023 Leasing Activity by Submarket



Source: CBRE Research, Q3 2023.

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Construction

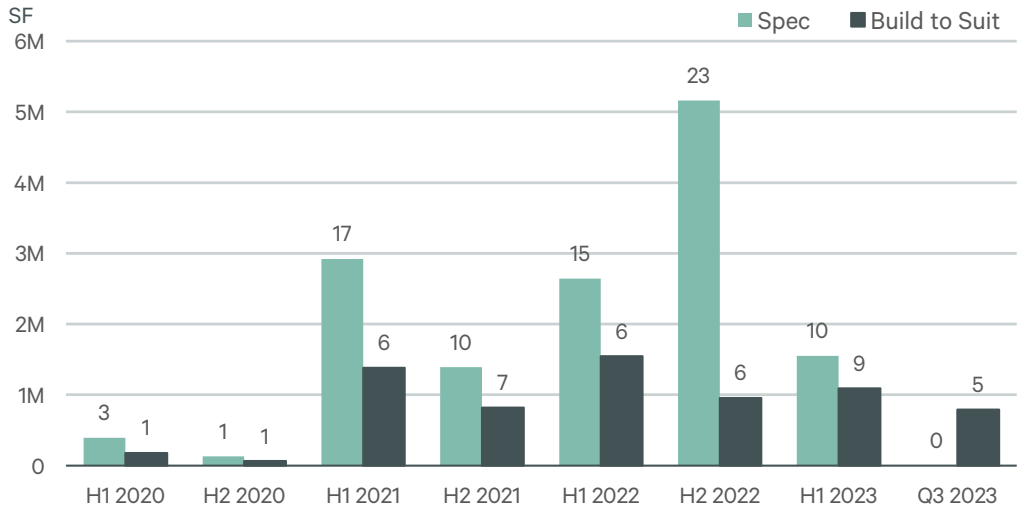
There is currently 5.1 million sq. ft. of new industrial development under construction in the Minneapolis market. Of that, just under half at 49% is speculative development with 10.4% overall pre-leased.

In Q3, speculative starts slowed and the build to suit pipeline remained steady with five new developments started for an additional 790,800 sq. ft. underway. Starts this quarter include Arbor Lakes VIII in Maple Grove and an expansion for Spectro Alloys in Rosemount.

There was 4.8M sq. ft. of construction delivered in Q3. Of the Q3 speculative deliveries, 21% has been leased. Q3 deliveries include I-94 East Logistics Center in Woodbury, Nathan Lane Business Center in Plymouth, and Rich Valley Business Center in Rosemount.

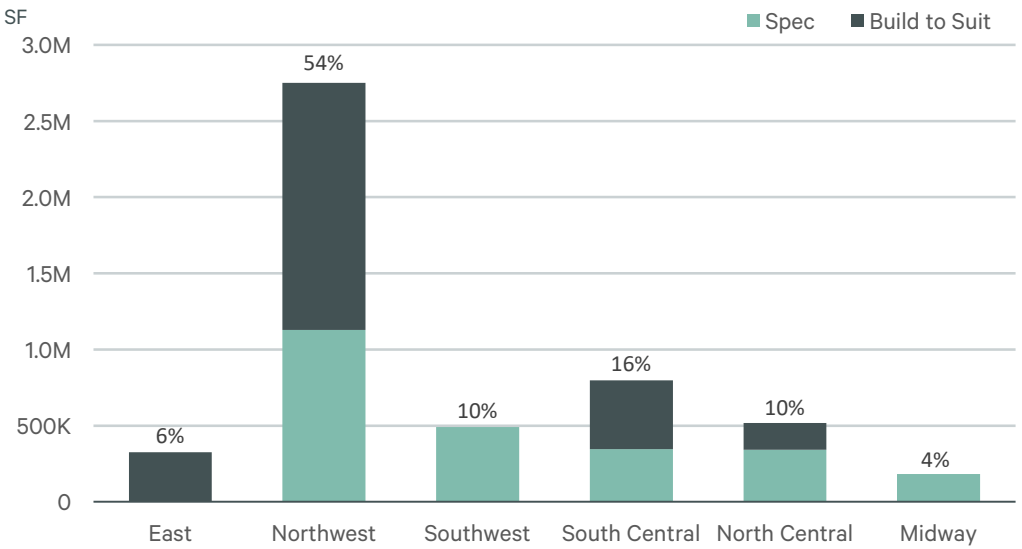
By the end of year, 15 new properties for an additional 1.9M sq. ft. of speculative development and 631,000 sq. ft. of build to suit development are expected to deliver. With speculative starts slowing, there are just three additional projects expected to deliver in the next six months for an additional 588,000 sq. ft.

FIGURE 9: Construction Starts 2020-2023



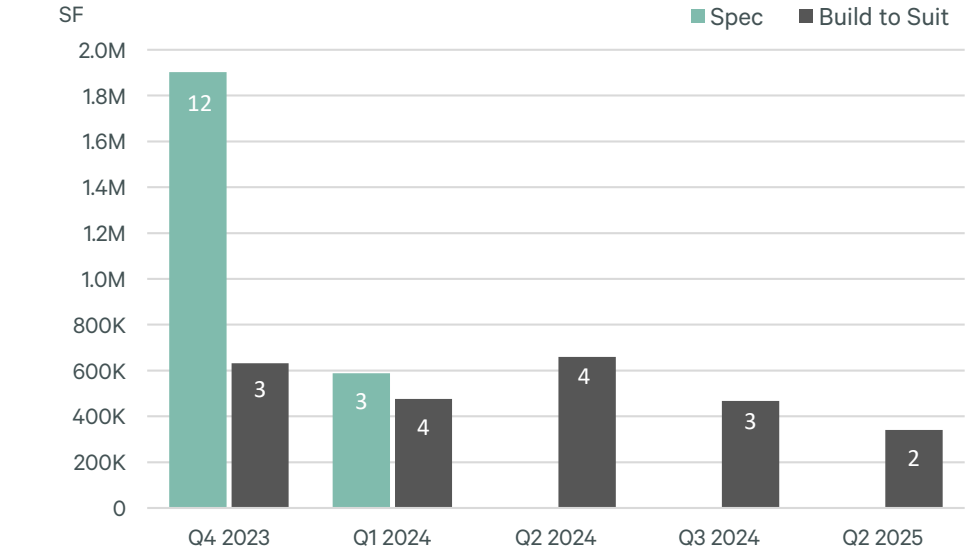
Source: CBRE Research, Q3 2023.

FIGURE 8: Current SF Under Construction by Submarket



Source: CBRE Research, Q3 2023.

FIGURE 10: 2023-2025 Expected Industrial Deliveries



Source: CBRE Research, Q3 2023.

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Industrial Sales

Industrial sales volume totaled $235 million in Q3. This was a 35% decrease year-over-year. Individual property volume decreased 10% year-over-year along with an 18% decrease in portfolio volume.

Q3 sales were predominantly for warehouse properties representing 54% of the total sales volume. Year-over-year warehouse sales volume decreased 32% and flex sales volume decreased 38%.

The average price per square feet experienced a slight decrease in Q3, with a 3% decrease year-over-year and 2% decrease from the previous quarter. Pricing on top quartile assets decreased by 12.6% quarter-over-quarter and 10% year-over-year.

Of the top sales this quarter, CBRE represented in the sale of Xenium Business Center, Nathan Lane Business Center, and Shady Oak Business Center B-C-F. Overall, CBRE's market share was 25% of total sales volume in Q3.

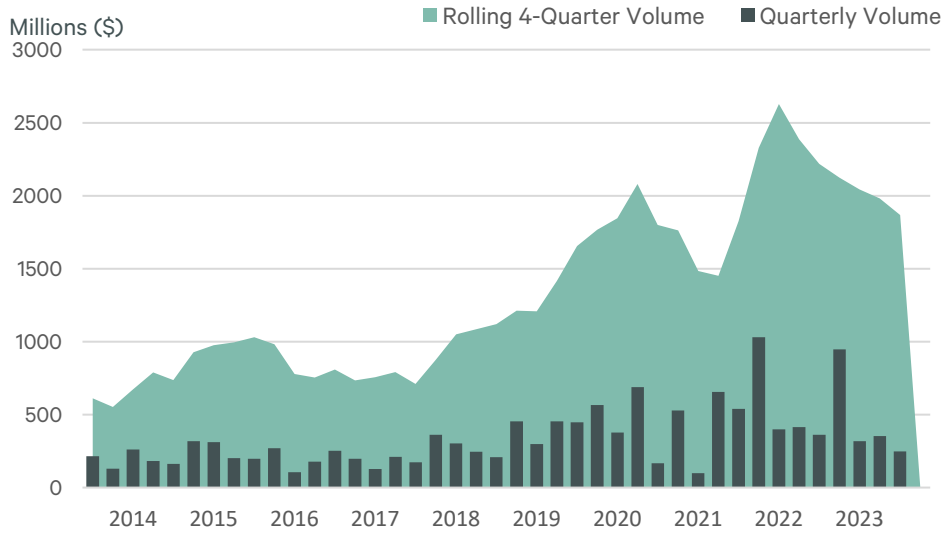
FIGURE 11: Q3 2023 Top Industrial Sales

Property	Location	Buyer	Sale Price	Size (SF)	Price Per SF ($)
North Cross Business Center 2-3	Brooklyn Park	PCCP	35.2M	239,000	147
Endeavor 3-Pack	Various	Artemis RE Partners	31.7M	263,000	121
Xenium Business Center	Plymouth	Founders Properties	21.6M	215,000	100
8840-8800 Evergreen Boulevard	Coon Rapids	CIRE Equity	18.7M	262,000	71
8235 220th Street West	Lakeville	New Mountain Capital	18.3M	205,000	90
*Nathan Lane Business Center	Plymouth	CF Moto Powersports	18.1M	90,000	202
*600 Lakeview Point Dr	New Brighton	Pioneer Industries International	13.8M	111,000	125
Shady Oaks Business Ctr B-C-F	Eden Prairie	Encompass Properties	13.5M	103,000	131

*Indicates Owner User Sale

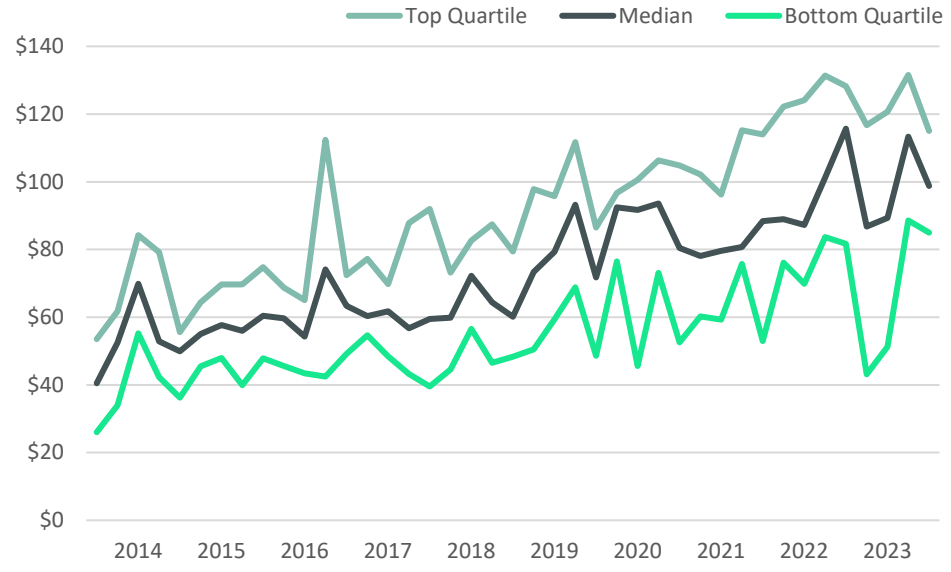
Source: CBRE Research, Q3 2023.

FIGURE 12: Minneapolis Industrial Sales Volume, 2013 – Q3 2023



Source: Real Capital Analytics, CBRE Research, Q3 2023.

FIGURE 13: Minneapolis Industrial Price per Sq. Ft., 2013 – Q3 2023



Source: Real Capital Analytics.

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FIGURE 14: Minneapolis/St. Paul Industrial Market Statistics

Submarket	Inventory (SF)	Total Availability Rate	Direct Vacancy Rate	Q3 2023 Net Absorption (SF)	Rolling 4 Quarter Net Absorption (SF)	Avg. Net Blended Asking Rate ($/SF/Year)
Metro Overall	**357,691,218**	**4.6%**	**3.6%**	**2,216,790**	**4,992,339**	**$9.23**
East	23,104,279	11.9%	10.7%	774,344	963,133	$9.99
Northwest	80,865,957	5.3%	4.4%	622,919	(269,623)	$9.31
Southwest	71,782,794	5.8%	4.3%	3,293	(204,615)	$8.26
South Central	55,483,643	3.5%	2.6%	706,153	1,065,184	$9.93
North Central	54,717,227	1.8%	1.8%	152,719	2,361,564	$8.34
Minneapolis	25,456,564	2.8%	1.5%	66,642	1,527,804	$8.71
St Paul	15,965,489	4.3%	2.2%	(237,585)	(302,732)	$9.11
Midway	30,315,265	2.9%	2.1%	128,305	(148,376)	$9.71

Source: CBRE Research, Q3 2023.

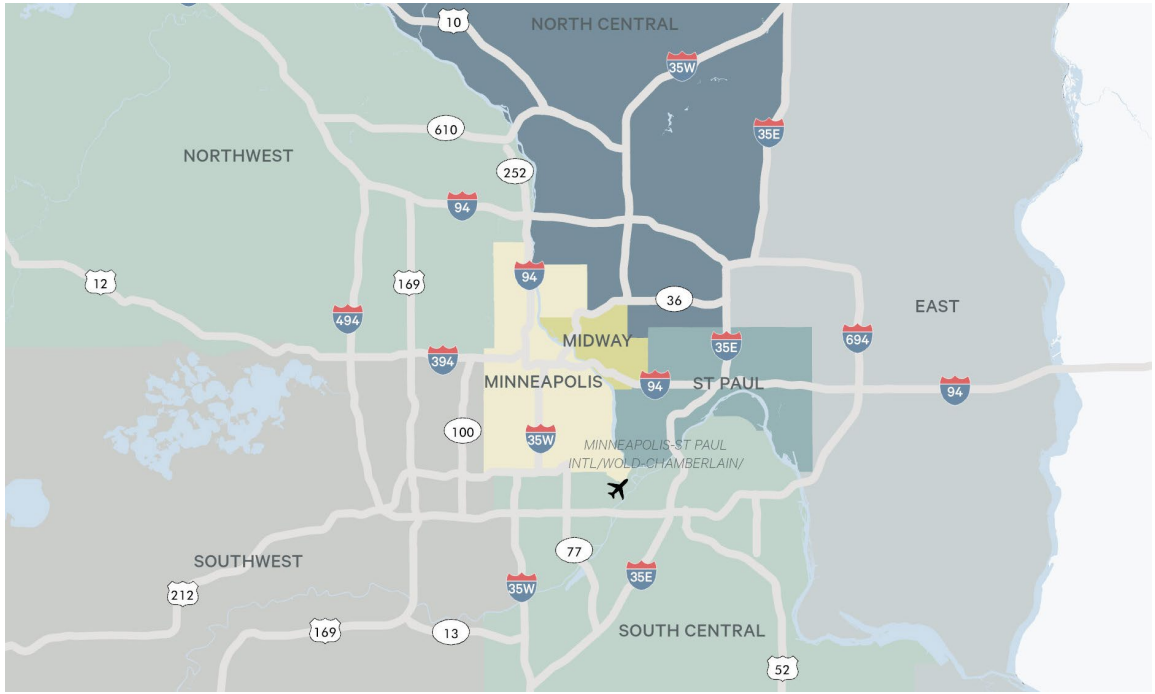
FIGURE 15: Minneapolis/St. Paul Industrial Construction Statistics

ıbmarket	Construction Starts	Spec Under Construction	BTS Under Construction	Total Under Construction	Spec Completed	BTS Completed	Spec Under Construction Preleased
Metro Overall	**790,800**	**2,490,484**	**2,573,765**	**5,064,249**	**3,419,319**	**1,352,537**	**10.4%**
East	160,000	0	326,364	326,364	1,359,897	412,830	-
Northwest	540,800	1,128,364	1,621,401	2,749,765	1,636,880	129,707	23%
Southwest	0	491,340	0	491,340	0	104,000	0%
South Central	90,000	346,780	450,000	796,780	422,542	565,000	0%
North Central	0	342,000	176,000	518,000	0	141,000	0
Minneapolis	0	0	0	0	0	0	-
St Paul	0	0	0	0	0	0	-
Midway	0	182,000	0	182,000	0	0	0

Source: CBRE Research, Q3 2023.

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Market Area Overview



Definitions

- Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant.
- Availability Rate: Total Available Sq. Ft. (includes direct and sublease space) divided by the total building Area.
- Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage.
- Building Area: The total floor area sq. ft. of the building, typically taken at the “drip line” of the building.
- Gross Activity: All sale and lease transactions completed within a specified time period. Excludes investment sale transactions.
- Gross Lease Rate: Rent typically includes real property taxes, building insurance, and major maintenance.
- Net Lease Rate: Rent excludes one or more of the ”net” costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate.
- Net-Blended Rate: Rent average includes the warehouse asking rate blended with the office asking rate.
- Net Absorption: The change in Occupied Sq. Ft. from one period to the next.
- Occupied Sq. Ft.: Building Area not considered vacant.
- Vacant Sq. Ft.: Space that can be occupied within 30 days.
- Direct Vacancy Rate: Total Vacant Sq. Ft. divided by the total Building Area where subtenant space is excluded.

Survey Criteria

Includes all industrial buildings 10,000 sq. ft. and greater in size in the Minneapolis/St. Paul market. Buildings which have begun construction as evidenced by site excavation or foundation work.

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Large blocks of highly amenitized space enter the market in Q3

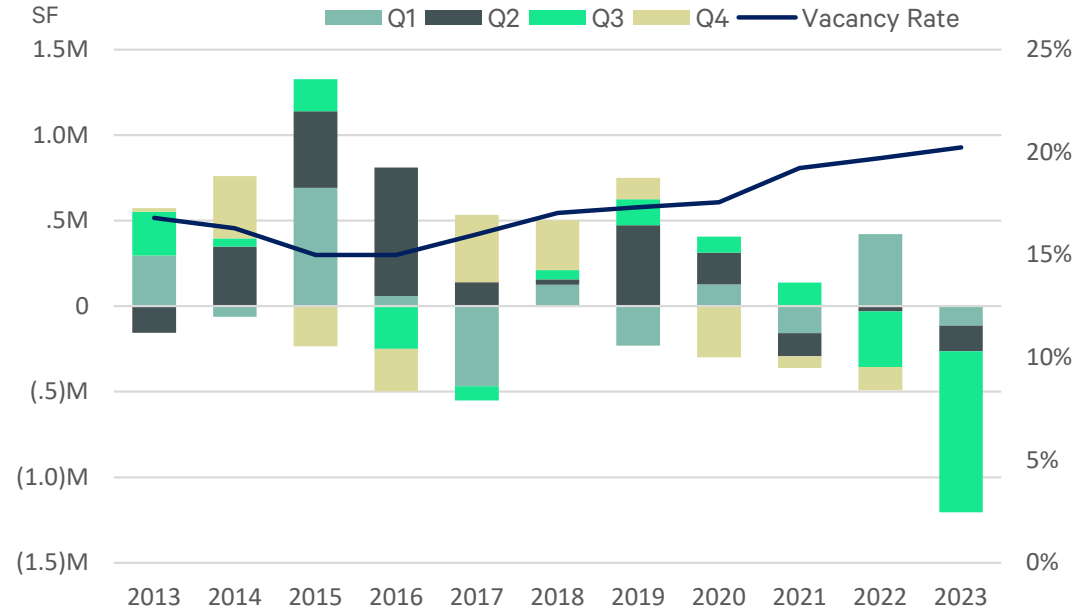
▲ 20.8%	▼ (940,679)	◀ 350,000	▲ $17.89 PSF
Direct Vacancy Rate	SF Net Absorption	SF Under Construction	Average Asking Rate (NNN)

Note: Arrows indicate change from previous quarter.

MARKET OVERVIEW

- In the Minneapolis office market, Q3 absorption was (940,679) sq. ft., where 95% of this negative absorption was from the addition of two large blocks of Class A space in the 494 submarket.
- Leasing activity remained strong with 1.2M sq. ft. transacted in Q3. Small tenants continue to drive leasing activity, where deals under 20,000 sq. ft. in size represented 61% of total market activity year-to-date in 2023.
- Sublease availability decreased by 9% in Q3 at 3.6M sq. ft. Among the top deals this quarter were several large blocks of sublease spaces where leasing on subleases accounted for 10% of total activity in Q3.
- Following the sale of RBC Gateway, the largest commercial sale for the market this year, office sales volume totaled $255 million and pricing on top quartile assets saw an increase by 110% year-over-year.

FIGURE 1: Historic Quarterly and Annual Net Absorption vs. Vacancy



Source: CBRE Research, Q3 2023.

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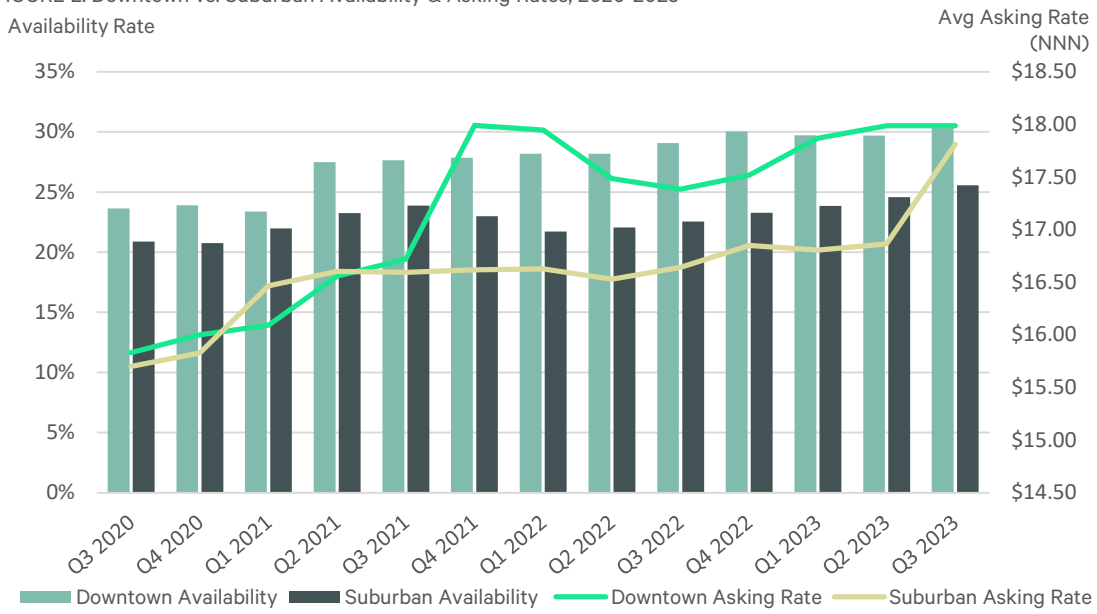
Absorption, Vacancy, and Lease Rates

In the Minneapolis office market, total Q3 absorption was (940,679) sq. ft., a decrease of 191% year-over-year. 95% of this negative net absorption was a result of two large direct vacancies on highly amenitized spaces that entered the market this quarter. Two full towers at Best Buy's campus in Bloomington became available for over 700,000 sq. ft., along with 165,000 sq. ft. at 5995 Opus Pkwy in Minnetonka for sale or lease. Without these, net absorption for the market in Q3 would have been (-47,238) sq. ft.

Direct vacancy for the full market increased by .6% from the previous quarter, up to 20.8%. The 494 submarket experienced the highest negative absorption in Q3, with a 24% increase in availability from the previous quarter with the addition of Class A space for lease at 76th&Penn.

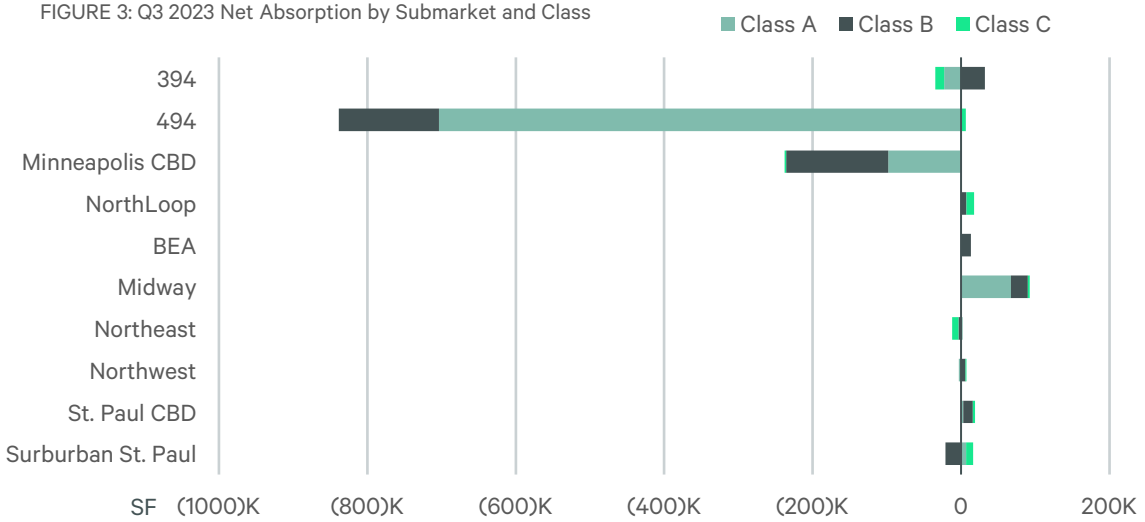
Suburban asking rates saw a 6% increase from the previous quarter whereas downtown asking rates stayed constant. In Q3, average downtown asking rates were just 1% higher than suburban rates overall compared to a 6.7% difference in the previous quarter at $17.99 and $17.81, respectively.

FIGURE 2: Downtown vs. Suburban Availability & Asking Rates, 2020-2023



Source: CBRE Research, Q3 2023.

FIGURE 3: Q3 2023 Net Absorption by Submarket and Class



Source: CBRE Research, Q3 2023.

FIGURE 4: Q3 2023 Direct Vacancy, Availability, & Asking Rates by Submarket



Source: CBRE Research, Q3 2023.

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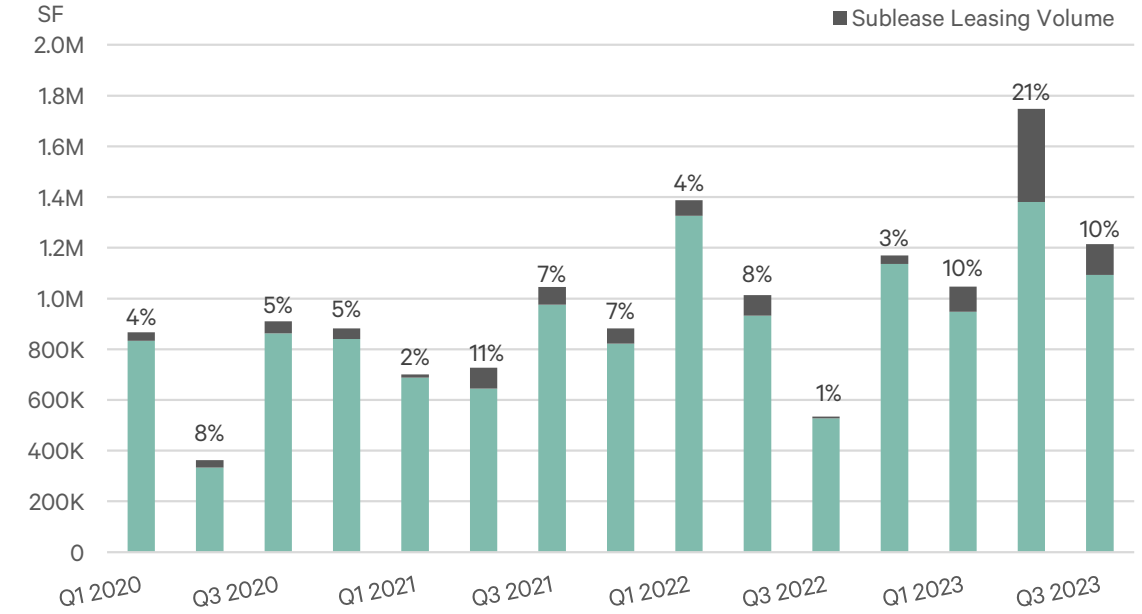
Leasing Velocity

In the Minneapolis market, Q3 leasing activity reached 1.2M sq. ft., a 127% increase year over year. Small tenants continue to drive leasing activity, where deals under 20,000 sq. ft. in size represented 61% of total market activity so far in 2023. In 2023 year-to-date, leasing on large transactions greater than 100,000 sq. ft. has increased 22% from the previous year and down just 8% from the pre-pandemic annual average.

Among the top deals this quarter were several large sublease spaces with Thomson Reuters leasing over 300,000 sq. ft. from Prime Therapeutics at the Landing in Eagan and NetSPI leasing 60,000 sq. ft. of sublease space from Calabrio at Steelman Exchange in the North Loop.

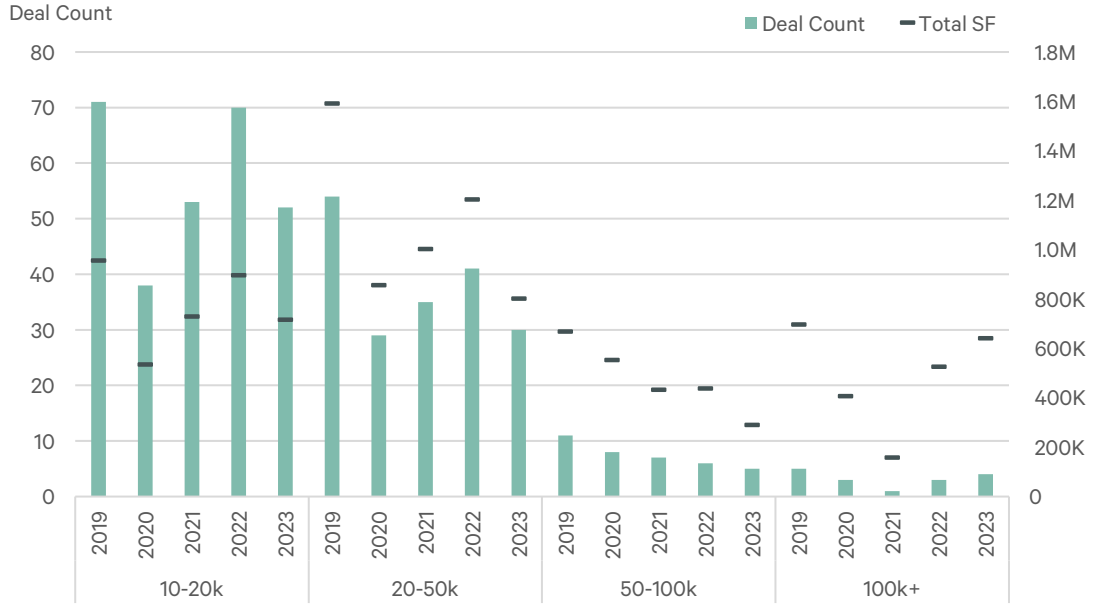
Overall, leasing activity on sublease space has seen an increase since 2020, where sublease transactions represented more than 10% of total leasing activity in Q3 and for the past three quarters in a row.

FIGURE 5: Subleases as a Percent of Total Leasing Activity



Source: CBRE Research, Q3 2023.

FIGURE 6: Deal Count and Total SF Leased by Size Range, 2019-2023



Source: CBRE Research, Q3 2023.

FIGURE 7: Notable Lease Transactions

Transaction Type	Size (SF)	Tenant	Property	Submarket
New Lease	308,070	Thomson Reuters	The Landing	BEA
Renewal	87,862	Arctic Wolf	Flying Cloud Corporate Campus	494
New Lease	68,308	Forward Edge	Midway Innovation Center	Midway
New Lease	60,000	NetSPI	Steelman Exchange	North Loop
Renewal	54,000	Polaris	Northland Corporate Center	Northwest

Source: CBRE Research, Q3 2023.

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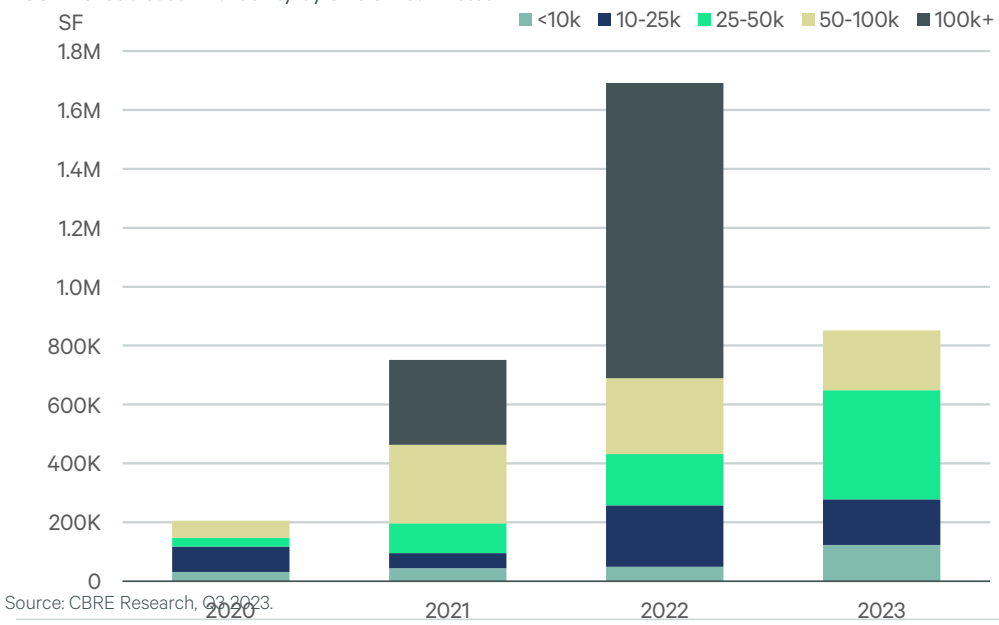
Subleasing

Sublease availability was 3.5M sq. ft. in Q3, a 9% decrease from the previous quarter. This represented 15% of the total available space in the market and 4.3% of the total market inventory.

In Q3, sublease spaces greater than 100,000 sq. ft. represented 37% of the total available spaces, a decrease of 30% from the previous quarter given recent leasing activity. Fewer large block sublease availabilities, greater than 50,000 sq. ft., have entered the market in 2023 compared to the previous year as well, a decrease of 83% from 2022.

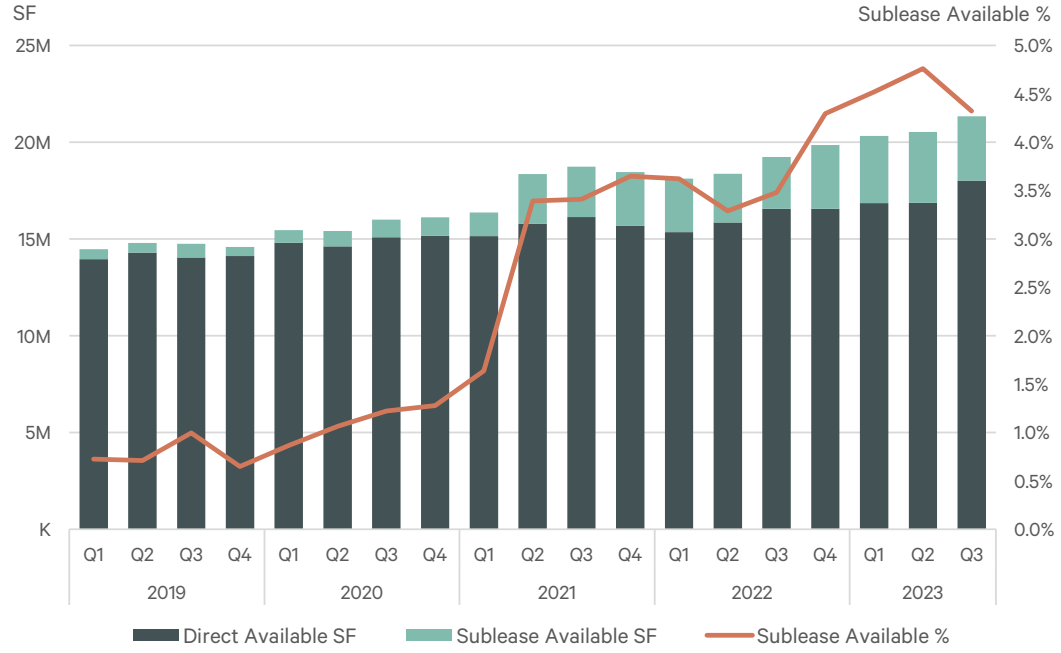
The majority of available sublease space is in the Minneapolis CBD and 494 submarkets, with 73% of total market sublease availability and several of the largest available blocks of space. The majority (55%) of sublease availabilities have a term of at least 4 years remining, where 33% have a remaining term of at least 7 years.

FIGURE 8: Sublease Availability by Size & Year Listed



Source: CBRE Research, Q3 2023.

FIGURE 9: Historical Sublease vs Direct Availability



Source: CBRE Research, Q3 2023.

FIGURE 10: Largest Sublease Block Spaces

Block Size	Property Name	Submarket	Lease Expiration	Term Remaining
850,546	33 South Sixth	Minneapolis CBD	10/28/2030	7 years
155,650	12125 Technology Drive	494	3/31/2026	3 years
149,718	12700 Whitewater	494	6/30/2026	3 years
132,604	10380 Bren Rd	494	7/31/2026	3 years
89,827	3701 Wayzata Boulevard	394	7/24/2030	7 years
88,094	701 Carlson	394	6/30/2030	7 years

Source: CBRE Research, Q3 2023.

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Office Sales

In Minneapolis, office sales volume totaled $255 million in Q3, a 22% decrease year-over-year and a 165% increase from the previous quarter.

In Q3, sales volume was predominantly led by CBD sales, with 94% of total sales volume following the sale of RBC Gateway. Likewise, pricing on top quartile assets saw an increase by 110% year-over-year whereas the median and bottom quartile price per square feet decreased 43% and 47%, respectively.

CBRE represented in the sale of RBC Gateway, the largest commercial sale for the Minneapolis market this year. In the third quarter, CBRE's market share was 88% of total sales volume.

Of notable Q3 sales, Landmark Towers and the Elliot Park Life Sciences buildings have sold with plans to be converted into multi-family housing.

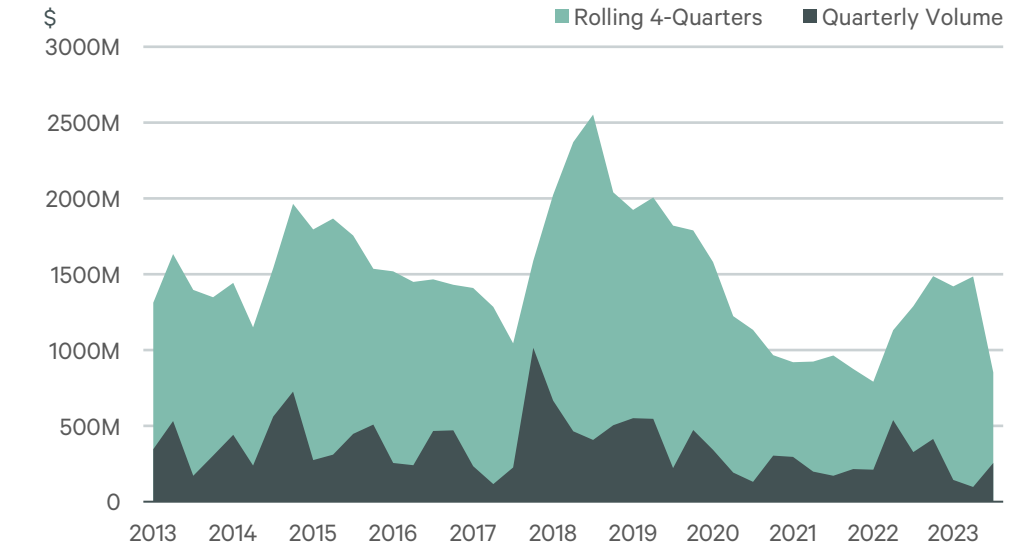
FIGURE 11: Notable Minneapolis Office Sales, Q3 2023

Property	Location	Buyer	Sale Price	Size (SF)	Price Per SF ($)
RBC Gateway	Minneapolis	Spear Street Capital	225M	524,000	429
Woodbury Medical	Woodbury	WE Partners Medical	8.4M	23,000	366
*Landmark Towers	St. Paul	Sherman Associates	8.15M	213,000	38
7th on Nic (Condo)	Minneapolis	Zuru US	4.15M	27,000	155
*Elliot Park Life Sciences	Minneapolis	Alliance Housing Inc	2.4M	66,000	36
**2035 County Rd D	Maplewood	Toufong Towing & Auto Body	2.2M	12,000	187
7700 Equitable Dr	Eden Prairie	GBM Realty Southcross LLC	2.18M	20,000	109

*Indicates Future Office Conversion
**Indicates Owner User Sale

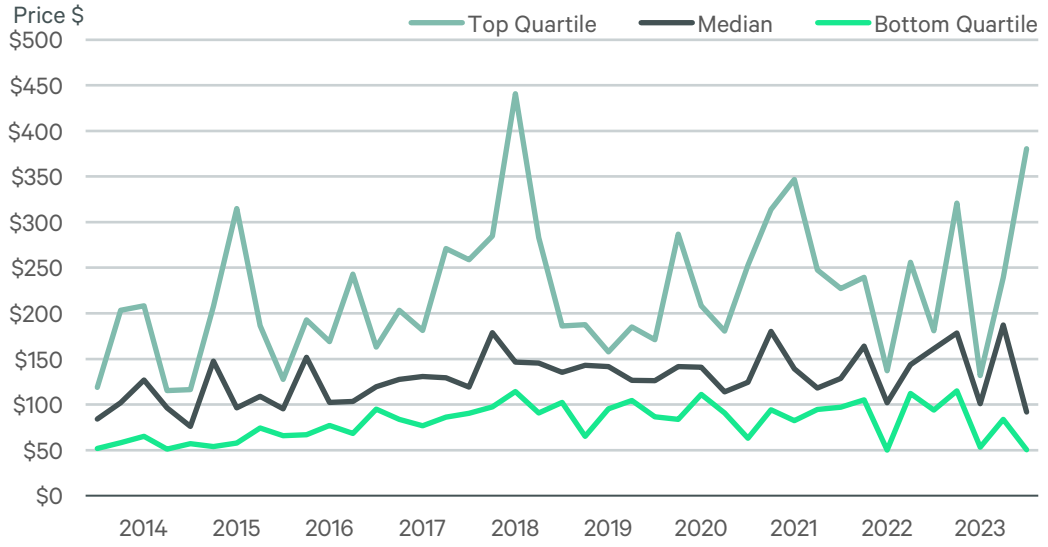
Source: CBRE Research, Q3 2023.

FIGURE 12: Minneapolis Office Sales Volume, 2013 – Q3 2023



Source: Real Capital Analytics, CBRE Research, Q3 2023

FIGURE 13: Minneapolis Office Price per Sq. Ft., 2013 – Q3 2023



Source: Real Capital Analytics

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Market Summary Statistics

FIGURE 14: Minneapolis/St. Paul Office Market Statistics, Q3 2023 (cont. on next page)

Submarket	MT Renatble Area (SF)	MT Direct Vacancy Rate	Y-o-Y Vacancy Trend	MT Total Availability Rate	Avg Gross Asking Ls Rate	Y-o-Y Asking Rate Trend	Q3 Net Absorption (SF)	Y-o-Y Quarterly Absorption Trend	Multi-Tenant and Single-Tenant Combined Stats	
									MT & ST Rentable Area (Sq. Ft.)	MT & ST Vacancy Rate
Metro Overall	76,475,362	20.8%	↑	27.7%	$29.04	↑	(940,679)	↓	103,186,746	17.2%
A	38,558,753	18.6%	↑	28.4%	$32.37	↑	(748,266)	↓	56,074,341	15.5%
B	31,210,336	23.5%	↑	27.5%	$26.79	↑	(202,105)	↓	39,280,520	19.2%
C	6,706,273	21.3%	↓	25.0%	$22.08	↑	9,692	↑	7,831,885	19.7%
Minneapolis CBD	22,636,832	23.1%	↑	31.8%	$30.92	↑	(237,908)	↓	28,566,442	18.8%
A	14,243,494	17.6%	↑	28.2%	$34.48	↓	(98,163)	↓	19,546,300	13.2%
B	6,897,604	34.2%	→	40.3%	$28.06	↑	(137,576)	↓	7,000,879	34.2%
C	1,495,734	24.2%	↓	26.3%	$24.30	↑	(2,169)	↓	2,019,263	18.8%
North Loop	4,176,263	22.9%	↓	32.5%	$29.18	↑	17,467	↑	4,413,763	24.0%
A	877,775	10.8%	→	28.8%	$40.84	↑	0	→	1,115,275	11.0%
B	2,244,628	28.9%	↑	35.1%	$29.31	↓	7,343	↑	2,244,628	30.1%
C	1,053,860	20.1%	↓	30.2%	$23.78	↑	10,124	↑	1,053,860	24.8%
394	11,787,266	17.8%	↓	24.5%	$29.86	↓	(2,427)	↑	15,026,219	15.1%
A	6,129,888	18.0%	↓	27.5%	$32.20	↓	(22,521)	↓	8,743,902	13.8%
B	4,639,080	19.7%	↓	23.3%	$27.51	↓	32,265	↑	5,264,019	18.0%
C	1,018,298	8.5%	↑	12.3%	$21.51	↑	(12,171)	↓	1,018,298	10.9%
494	17,586,859	22.7%	↑	31.8%	$30.00	↑	(832,204)	↓	23,065,940	19.2%
A	9,678,788	21.3%	↑	34.5%	$33.10	↑	(703,521)	↓	13,761,437	17.8%
B	6,875,894	24.4%	↑	28.6%	$26.66	↑	(135,073)	↓	8,272,326	20.6%
C	1,032,177	25.0%	↑	28.1%	$22.57	↑	6,390	↑	1,032,177	25.4%

Source: CBRE Research, Q3 2023.

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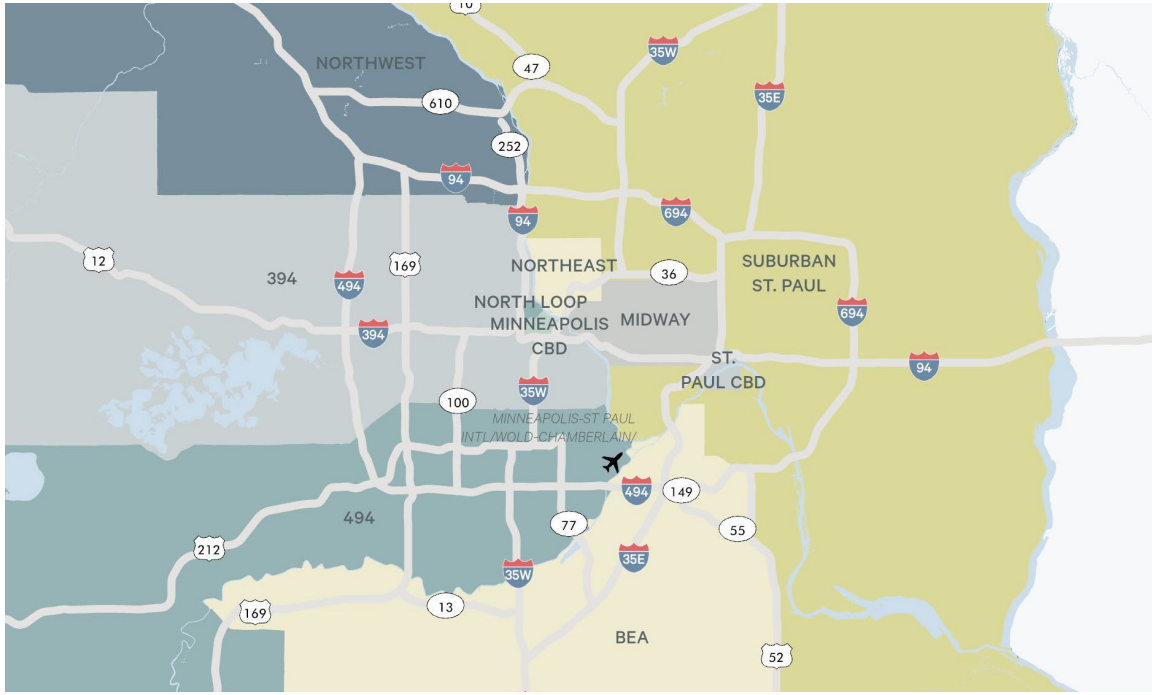
FIGURE 14: Minneapolis/St. Paul Office Market Statistics, Q3 2023 (cont. from previous page)

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									MT & ST Rentable Area (Sq. Ft.)	MT & ST Vacancy Rate
BEA	3,280,510	15.2%	↓	18.4%	$25.74	↑	13,452	↑	5,541,974	9.2%
A	1,786,620	18.5%	↑	22.7%	$27.29	↑	142	↓	3,086,620	16.7%
B	1,364,878	11.9%	↓	14.0%	$23.25	↑	13,310	↑	2,326,342	7.0%
C	129,012	5.0%	↓	5.9%	$19.54	↓	0	↑	129,012	5.0%
Midway	2,751,237	12.3%	↓	13.8%	$23.99	↑	92,715	↑	3,825,579	9.6%
A	603,984	16.6%	↓	17.1%	$26.72	↓	67,187	↑	603,984	17.1%
B	1,749,019	11.6%	↓	13.4%	$23.60	↑	22,713	↑	2,542,974	9.0%
C	398,234	9.0%	↓	10.5%	$19.80	↑	2,815	↑	678,621	5.3%
Northeast	2,507,500	9.4%	↓	14.1%	$24.02	↑	(9,987)	↓	2,792,654	8.8%
A	465,813	14.7%	↓	21.6%	$27.26	↑	1,986	↓	465,813	15.5%
B	1,902,061	6.5%	↓	10.5%	$24.81	↑	(3,563)	↑	2,187,215	6.1%
C	139,626	30.4%	↑	38.1%	$20.00	↑	(8,410)	↓	139,626	30.4%
Northwest	1,374,588	22.8%	↑	27.0%	$22.83	↓	4,092	↓	3,212,614	9.8%
A	244,850	9.6%	↑	12.6%	$26.79	↑	(3,151)	↓	1,895,981	1.2%
B	851,663	27.7%	→	33.4%	$22.98	↑	6,226	↓	1,038,558	22.8%
C	278,075	19.7%	↓	20.0%	$19.85	→	1,017	↑	278,075	19.7%
St. Paul CBD	5,583,811	18.1%	↓	23.0%	$24.79	↑	18,727	↑	9,291,550	11.4%
A	2,473,471	15.2%	↓	20.5%	$27.55	↑	2,909	↓	3,028,471	12.5%
B	2,730,331	21.8%	↓	26.4%	$23.30	↑	13,004	↑	5,883,070	10.7%
C	380,009	10.2%	↓	14.5%	$18.33	↓	2,814	↑	380,009	13.4%
Suburban St. Paul	4,790,496	25.7%	↑	22.5%	$22.87	↑	(4,606)	↑	7,450,011	17.1%
A	2,054,070	24.0%	↑	25.8%	$25.52	↑	6,866	↑	3,826,558	13.6%
B	1,955,178	20.5%	↑	10.8%	$22.35	↑	(20,754)	↑	2,520,509	16.5%
C	781,248	42.9%	↑	43.1%	$19.51	↑	9,282	↑	1,102,944	30.4%

Source: CBRE Research, Q3 2023.

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Market Area Overview



Definitions

- Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant.
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- Occupied Sq. Ft.: Building Area not considered vacant.
- Vacant Sq. Ft.: Space that can be occupied within 30 days.
- Direct Vacancy Rate: Vacant Sq. Ft. divided by the total Building Area where subtenant space is excluded.

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Includes multitenant office buildings 10,000 sq. ft. and greater in size in the Minneapolis/St. Paul market, excluding single-tenant owner-occupied buildings, government-owned and –occupied buildings, and medical buildings. Buildings which have begun construction as evidenced by site excavation or foundation work.

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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 Giovanazzo
Title: Managing Director

Date: July 18, 2019

AGREED:

City of Ramsey

By: _____
Name: Kurtis G. Ulrich
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.

CBRE

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.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, January 11, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Rachal Johnson
Member Brittany Lindahl
Member William MacLennan
Member Chris Riley (via Zoom)
Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Lindahl, to approve the agenda.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Howell, MacLennan, Riley (Remote), and Stewart. Voting No: None. Absent: None.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated December 14, 2023

Motion by Member Lindahl, seconded by Member Stewart, to approve the December 14, 2023, minutes as presented.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Lindahl, Stewart, Howell, Johnson, MacLennan, and Riley (Remote). Voting No: None. Absent: None.

4. EDA BUSINESS

DRAFT

4.03: Consider Extension of CBRE Real Estate Listing Agreement for City Owned Land in COR

Member Lindahl commented that she will be recusing herself from this item as she works for the same company as the listing agent.

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, commented that they receive many calls for the open City-owned parcels that may not fit, but are then referred to privately owned property in Ramsey.

Chairperson Wiyninger thanked Mr. Pankratz for his work with Aldi and the hotel. He noted that the replaced real estate signs look great.

Motion by Member Johnson, seconded by Member MacLennan, to recommend to City Council to approve of the Listing Agreement with CBRE from February 1, 2024 through January 31, 2025 as presented.

A roll call vote was performed:

Member Lindahl	abstained
Member MacLennan	aye
Member Johnson	aye
Member Stewart	aye
Member Howell	aye
Member Riley	aye
Chairperson Wiyninger	aye

Motion carried.

DRAFT

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #24-038 Approving Youth First Community of Promise Lease Agreement at 6701 Hwy 10 NW

Purpose/Background:

Youth First Community of Promise currently leases 4,820 square feet of office space from the City of Ramsey located at 6701 Highway 10 and the adjacent lot for a nominal rent of $1 per year (essentially for free). The City provides this lease, with favorable terms, to Youth First intentionally--to support their mission and work. Youth First has been a good tenant. The lease has expired on the property and Youth First has asked for it to be renewed for one year with the inclusion of a 90-day early termination notice. This was missed due to the change in the Executive Director position over the holidays. The proposed termination clause for Youth First would be equal to the 90 days that the City has had in the past and would allow them to end the lease earlier in order to move to another facility that would be better for them in the long term. It would also give the City greater flexibility to bring in new tenants if quality tenant opportunities arise.

Notification:

NA

Observations/Alternatives:

Attached to this case is the proposed Lease Agreement for the 4,820 square feet of office space from the City of Ramsey located at 6701 Highway 10 and use of the adjacent parcel (the "Vacant Lot") to the west for gardening and recreational activities relating to the company's mission. The proposed term of this lease is considerable shorter (1 year, versus 2) due to the pending Hwy 10 improvements and the likelihood that the City will attempt to sell RALF properties once the process has been determined. Youth First has also communicated that it has begun a search to locate an alternative location when the 6701 Hwy 10 is no longer available or another long-term facility is identified. All rent received by the City for RALF properties is not kept by the City, it is returned to the RALF program, less city administrative and property maintenance costs. Listed below are notable lease terms/ changes:

(1) Rent rate is $1, essentially zero. Youth First is getting the space at a nominal cost. This term is the same in both the new and current lease agreement.

(2) Youth First pays a proportional share of 30% of utilities--except snow removal. The City covers the cost of snow removal.

SIDEBAR: The City currently has a snow plowing contract for all of 6701, and have the bill split three ways: God's Kingdom Church, City of Ramsey (Youth First portion), and Mille Lacs Motor Sports II.

(3) The term is for one year. The City or Tenant can terminate this lease with a 90-day notice. The time frame to terminate the lease from one year to 90 day for the tenant is a change from the previous lease. In summary, if the City or Tenant decides to get out of the lease early, each party is not obligated to one year. Reasons for early termination of the lease include: if the property were sold back to the private sector, if the property was needed for U.S. Hwy 10 construction, or Youth First finds another suitable long-term solution at another location.

(4) Tenant is required to carry a general public liability insurance policy (minimum $2M policy). City carries our standard Hazard Insurance--which is what we do on all leased properties.

Alternatives include:
1) Adopt Resolution #24-038 Approving Youth First Community of Promise Lease Agreement at 6701 Hwy 10 NW (as presented); subject to City Attorney review
2) Adopt Resolution #24-038 Approving Youth First Community of Promise Lease Agreement at 6701 Hwy 10 NW (with changes); subject to City Attorney review
3) Not renew lease and put property on the market
4) Something else

Funding Source:

N/A

Recommendation:

Based on the lease history and work by Youth First in the community, staff recommends extending the lease for one year as requested by Youth First as presented.

Action:

Motion to Adopt Resolution #24-038 Approving Youth First Community of Promise Lease Agreement at 6701 Hwy 10 NW (as presented); subject to City Attorney review

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Attachments

ACTION - Resolution #24-038

REFERENCE - Previous Lease - Youth First

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 11:05 AM
Form Started By: Sean Sullivan		Started On: 01/16/2024 02:18 PM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-038

APPROVING YOUTH FIRST COMMUNITY OF PROMISE LEASE AGREEMENT AT 6701 HWY 10 NW

WHEREAS, Youth First Community of Promise has leased City property located at 6701 Hwy 10 NW since 2007; and

WHEREAS, the current Lease for the east 4,820 SF of space in the front of 6701 Hwy 10 NW and the adjacent Vacant Lot terminated on December 31, 2023 and Youth First Community of Promise has asked the City to extend those leases until December 31, 2024; and

WHEREAS, the City of Ramsey has provided previous leases to with Youth First with favorable terms intentionally to support their mission and work. The terms of the proposed one year lease of the East 4,820 SF of 6701 Hwy 10 NW and the Adjacent Vacant Land are as follows:

- January 1, 2024 – December 31, 2024 - $1.00 annually

WHEREAS, the City Attorney has reviewed the proposed Lease Agreement that combines the East 4,280 SF of the front of 6701 Hwy 10 and the adjacent Vacant Lot and has found the terms to be consistent with previous leases with Youth First except for the duration being shortened to 1 year to allow for the RALF properties to be sold and to provide a 90 day written notice to terminate by the tenant.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement with Youth First Community of Promise for the East 4,280 SF of the front of 6701 Hwy 10 NW and the adjacent Vacant Lot; subject to City Attorney review.

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

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this 16TH day of December, 2021, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and the **Youth First Community of Promise**, a Minnesota non-profit corporation, 6701 Highway 10 N.W., Ramsey, Minnesota 55303 ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use for youth programs. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** The "Premises" consists of the southerly 4,820 square feet of the building located at 6701 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building, excluding the fenced in area. The Tenant's employees and invitees shall not be permitted to use those parking areas that interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto, and is labeled "4,820 sf Office Space" and "Parking." Exhibit A is incorporated herein as if fully set forth in this Lease.

and;

Outlot A, DEAL INDUSTRIAL PARK, County of Anoka, State of Minnesota. PID 34-32-25-12-0010 (the "Vacant Lot")

The Vacant Lot as depicted on Exhibit B may only be used for gardening, including the erection of a temporary shed as permitted in writing by the City, and for outdoor recreation, consistent with and in support of Tenant's educational and outreach programs.

No additional structures of any kind may be built on the Vacant Lot. Any other use of the Vacant Lot must be approved in writing by Landlord prior to commencing such use.

3. **Term.** The term of this Lease is for a period of two years, commencing on January 1, 2022, (the "Commencement Date") and ending at midnight on December 31, 2023, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term"). If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.** The Premises shall be used by Tenant as a commercial use for educational and outreach programs as directed by Youth First Community of Promise. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises, and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

The Vacant Lot may only be used for gardening, including the erection of a temporary shed as permitted in writing by the City, and for outdoor recreation, consistent with and in support of Tenant's educational and outreach programs. No additional structures of any kind may be built on the Vacant Lot. Any other use of the Vacant Lot must be approved in writing by Landlord prior to commencing such use.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand annual rent of one dollar.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities, Trash Removal, and Snow Removal.** The cost of City services,

natural gas, and electricity shall be shared such that Tenant pays 30%. Tenant is solely responsible for paying for all other utilities servicing the Premises. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in any services beyond the reasonable control of Landlord.

Landlord is responsible for snow removal from the parking lot and drive lanes. Tenant is responsible for snow and ice removal from sidewalks, walkways, and any other pedestrian walkways on the Premises.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. Landlord shall have the plumbing, heating, air conditioning, and electrical systems in working order on the Commencement Date. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, except that Landlord shall be responsible for all lawn (grass) maintenance on the grassy areas around the Building. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Building without the prior written consent of Landlord.

11. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease

shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

12. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date.

13. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment that Tenant placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

14. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due.Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

15. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

16. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

17. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the

Building or the Premises.

18. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, inno event shall Landlord be liable for damages caused by Tenant or Tenant's employees oragents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 per occurrence or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

19. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

20. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

21. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

22. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of

Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

23. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

24. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

25. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

26. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

27. **Captions.** The captions and headings herein are for convenience and reference only.

28. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith.

29. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

30. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord: City Administrator
City of Ramsey
7550 Sunwood Drive
Ramsey, Minnesota 55303

Tenant: Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

31. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

32. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

33. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

34. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

35. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

36. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

37. **Political Signage.** Tenant may not display or locate political signage or messages on the premises, parking areas, or anywhere else on city-owned property.

[Remainder of page left blank intentionally.]

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 16TH day of December, 2021, by Mark E. Kuzma, the Mayor, and Kurtis G. Ulrich, the City Administrator, of the City of Ramsey, a Minnesota municipal corporation, under thelaws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

Tenant's Address:

Executive Director
Youth First Community of Promise
6701 Highway 10 N.W.
Ramsey, MN 55303

By: _____
Its: Executive Director

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 16th day of December, 2021, by Devin Hanson, the Executive Director of Youth First Community of Promise, a Minnesota non-profit corporation, under the laws of the State of Minnesota, on behalf of the Corporation.

_____
Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

Exhibit A
Premises

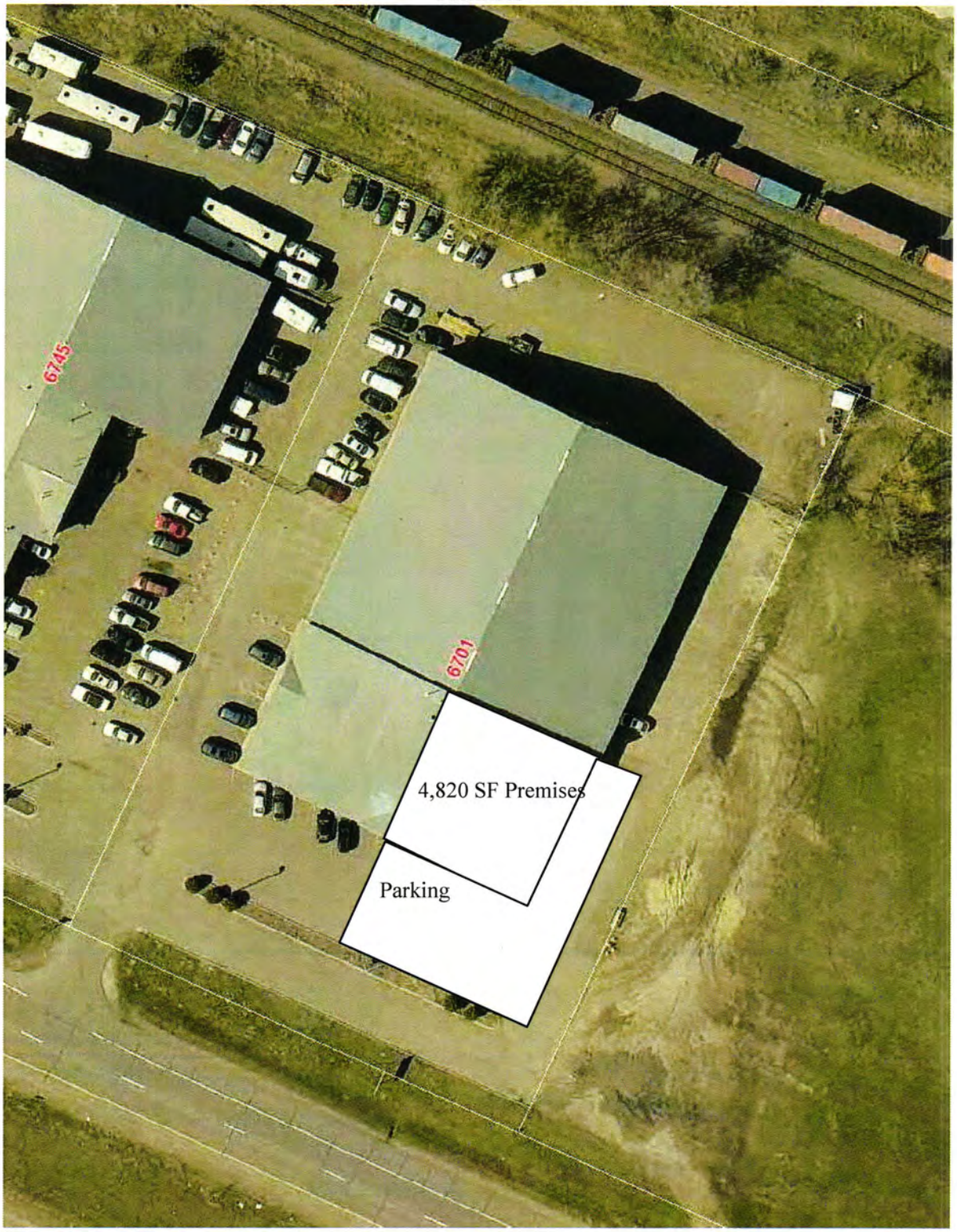


Exhibit B
Vacant Lot




FEDERAL RESERVE NOTE
THE UNITED STATES OF AMERICA
THIS NOTE IS LEGAL TENDER
FOR ALL DEBTS, PUBLIC AND PRIVATE
D71428335C
WASHINGTON, D.C.
ONE
D2 4
D
D71428335C
4
FW D 27
SERIES 2013
4
Secretary of the Treasury
Treasurer of the United States
WASHINGTON
ONE DOLLAR


FEDERAL RESERVE NOTE
THE UNITED STATES OF AMERICA
THIS NOTE IS LEGAL TENDER
FOR ALL DEBTS, PUBLIC AND PRIVATE
E62103367E
WASHINGTON, D.C.
ONE
G 5
E
E62103367E
5
FW G 163
SERIES 2006
5
Secretary of the Treasury
Treasurer of the United States
WASHINGTON
ONE DOLLAR

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-042 Approving Plans and Specifications and Authorizing Advertisement for Bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12

Purpose/Background:

Purpose:

The purpose of this case is to Adopt Resolution #24-042 approving plans and specifications and authorizing advertisement for bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12.

Background:

City Improvement Project #24-12 proposes to reconstruct the streets within the Juniper Woods 1st, 2nd and 3rd subdivision, generally located south of Alpine Drive between Tonto Street and Ute Street. The 2024 – 2033 Capital Improvement Plan (CIP) identifies these streets for reconstruction in 2024. Street segment summaries are attached to this case.

Existing Conditions

The streets are 31-foot wide urban section with concrete curb and gutter, totaling 0.75 miles in length. Traffic counts have not been taken, but Staff anticipates typical neighborhood traffic levels due to the location of the subdivision and lack of destinations in the area.

The existing pavement section is approximately 2.3-inches of bituminous over 4.3-inches aggregate base, for an average total section thickness of 6.6-inches.

Sanitary sewer, watermain and storm sewer exist within the project area. During the summer of 2023, watermain leak testing was performed across the City, no issues were found within this subdivision. As part of preliminary design, televising of the sanitary and storm sewers was performed. No issues were found with the sanitary sewer.

During review of the storm sewer, a broken pipe and a large root ball where discovered. This occurred on the storm sewer pipe which carries backyard drainage between the properties at 15190 and 15200 Ute Street. Replacing the pipe will require removal of at least one tree, and require the properties owners to move the chain link fence which runs over the pipe. All work is proposed to occur within drainage & utility easement, and the fence will be allowed to be replaced after the storm sewer work is complete. Staff is coordinating moving the fence with the property owners. There are two other short runs of pipe which will require replacement, but occur under the street.

Project History

- 2024 – 2033 Capital Improvement Program – listed as street reconstruction for 2024.
- June 13, 2023, Resolution #23-130 the Ramsey City Council accepted proposals for topographic survey of the project area.
- June 27, 2023, Resolution #23-129 the Ramsey City Council accepted proposals for geotechnical report of the project area.
- August 22, 2023, Resolution #23-202 the Ramsey City Council ordered Staff to prepare plans and specifications.

- October 10, 2023, Resolution #23-252 the Ramsey City Council accepted proposals for sewer cleaning and televising.
- January 16, 2024, the Ramsey Public Works Committee considered recommending City Council approval of plans and specifications and authorizing advertisement for bids.

Pavement History

The streets within Juniper Woods 1st and 2nd were built in 1990, and Juniper Woods 3rd was built in 1993. Since construction, the only large pavement maintenance was crack seal / seal coat improvements to 1st and 2nd additions in 1995, and crack seal / seal coat improvements to all the streets in 2001. Maintenance crews have performed patching as needed over the last several years. 150th Lane in particular has received pothole patching on an annual basis for several years.

Proposed Improvements

Staffs review of the geotechnical report found generally sandy subsoil makes up the roadway embankment throughout the project area, which is excellent for both utility installation and roadway support.

As mentioned previously, storm sewer utility improvements are proposed to be limited to three short runs of storm sewer piping. Additionally, catch basins will be re-grouted as part of the project. Also, the project proposes replacing the existing sanitary sewer castings which are no longer specified, to the new castings.

In general, the existing concrete curb and gutter is in good condition and only spot replacements are proposed. Restoration of the impacted boulevard areas will include a minimum of 4-inches of topsoil and hydroseed with a residential turf seed mix.

Because of the existing pavement section thickness, and the excellent sand subsoils, Staff is proposing a reclamation rehabilitation for this project. This will include reclaiming (grinding up) the existing bituminous pavement and underlying aggregate base, approximately 6.5-inches thick. 2.5-inches of excess material will be removed, with the remaining 4-inches being shaped and compacted to remain as the new aggregate base. Finally, 2.5-inches of new bituminous will be placed on top in a single lift.

During design site review, Staff noted the 300-foot segment of Waco Street between 150th Lane and 150th Avenue are in very poor condition. This was also commented on by residents at the November 9th open house meeting held at City Hall. The remaining Waco Street north to Alpine Drive is in considerably better condition, and listed in the CIP as a street reconstruction in 2033. To avoid potentially 9 seasons of pavement patching, and bring overall cost savings to the City, Staff included this segment of Waco Street in the project.

An existing 8-foot wide bituminous trail runs in backyards from Waco Street south of 150th Lane to Alpine Drive, where there is an existing curb cut, but no crossing. The City's general budget allocated $120,000 in 2024 to repave trails. Typically, the Parks Department sends out requests for proposals to perform this trail repaving work. Engineering and Parks Department Staff worked together and determined it would be both more efficient and cost-effective to include the trail repaving as part of this project, rather than a stand-alone. The work will include removing approximately 12 undesirable trees which are immediately adjacent to the trail, including roots under the trail which cause trip hazards because of tenting of the pavement. The existing trail and underlying aggregate base will be reclaimed, in the same manner as the street pavement, and compacted in-place. 2.5-inches of new bituminous pavement will be placed on top, with topsoil and hydro-seeding placed on the edge to taper into the existing ground. ADA compliant pedestrian ramps are required at the trail crossing at 150th Lane. The project is proposing to remove the curb cut at Alpine Drive, which is mid-block and has no landing on the north side of Alpine Drive. An 8-foot trail will be extended in the south boulevard of Alpine Drive over to Ute Street, approximately 150 feet east. A pedestrian ramp will be placed at Ute Street, lining up with the pedestrian ramp on the north side of Alpine Drive. Staff is proposing to bid the trail as an alternate bid, to split out the cost, in case the bid prices come in higher than the $120,000 budgeted funds allow for.

Preliminary Schedule Remaining

- Staff receives bids

    - March 4, 2024
- Council awards contract to the lowest responsible bidder
    - March 12, 2024
- Contractor begins construction
    - On or around May 1, 2024 (dependent on contractor's schedule)
- Contractor substantially completes construction
    - New bituminous pavement in-place, topsoil and seed in-place
    - August 2, 2024
- Contractor final completion
    - Verify final restoration; punch list created
    - August 31, 2024

Bid Opening

Staff proposes to open bids on March 4, 2024, and to present the bid results to the City Council on March 12, 2024, for award of a construction contract to the lowest responsible bidder.

Full plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements, as well as a plan sheet showing the typical sections, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

The proposed improvements are designated as City Improvement Project #24-12, Juniper Woods 1st – 3rd Street Reconstructions.

Notification:

If Council approves plans and specifications and authorizes advertisement for bids, bids will be advertised on Friday, January 26, and again on Friday, February 2, 2024 in the City's official newspaper, the Anoka Union Herald.

Additionally, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City improvement webpages with the most current project information, which will also be updated.

Observations/Alternatives:

Alternatives

Motion to adopt Resolution #24-042 approving plans and specifications and authorizing advertisement for bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds, Stormwater Utility Funds, Sanitary Sewer Utility Funds, and 2024 General Levy Budgeted Trail Funds.

Staff has completed an estimate based on final plans and anticipated 2024 construction costs, with a total estimated project cost of $585,459.09, which includes 23-percent indirect costs for administrative, engineering, finance, and legal costs. Final project costs will be dependent upon actual bid pricing and final quantities.

- Street Project Costs (PM) $417,484.14
- Trail Project Costs (General Levy) $105,244.95
- Storm Sewer Project Costs (Strm. Utility) $25,830.00
- Sanitary Sewer Project Costs (San. Utility) $36,900.00
- Total Estimated Costs $585,459.09

Recommendation:

On January 16, 2024, the Ramsey Public Works Committee reviewed the improvement project and recommended City Council approve plans and specifications and authorize advertisement for bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12.

Staff recommends adopting Resolution #24-042 approving plans and specifications and authorizing advertisement for bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12.

Action:

Adopt Resolution #24-042 approving plans and specifications and authorizing advertisement for bids for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12.

Attachments

Res 24-042

24-12 Street Summary

24-12 Title Sheet

24-12 Typical Section

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 12:51 PM
Brian Hagen	Kathy Schmitz	01/18/2024 01:44 PM
Form Started By: Joe Feriancek		Started On: 01/16/2024 08:04 AM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-042

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR JUNIPER WOODS 1ST – 3RD STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-12

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Juniper Woods 1st, 2nd, and 3rd subdivision as identified within the 2023 – 2032 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-130, adopted June 13, 2023, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-129, adopted June 27, 2023, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-202, adopted August 22, 2023, the City Council ordered the City Engineer to prepare plans and specifications for Juniper Woods 1st – 3rd Street Reconstructions, Improvement Project #24-12; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for Juniper Woods 1st – 3rd Street Reconstruction, Improvement Project #24-12.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer and authorizes advertisement for bids for said improvements as City Improvement Project #24-12, Juniper Woods 1st – 3rd Street Reconstructions.

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 23rd day of January, 2024.

_____
Mayor

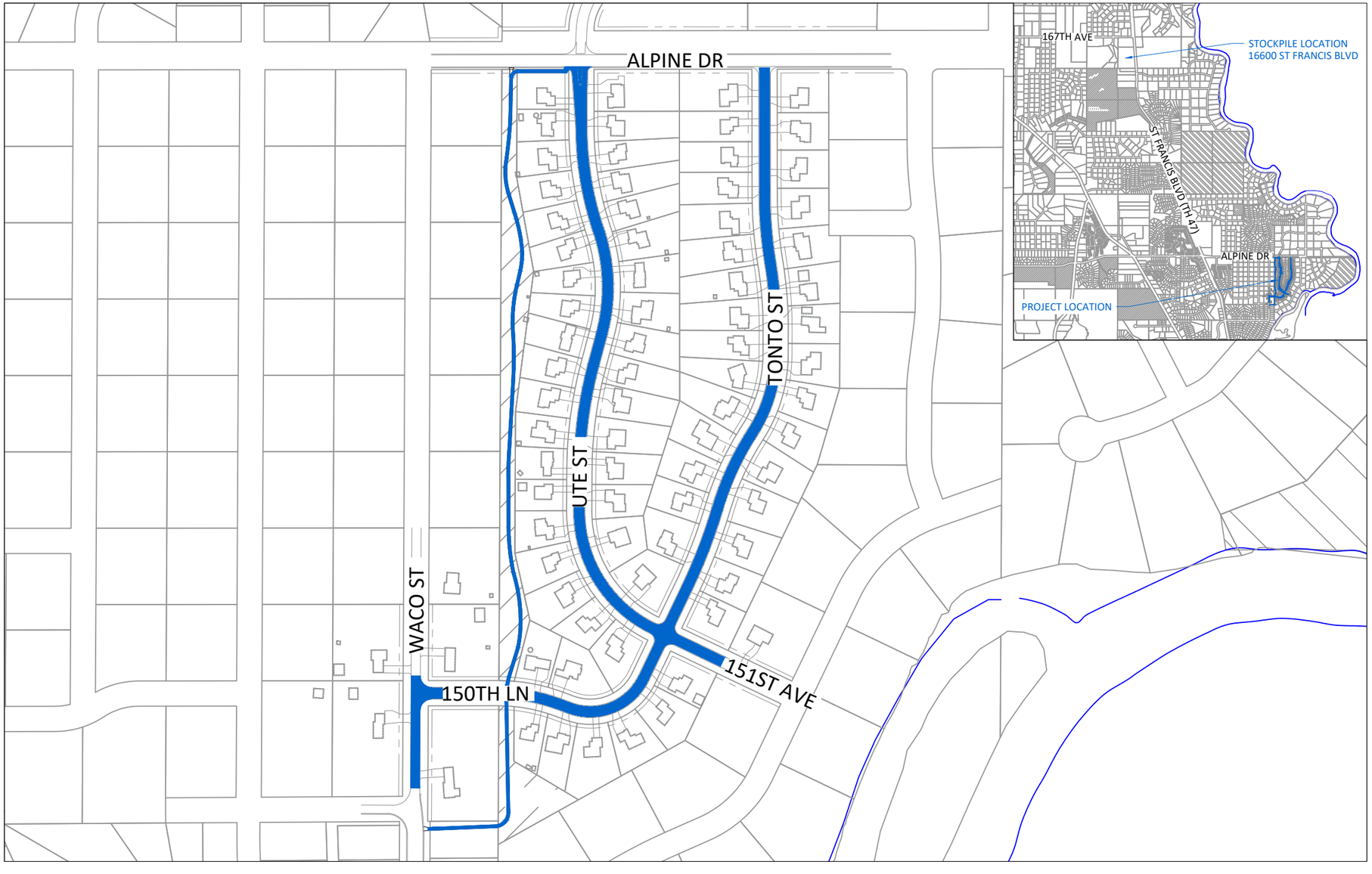
ATTEST:

_____
City Clerk

IP 24-12 Juniper Woods 1st - 3rd Street Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2021 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Juniper Woods	150th Lane	Ute Street & 151st Avenue / W EOP	554	Urban	3	1990	SC 1995	SC 2001				2.7	0*	2.7*
	151st Avenue	Tonto Street & 150th Avenue / E EOP	176	Urban	3	1990	SC 1995	SC 2001				2.6	4.4	7.0
	Tonto Street	N EOP / Ute Street & 151st Avenue	194	Urban	3	1990	SC 1995	SC 2001				2.7	3.2	5.9
	Ute Street	N EOP / Tonto Street & 150th Lane	581	Urban	3	1990	SC 1995	SC 2001				2.6	4.4	7.0
	Juniper Woods Total Length		1505	*0.285 mi.*										
Juniper Woods 2nd	Ute Street	153rd Avenue / S EOP	1054	Urban	3	1990	SC 1995	SC 2001				2.6	4.4	7.0
	Juniper Woods 2nd Total Length		*1054*	*0.2 mi.*										
Juniper Woods 3rd	Tonto Street	153rd Avenue / S EOP	1394	Urban	3	1993	SC 2001					1.6	4.3	5.9
	Juniper Woods 3rd Total Length		*1394*	*0.264 mi.*										
	Juniper Woods 1st - 3rd Street Reconstruction Total Length		*3953*	*0.749 mi.*										**GPR poor signal, no reading*

CITY OF RAMSEY
JUNIPER WOODS 1ST - 3RD STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 24-12



GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS" DATED SEPTEMBER 2022 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 33 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TYPICAL SECTION
05 - 06	CITY DETAILS
07	PEDESTRIAN RAMP DETAILS
08 - 13	MNDOT PEDESTRIAN RAMP DETAILS
14 - 15	SWPPP
16 - 19	EROSION CONTROL
20 - 24	REMOVALS
25 - 31	STREET IMPROVEMENTS
32	TRAIL IMPROVEMENTS
33	PAVEMENT MARKING

LEGEND

SANITARY MANHOLE	Easement - Drainage & Utility
STORM SEWER MANHOLE	Easement - Northern Natural Gas
CATCH BASIN MANHOLE	Easement - Roadway
CATCH BASIN	LOT LINE
CATCH BASIN - RESET	ELECTRIC LINE
CATCH BASIN - GROUT	ELECTRIC LINE - BURIED
RESET CASTING	ELECTRIC LINE - OVERHEAD
FLARED END SECTION	GAS LINE
HYDRANT	TELECOMMUNICATION LINE
VALVE	TELECOMM - OVERHEAD
TREE - CONIFEROUS	FIBER OPTIC LINE
TREE - DECIDUOUS	TREE LINE
SHRUB	LANDSCAPE
LIGHT POLE	RETAINING WALL
SIGN	FENCE
MAILBOX	SILT FENCE
PEDESTAL - TELECOM	FLOTATION SILT CURTAIN
PEDESTAL - ELECTRIC	EROSION CONTROL LOG
HAND HOLE	INLET PROTECTION
SAWCUT	MINOR CONTOUR
CURB & GUTTER B618	MAJOR CONTOUR
CURB & GUTTER SURMOUNTABLE	DRAINAGE ARROW
DRIVE - BITUMINOUS	WATERMAIN
DRIVE - CONCRETE	SANITARY SEWER
DRIVE - GRAVEL	STORM SEWER
CONCRETE WALK	DRAIN TILE
BITUMINOUS TRAIL	LANDSCAPE - ROCK
REMOVE BIT PAVE	LANDSCAPE - MULCH
REMOVE CONCRETE PAVE	LANDSCAPE - RIP RAP
REMOVE VALLEY GUTTER	PR. DRIVE - BITUMINOUS
MILL BIT PAVEMENT	PR. DRIVE - CONCRETE
RECLAIM BIT PAVEMENT	PR. DRIVE - GRAVEL
CONSTRUCTION EXIT	PR. CONCRETE WALK
RIPRAP CLASSIII	PR. CONCRETE
	PR. SEEDING AREA

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, P.E.
ASSISTANT CITY ENGINEER

57095 LIC. NO.

DATE 01/12/24

DATE	REVISION

0 150 300 450
SCALE (FEET)

N

City of RAMSEY

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

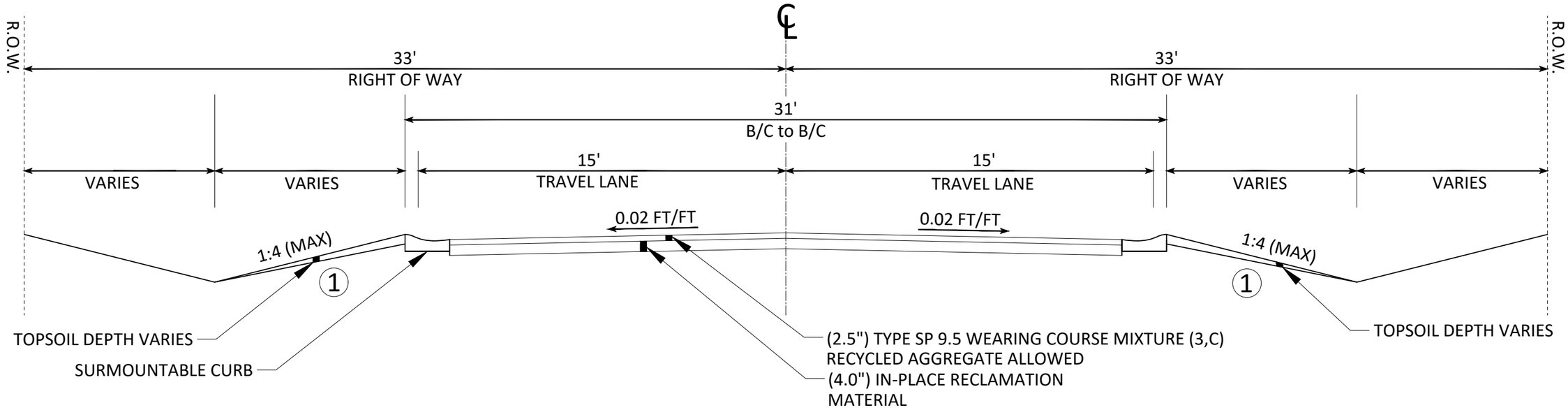
GSOC

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

Jan 12, 2024 - 1:03pm
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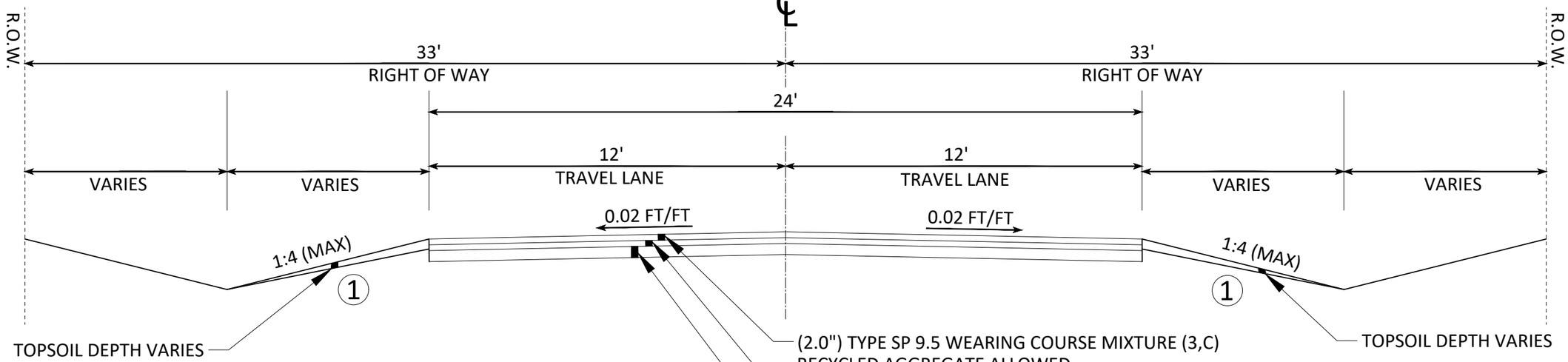
TYPICAL SECTION

150TH LN, 151ST AVE, TONTO ST, UTE ST



TYPICAL SECTION

WACO ST



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.

DATE	REVISION

Jan 12, 2024 - 1:04pm
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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 01/12/24 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 01/12/24
CHECKED BY:	JJF	FILE: 24-12

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

TYPICAL SECTION

JUNIPER WOODS 1ST - 3RD STREET RECONSTRUCTIONS
CITY PROJECT NO. 24-01
CITY OF RAMSEY, MINNESOTA

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-043 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-043 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11.

Background:

The 2024 – 2033 Capital Improvement Program (CIP) identifies Alpine Drive between Puma Street and Armstrong Boulevard (CSAH 83) for street reconstruction in 2024. Additionally, the CIP identifies extension of trunk watermain between Armstrong Boulevard and Puma Street to complete a critical watermain loop. The street totals approximately 3,600 lineal feet (0.68 miles) in length, and is 32 feet wide as measured to the face of curb.

Project History

On June 13, 2023, the Ramsey City Council adopted Resolution #23-130, accepting and awarding a proposal to Bolton & Menk, Inc. for topographic survey of the project area.

On June 27, 2023, the Ramsey City Council adopted Resolution #23-129, accepting and awarding a proposal to Independent Testing Technologies Inc. for a geotechnical report of the project area.

On August 22, 2023, the Ramsey City Council adopted Resolution #23-201, ordering plans and specifications for MSA Alpine Drive Reconstruction, Improvement Project #24-11.

On November 14, 2023, the Ramsey City Council adopted Resolution #23-282, accepting and awarding a proposal to American Engineering Testing, Inc. for a stabilized full-depth reclamation mix design for the project.

On January 16, 2024, the Ramsey Public Works Committee considered recommending City Council approval of plans and specifications and authorizing advertisement for bids.

Pavement History

- 1977 Construction
- 1981 & 1989 Crack Seal / Seal Coat
- 2002 Mill & Overlay
- 2007 & 2017 Crack Seal / Seal Coat
- 2023 PASER Value of 3
- Ground Penetrating Radar Results
    - 4.8-inch HMA average thickness
    - 4.2-inch aggregate base average thickness
    - 9.0-inch average section thickness

Proposed Improvements

This project proposes to reconstruct Alpine Drive between Puma Street and 400 feet west of Armstrong Boulevard (CSAH 83). On the east end, this ties into the new pavement section built by Anoka County in 2023 as part of the Armstrong Boulevard and Alpine Drive roundabout project. City trunk watermain was also extended to the west side of Armstrong Boulevard as part of the roundabout project, to avoid future impacts. Watermain exist on the west end of the project area, sanitary sewer also exists near the west end of the proposed project area. The subdivisions on both sides of Alpine Drive are not within the MUSA. Sanitary sewer is not proposed to be extended. However, trunk watermain is proposed to be extended between Armstrong Boulevard and Puma Street. This is a critical trunk watermain loop connection as all water west of Armstrong Boulevard, north of 147th Avenue is currently served by one trunk line. This is also identified in the 2040 Comprehensive Plan Water Plan.

During design, the majority of concrete curb and gutter was found to be in good condition, however, on the east block of the project all concrete curb and gutter is proposed to be replaced. The watermain construction will be via directional drilling, which will allow for spot concrete curb and gutter replacement on the rest of the project.

Alpine Drive is a Municipal State Aid (MSA) street and must comply with State Aid design requirements. MSA design requires a 10-ton pavement strength design. This is proposed to be achieved using a 5-inch thick stabilized full-depth reclamation (SFDR) under 4-inches of new bituminous pavement.

An existing bituminous trail runs in the boulevard along the north side of Alpine Drive throughout the entire project area. In general, this project does not propose any improvements to the trail, which has existing pedestrian ramps, generally compliant with current ADA requirements. During design, staff found drainage issues on two side streets, Iguana Street and Kangaroo Street. Drainage improvements will require replacing the concrete curb and gutter around the radii to the side streets, and result in three pedestrian ramps being replaced as well.

Stormwater runoff along Alpine Drive is handled by carrying water in the curb and gutter to the adjacent neighborhood streets and associated drainage swales, eventually carrying runoff to existing low areas within drainage and utility easements. MSA approval requires storm water analysis, which Staff is currently working through. No additional improvement to the storm sewer system, such as adding curb inlets, are anticipated.

Preliminary Schedule Remaining

- Staff receives bids
  - March 20, 2024
- Council awards contract to the lowest responsible bidder
  - March 26, 2024
- Contractor begins construction
  - On or around May 1, 2024 (dependent on contractor's schedule)
- Substantial completion
  - August 2, 2024
- Final completion
  - August 31, 2024

Additional Permitting

Plans are currently being routed through State Aid for approval, which is required before project bids can be accepted. Staff does not anticipate significant comments from State Aid which would require moving the proposed project bid opening.

A Minnesota Department of Health Water Extension Permit will be required before completing the trunk watermain extension. This permit is required before work begins on the watermain construction and is not tied to bidding the project.

Bid Opening

Staff proposes to open bids on March 20, 2024, and to present the bid results to City Council on March 26, 2024, for award of a construction contract to the lowest responsible bidder.

Full plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements, as well as a plan sheet showing the typical sections, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

The proposed improvements are designated as City Improvement Project #24-11, MSA Alpine Drive Reconstruction.

Notification:

If Council approves plans and specifications and authorizes advertisement for bids, bids will be advertised on Friday, January 26, and again on Friday, February 2, 2024 in the City's official newspaper, the Anoka Union Herald.

Additionally, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City improvement webpages with the most current project information, which will also be updated.

Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #24-043 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11.

Funding Source:

Funding for this improvement is proposed to come from Municipal State Aid Funds and Water Utility Funds.

Staff has completed an estimate based on final plans and anticipated 2024 construction costs, with total estimated project costs of $1,209,583.23, which includes 23-percent indirect costs for administrative, engineering, finance, and legal costs. Final project costs will be dependent upon actual bid pricing and final quantities.

Municipal State Aid Funds	Water Utility Funds	Total Project Funds
$619,610.66	$589,972.58	$1,209,583.23

Recommendation:

On January 16, 2024, the Ramsey Public Works Committee reviewed the improvement project and recommended City Council approve plans and specifications and authorize advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11.

Staff recommends adopting Resolution #24-043 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11.

Action:

Adopt Resolution #24-043 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #24-11.

Attachments

Res 24-043

24-11 Project Scope

24-11 Street Summary

24-11 Title Sheet
24-11 Typical Section

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 07:08 AM
Brian Hagen	Kathy Schmitz	01/18/2024 10:05 AM
Form Started By: Joe Feriancek		Started On: 01/16/2024 08:03 AM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-043

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR MSA ALPINE DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #24-11

WHEREAS, the City of Ramsey proposes to reconstruct MSA Alpine Drive between Puma Street and Armstrong Boulevard as identified within the 2023 – 2032 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-130, adopted June 13, 2023, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-129, adopted June 27, 2023, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-201, adopted August 22, 2023, the City Council ordered the City Engineer to prepare plans and specification for said improvements; and

WHEREAS, The City Engineer has prepared plans and specifications for the purpose of advertising for bids for City Improvement Project #24-11, MSA Alpine Drive Reconstruction.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer for making said improvements and authorizes the advertisement of bids for the same improvements as City Improvement Project #24-11; MSA Alpine Drive Reconstruction.

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:

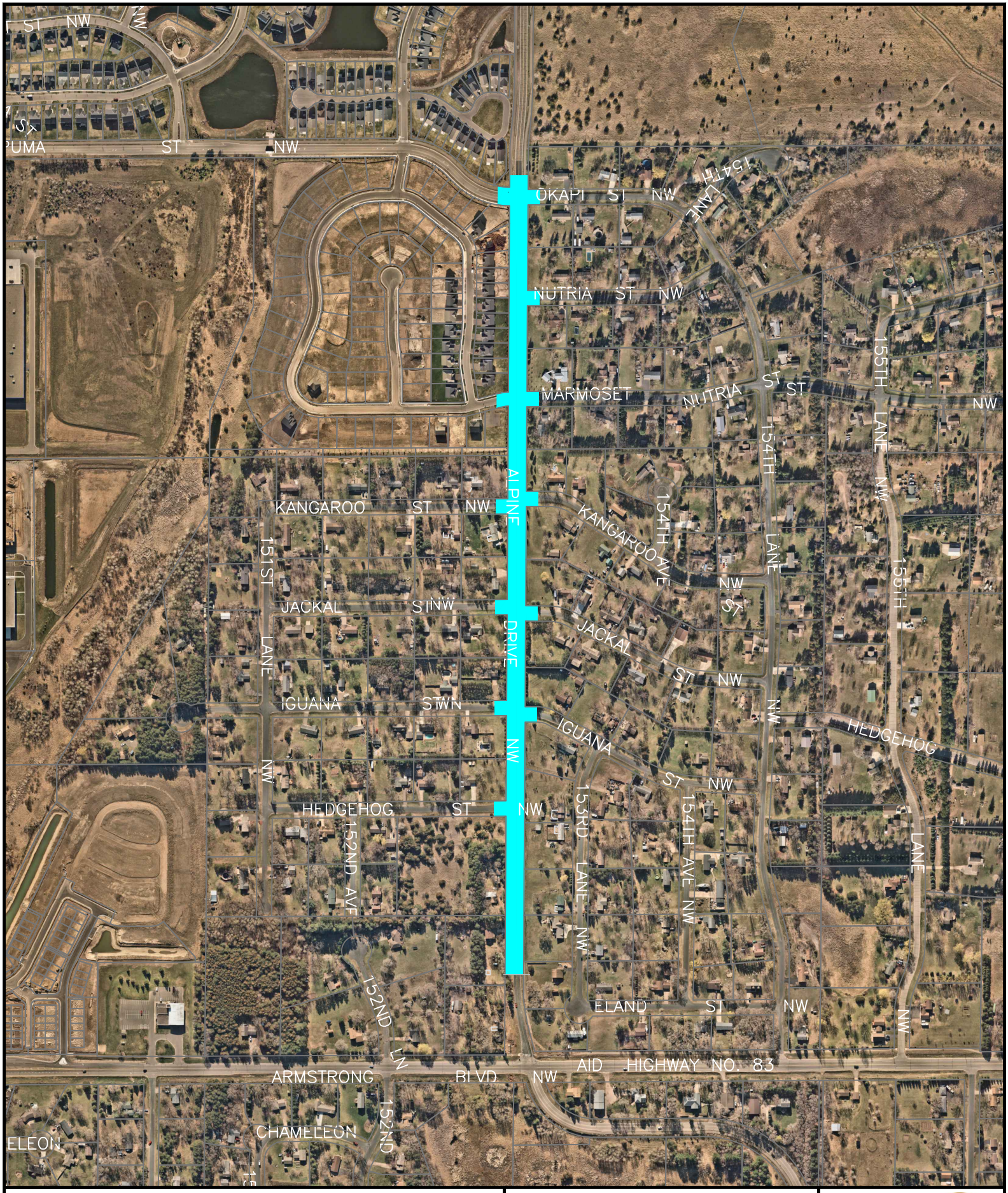
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of January, 2024.

Mayor

ATTEST:

City Clerk



ALPINE DRIVE
(ARMSTRONG BLVD / PUMA ST)
PROJECT SCOPE

0 1/10 1/5 3/10

SCALE (FEET)

City of RAMSEY

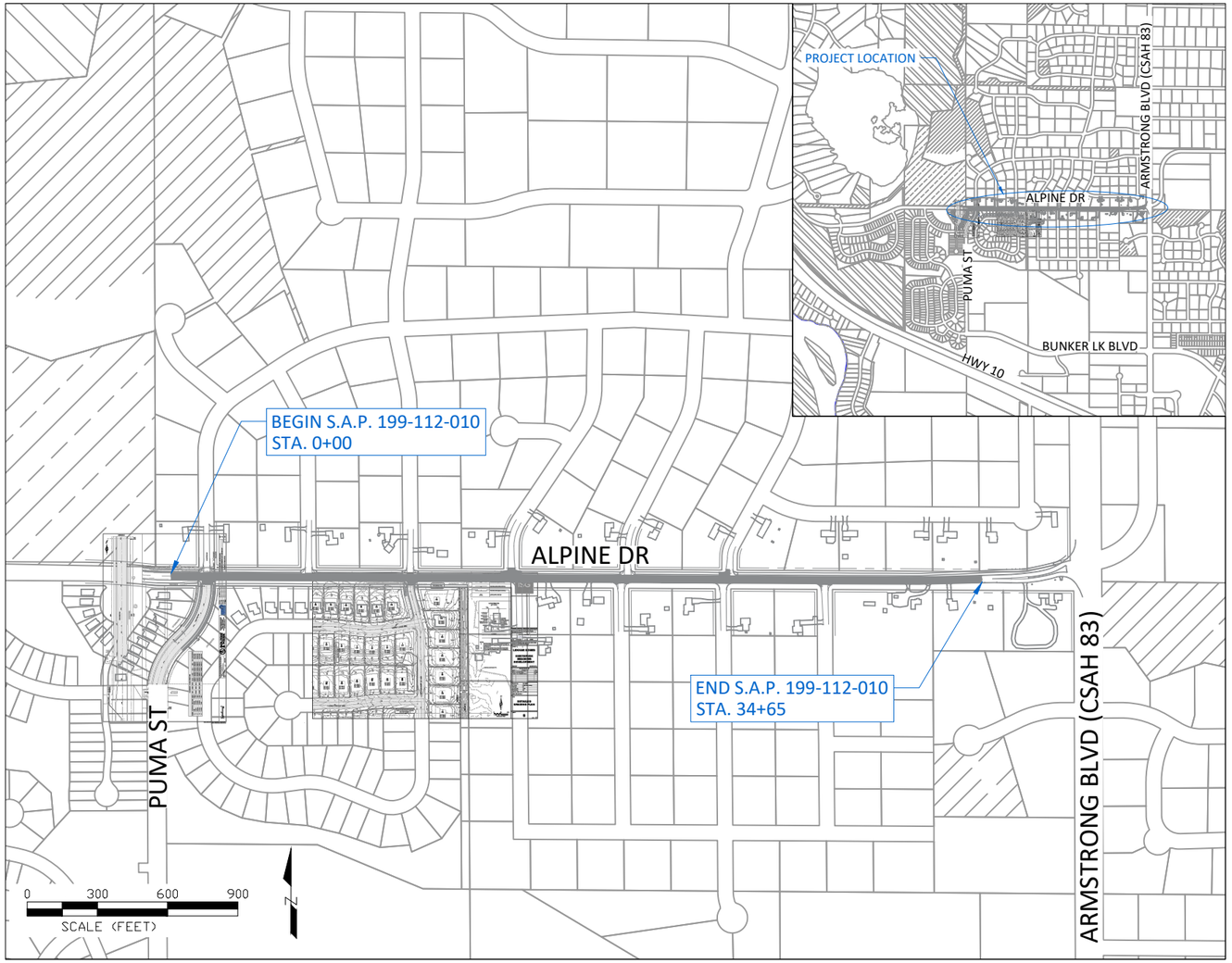
24-11 Alpine Dr MSA (Puma St to CSAH 83) Street Reconstruction													
Street	**Segment Description**	**Length (feet)**	**Section (Urban / Rural)**	**2023 PASER**	**Year Built**	**Maint. 1**	**Maint. 2**	**Maint. 3**	**Maint. 4**	**Maint. 5**	**Avg HMA (inches)**	**Avg Agg. Base (inches)**	**Avg Section (inches)**
Alpine Dr	Puma Street / 400 feet west of Armstrong Bouelvard (CSAH 83)	3571	Urban	3	1977	SC 1981	SC 1989	OL 2002	SC 2007	SC 2017	4.8	4.2	9.0
Alpine Drive Total Length		*3571*	*0.68 mi.*	**GPR not available, depth based off asbuilts*									

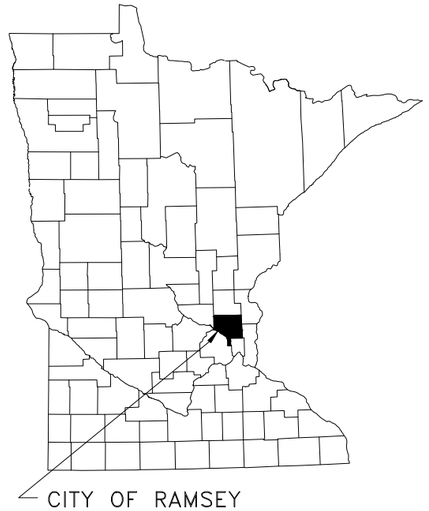
CITY OF RAMSEY

ALPINE DRIVE MSA (PUMA STREET TO CSAH 83) RECONSTRUCTION

CITY IMPROVEMENT PROJECT NO. 24-11

S.A.P. 199-112-010 LOCATED ON ALPINE DRIVE BETWEEN PUMA STREET AND ARMSTRONG BOULEVARD (CSAH 83)
FROM NW 1/4 OF THE S 1/2 OF S20, T32, R25 TO NE 1/4 OF THE S 1/2 OF S20, T32, R25





CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DISTRICT: METRO

PROJECT	STA. TO STA.	GROSS LENGTH	BRIDGE LENGTH	NET LENGTH	NET LENGTH (MILES)	ADT (2022)	ADT (2042)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED	NUMBER OF LANES	WIDTH OF LANES	FUNCTIONAL CLASSIFICATION
S.A.P. 199-112-010 ALPINE DR	0+00 TO 34+65	3,465 FT	0 FT	3,465 FT	0.66 MI	2,855	3,900	374,000	70	10	40 MPH	2	16'	COLLECTOR
TRAIL ALPINE DR (NORTH SIDE)	14+09 TO 14+36 14+72 TO 14+97 23+40 TO 23+68	80 FT	0 FT	80 FT	0.02 MI	N/A	N/A	N/A	50	N/A	20 MPH	1	10'	TRAIL

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

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

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE "SUPPLEMENTAL SPECIFICATIONS" DATED SEPTEMBER 2022 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 32 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	TABULATIONS
04	ALIGNMENT LAYOUT
05	TYPICAL SECTION
06 - 07	CITY DETAILS
08	INTERSECTION DETAILS
09 - 14	MNDOT PEDESTRIAN RAMP DETAILS
15 - 16	SWPPP
17 - 18	EROSION CONTROL
19 - 20	REMOVALS
21 - 24	STREET IMPROVEMENTS
25	PAVEMENT MARKING PLAN
26 - 32	CROSS SECTIONS

LEGEND

- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CATCH BASIN - GROUT
- CATCH BASIN - RESET
- FLARED END SECTION
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- BITUMINOUS TRAIL
- REMOVE BIT PAVE
- REMOVE CONCRETE PAVE
- REMOVE GRAVEL SURFACE
- MILL BIT PAVEMENT
- RECLAIM BIT PAVEMENT
- CONSTRUCTION EXIT
- RIPRAP CLASSIII
- Easement - Drainage & Utility
- Easement - Northern Natural Gas
- Easement - Roadway
- LOT LINE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- FENCE
- SILT FENCE
- FLOTATION SILT CURTAIN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP
- PR. DRIVE - BITUMINOUS
- PR. DRIVE - CONCRETE
- PR. DRIVE - GRAVEL
- PR. CONCRETE WALK
- PR. CONCRETE
- PR. SEEDING AREA

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, P.E. — LIC. NO. 57095 — DATE 01/08/24

APPROVED: _____ DATE _____
CITY ENGINEER, CITY OF RAMSEY

DATE _____
DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

DATE _____
STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING

SHEET 01 OF 32 SHEETS

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

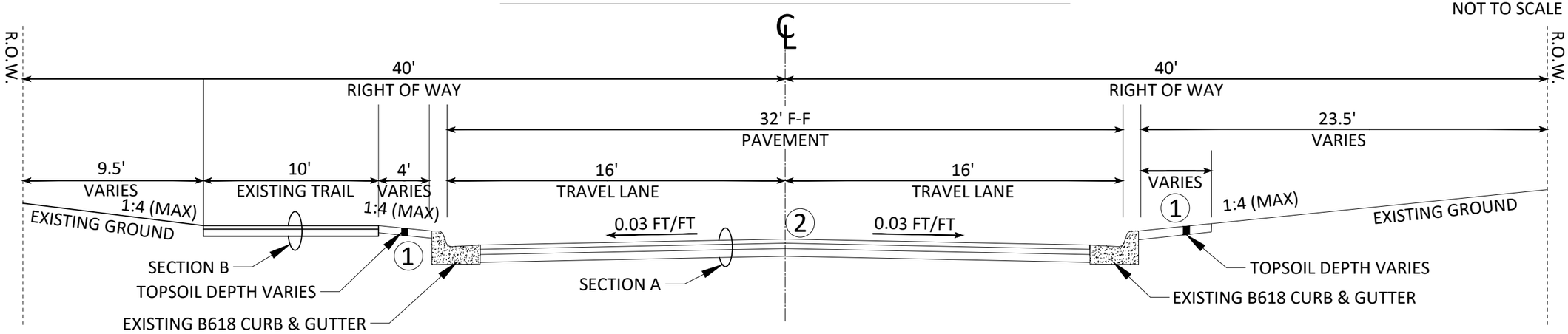
SAP 199-112-010

DATE	REVISION

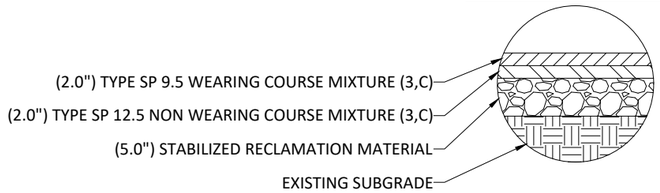
Jan 10, 2024 - 9:53am
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TYPICAL SECTION: RECONSTRUCTION

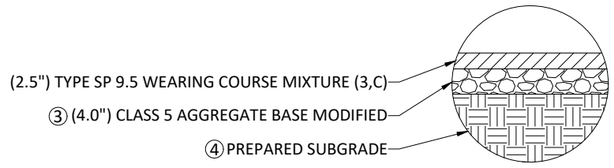
NOT TO SCALE



SECTION A: ROADWAY



SECTION B: TRAIL



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.
SEE CITY DETAIL ERO-6 FOR TOPSOIL REQUIREMENTS.

② BITUMINOUS PAVEMENT SHALL BE INSTALLED ON COMPACTED, IN PLACE, STABILIZED RECLAIM MATERIAL

③ MODIFY CLASS 5 AGGREGATE BASE PER CITY STANDARD DETAIL STR-26. SEE SHEET 09. RECYCLED RECLAMATION MATERIAL MEETING STR-26 MAY BE USED AS AGGREGATE BASE.

④ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING CLASS 5 AGGREGATE BASE. THIS PROCESS SHALL BE INCIDENTAL TO THE SUBGRADE PREPARATION PAY ITEM.

DATE	REVISION

Jan 10, 2024 - 10:54am
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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 01/08/24 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 01/08/24
CHECKED BY:	JJF	FILE: 24-11

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

TYPICAL SECTION

S.A.P. 199-112-010

ALPINE DRIVE MSA (PUMA STREET TO CSAH 83)
RECONSTRUCTION
CITY PROJECT NO. 24-11
CITY OF RAMSEY, MINNESOTA

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-044 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 Crack Seal Improvements, Improvement Project #24-08

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-044 approving plans and specifications and authorizing advertisement for bids for 2024 Crack Seal Improvements, Improvement Project #24-08.

Background:

Crack seal improvements are completed annually, on between 10 and 23 miles of public street segments to cost-effectively maximize the life of the bituminous pavement.

Crack sealing protects pavement by preventing stormwater runoff from seeping through cracks in the pavement and joints between the pavement and concrete curb and gutter, and utility castings. Reducing future pavement damage due to wet subgrade soils, especially during freeze-thaw cycles.

The City's current pavement maintenance schedule calls for public streets to be crack sealed the third, seventh, and fourteenth year following construction, reconstruction, and overlay improvements. However, while this is the typical maintenance schedule it is important to note that Staff reviews the condition of all streets annually and adjusts the schedule of maintenance operations based on actual pavement conditions.

A total of 13.70 miles of public street segments proposed to receive crack seal improvements in 2024. These street segments were selected based on age, pavement maintenance history, and Pavement and Surface Evaluation Rating (PASER) values. Selected streets generally have PASER values between 7 and 10.

Plans and specifications for the 2024 Crack Sealing Improvements were prepared in-house as part of Staff's normal duties. A copy of the plans is attached to this case.

Preliminary Schedule Remaining

- Bids are publicly opened
  - March 4, 2024
- Council awards contract to the lowest responsible bidder
  - March 12, 2024
- Contractor begins improvements
  - Late April / early May 2024
- Contractor completes improvements
  - May 31, 2024

Project Coordination

Outside of pothole patching, major street maintenance in 2024 includes crack sealing, pavement rejuvenation, and pavement striping. Pavement striping generally occurs on MSA streets, and the project has not yet been started.

Staff is aware of several street segments proposed to be within both the crack seal and pavement rejuvenation project, similar to 2023. Because of this, Staff is generally proposing to schedule pavement maintenance projects accordingly:

May	Crack Seal
June / July	Pavement Striping
July / August	Pavement Rejuvenation

As we continue with the annual pavement maintenance, the ultimate goal is to not require street segments to have overlapping projects on the same year, but to catch up with pavement rejuvenating and pavement striping, this cannot be avoided in 2024.

Bid Opening

Staff proposes to open bids on March 4, 2024, and to present the bid results to City Council on March 12, 2024 for award of a construction contract to the lowest responsible bidder.

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday, January 26, and again on Friday, February 2, 2024 in the City's official newspaper, the Anoka Union Herald.

Letters are not mailed to property owners for crack seal improvements due to the relatively minor impacts to property owners and the traveling public during these projects. Engineering Staff maintains a project webpage which will be updated with the most current project information.

Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #24-044 approving plans and specifications and authorizing advertisement for bids for 2024 Crack Seal Improvements, Improvement Project #24-08.

Funding Source:

Estimated project costs for the proposed 2024 Crack Seal Improvements total $165,000 This includes 5% indirect costs for administrative, engineering, legal and financing.

The City budgeted $575,000 for crack seal and pavement rejuvenation improvements in 2024.

City Staff proposed to administer and inspect construction in-house, as part of their normal duties.

Recommendation:

On January 16, 2024 the Ramsey Public Works Committee reviewed the improvement project and recommended City Council approve plans and specifications and authorize advertisement for bids for 2024 Crack Seal Improvements, Improvement Project #24-08.

Staff recommends adopting Resolution #24-044 approving plans and specifications and authorizing advertisement for bids for 2024 Crack Seal Improvements, Improvement Project #24-08.

Action:

Adopt Resolution #24-044 approving plans and specifications and authorizing advertisement for bids for 2024 Crack Seal Improvements, Improvement Project #24-08.

Attachments

Res 24-044
24-08 Street Summary
24-08 Overall Map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 12:54 PM
Bruce Westby	Bruce Westby	01/18/2024 02:45 PM
Brian Hagen	Kathy Schmitz	01/18/2024 03:03 PM
Form Started By: Joe Feriancek		Started On: 01/16/2024 08:01 AM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-044

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2024 CRACK SEAL IMPROVEMENTS, IMPROVEMENT PROJECT #24-08

WHEREAS, the City of Ramsey can most cost-effectively maximize the life of the bituminous pavement on public streets by sealing cracks on an annual basis; and

WHEREAS, the City of Ramsey adopted budget for 2024 includes $575,000.00 for street maintenance contracted services, including to crack seal the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-012 adopted January 9, 2024, the City Council ordered the City Engineer to prepare plans and specifications for 2024 Crack Seal Improvements, Improvement Project #24-08; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for 2024 Crack Seal Improvements, Improvement Project #24-08.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer and authorizes advertisement for bids for said improvements as City Improvement Project #24-08, 2024 Crack Seal Improvements.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____

City Clerk

24-08 2024 CRACK SEAL STREET SUMMARY		
MAP AREA	**Length (miles)**	**CS MATERIAL (LBS)**
MAP AREA A	1.39	4,184
MAP AREA B	2.18	18,253
MAP AREA C	2.51	13,507
MAP AREA D	4.31	35,888
MAP AREA E	3.31	22,089
PROJECT TOTAL	**13.70**	**93,920**

MAP AREA A				
Subdivision	**Street**	**Concrete Curb (yes/no)**	**Length (miles)**	**CS MATERIAL (LBS)**
MSA - TIGER STREET	TIGER STREET (173RD AVE. / CR 83)	NO	0.41	1,048
	MSA - TIGER STREET TOTAL		*0.41*	*1,048*
NORTHFORK ITASCA POINT	159TH LANE (ANDRIE ST. / CDS)	NO	0.20	672
	NORTHFORK ITASCA POINT TOTAL		*0.20*	*672*
NORTHFORK ST. ANDREWS	INVERNESS COURT (INVERNESS LN. / CDS)	NO	0.06	263
	ST. ANDREWS COURT (ST. ANDREWS LN. / CDS)	NO	0.10	388
	ST. ANDREWS LANE (INVERNESS LN. / ST. ANDREWS CRT.)	NO	0.15	447
	ST. ANDREWS LANE (ST. ANDREWS CRT. / SE. EOP)	NO	0.47	1,366
	NORTHFORK ST. ANDREWS TOTAL		*0.78*	*2,464*
MAP AREA A TOTAL			***1.39***	***4,184***

Map Area B				
Subdivision	**Street**	**Concrete Curb (yes/no)**	**Length (miles)**	**CS MATERIAL (LBS)**
ANDERSON ESTATES	171ST AVENUE (E. EOP / BISON ST.)	NO	0.03	145
	BISON STREET (S. EOP / 171ST AVE.)	NO	0.19	1,191
	ANDERSON ESTATES TOTAL		*0.22*	*1,336*
BROOKFIELD 2ND	167TH COURT (LIMONITE ST. / E. EOP)	YES	0.02	231
	167TH TERRACE (LIMONITE ST. / CDS)	YES	0.13	1,582
	LIMONITE STREET (168TH AVE. / 167TH TER.)	YES	0.25	2,734
	OLIVINE STREET (167TH TER. / 170TH TR.)	YES	0.05	430
	BROOKFIELD 2ND TOTAL		*0.45*	*4,977*
BROOKFIELD 2ND/3RD	170TH TRAIL (MARBLE ST. / E. EOP)	YES	0.31	2,540
	170TH TRAIL (OLIVINE ST. / MARBLE ST.)	YES	0.15	1,217
	BROOKFIELD 2ND/3RD TOTAL		*0.46*	*3,757*
BROOKFIELD 3RD	MARBLE STREET (167TH TER. / 170TH TR.)	YES	0.12	950
	BROOKFIELD 3RD TOTAL		*0.12*	*950*
GERBERTS ADDITION	JASPAR STREET (166TH AVE. / CDS)	NO	0.14	836
	GERBERTS ADDITION TOTAL		*0.14*	*836*
MSA - 166TH / 167TH AVENUE	166TH AVENUE (QUARTZ ST. / E SEC. LINE)	NO	0.17	769
	166TH AVENUE (W. SEC. LINE / JASPAR ST.)	YES	0.25	2,789
	167TH AVENUE (JASPAR ST. / CSAH 5)	YES	0.30	2,540
	MSA - 166TH / 167TH AVENUE TOTAL		*0.72*	*6,098*
RABBIT RUN	QUICKSILVER STREET (167TH AVE. / CDS)	NO	0.06	299
	RABBIT RUN TOTAL		*0.06*	*299*
MAP AREA B TOTAL			***2.18***	***18,253***

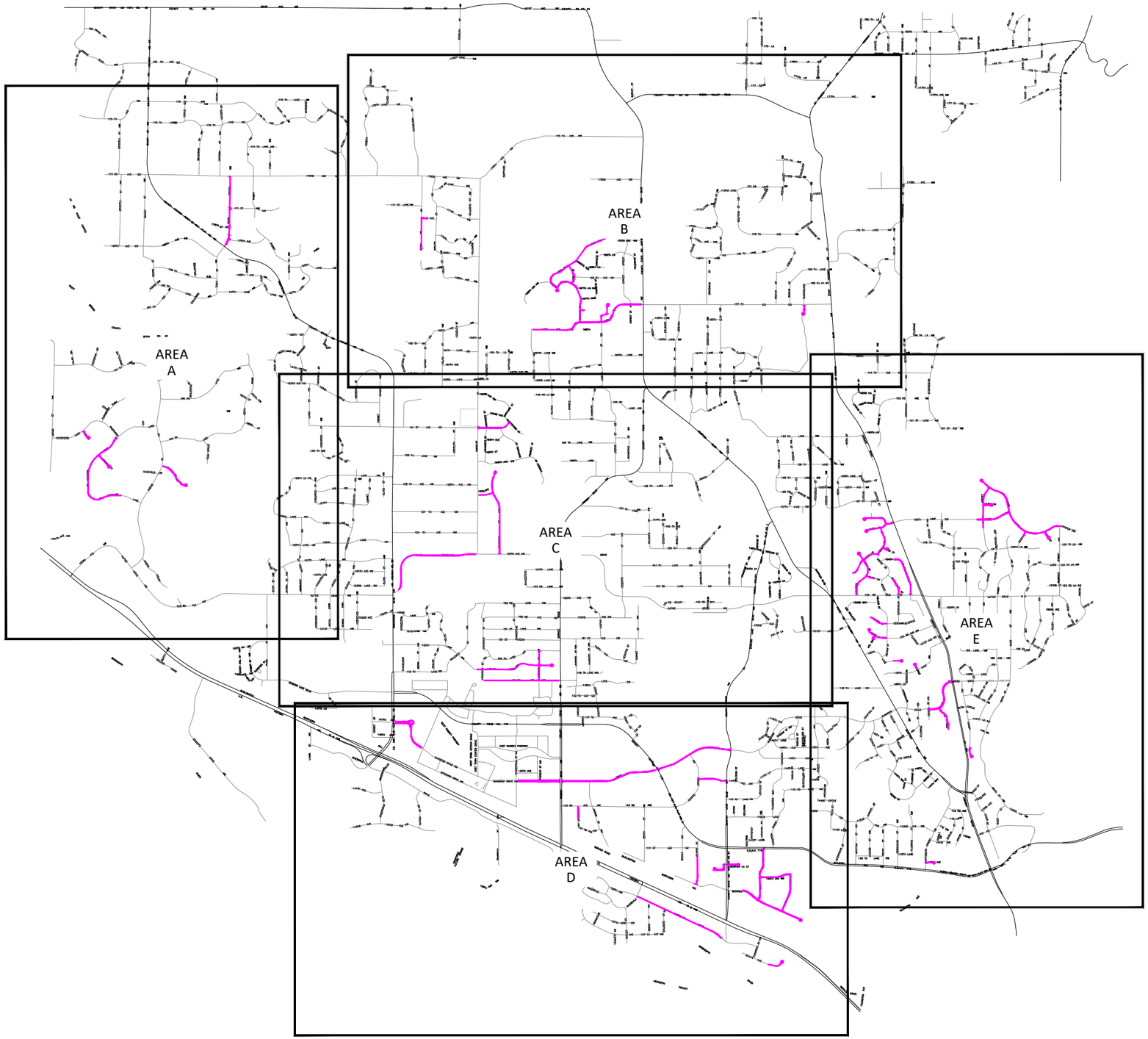
Map Area C				
Subdivision	**Street**	**Concrete Curb (yes/no)**	**Length (miles)**	**CS MATERIAL (LBS)**
MSA - 161ST AVENUE	161ST AVENUE (VARIOLITE ST. / RHINESTONE ST.)	YES	0.20	2,245
	MSA - 161ST AVENUE TOTAL		*0.20*	*2,245*
MSA - ALPINE DRIVE	ALPINE DRIVE (CR 83 / VARIOLITE ST.)	YES	0.63	5,507
	MSA - ALPINE DRIVE TOTAL		*0.63*	*5,507*
PINEVIEW ESTATES	149TH AVENUE (URANIMITE ST. / RAMSEY BLVD.)	NO	0.45	1,530
	149TH LANE (W. EOP / CDS)	NO	0.47	1,742
	PERIDOT STREET (149TH AVE. / 150TH LN.)	NO	0.17	619
	PINEVIEW ESTATES TOTAL		*1.09*	*3,891*
TRAPROCK COMMONS	158TH AVENUE (TRAPROCK ST. / VARIOLITE ST.)	NO	0.08	259
	TRAPROCK STREET (155TH AVE. / 158TH AVE.)	NO	0.37	1,139
	TRAPROCK STREET (158TH AVE. / CDS)	NO	0.13	466
	TRAPROCK COMMONS TOTAL		*0.59*	*1,864*
MAP AREA C TOTAL			***2.51***	***13,507***

Map Area D				
Subdivision	**Street**	**Concrete Curb (yes/no)**	**Length (miles)**	**CS MATERIAL (LBS)**
BUSINESS PARK 95	McKINLEY STREET (UNITY ST. / 400 FT. E. OF SUNFISH LAKE BLVD)	YES	0.11	675
	UNITY STREET (CR 116 / McKINLEY ST.)	YES	0.31	1,816
	McKINLEY STREET (UNITY ST. / CDS	YES	0.29	1,877
	140TH AVENUE (RADIUM ST. / UNITY ST.)	YES	0.18	1,093
	RADIUM STREET (McKINLEY ST. / 140TH AVE.)	YES	0.23	1,401
	BUSINESS PARK 95 TOTAL		*1.12*	*6,861*
FERRUM 1ST & 2ND	AZURITE STREET (McKINLEY ST. / 141ST AVE.)	YES	0.17	1,540
	FERRUM 1ST & 2ND TOTAL		*0.17*	*1,540*
GATEWAY INDUSTRIAL PARK	LIMONITE STREET (143RD AVE. / 280' N. OF 142ND AVE.)	YES	0.07	687
	SUBDIVSION TOTALS		*0.07*	*687*
MSA - RIVERDALE DRIVE	RIVERDALE DRIVE (DOLOMITE ST. / SUNFISH LAKE BLVD.)	YES	0.38	2,085
	RIVERDALE DRIVE (FELDSPAR ST. / DOLOMITE ST.)	YES	0.18	981
	MSA - RIVERDALE DRIVE TOTAL		*0.56*	*3,066*
MSA - SUNWOOD DRIVE	SUNWOOD DRIVE (CR 116 / CR 56)	YES	0.57	5,352
	SUNWOOD DRIVE (CR 83 / ZEOLITE ST.)	YES	0.41	5,000
	SUNWOOD DRIVE (CR 116 / CR 57)	YES	0.46	3,135
	SUNWOOD DRIVE (ERKIUM ST. / TH 47)	YES	0.27	1,833
	SUNWOOD DRIVE (PERIDOT ST. / CR 56)	YES	0.13	2,358
	SUNWOOD DRIVE (RHINESTONE ST. / PERIDOT ST.)	YES	0.12	2,072
	MSA - SUNWOOD DRIVE TOTAL		*1.95*	*19,750*
OAKRIDGE INDUSTRIAL PARK	SUNFISH LAKE COURT (CR 57 / E. CDS)	YES	0.07	727
	OAKRIDGE INDUSTRIAL PARK TOTAL		*0.07*	*727*
RIVERWALK VILLAGE	RIVLYN AVENUE (W. EOP / CDS)	YES	0.10	596
	RIVERWALK VILLAGE TOTAL		*0.10*	*596*
SUNFISH GATEWAY BUSINEES PARK	140TH COURT (CR 57 / CDS)	YES	0.10	777
	SUNFISH GATEWAY BUSINESS PARK TOTAL		*0.10*	*777*
SUNFISH LAKE BUSINESS PARK 3RD	144TH AVENUE (SUNFISH LAKE BLVD. / AZURITE ST.)	YES	0.16	1,884
	SUFISH LAKE BUSINESS PARK 3RD TOTAL		*0.16*	*1,884*
MAP AREA D TOTAL			***4.31***	***35,888***

Map Area E				
Subdivision	**Street**	**Concrete Curb (yes/no)**	**Length (miles)**	**CS MATERIAL (LBS)**
AMBER RIDGE 2ND	ARGON STREET (N. EOP / CDS)	YES	0.07	646
	AMBER RIDGE 2ND TOTAL		*0.07*	*646*
BIRCH HILL LODGES	COBALT STREET (SUNWOOD DR. / S. EOP)	YES	0.14	1,150
	BIRCH HILL LODGES TOTAL		*0.14*	*1,150*
EVERGREEN POINT TOWNHOMES	FLUORINE STREET (ALPINE DR. / N. EOP)	YES	0.10	1,106
	GERMANIUM STREET (ALPINE DR. / W. EOP)	YES	0.10	1,097
	EVERGREEN POINT TOWNHOMES TOTAL		*0.20*	*2,203*
EVERGREEN POINT TOWNHOMES 2ND	154TH LANE (FLUORINE ST. / W. EOP)	YES	0.04	415
	FLUORINE STREET (154TH LN. / S. EOP)	YES	0.12	1,300
	EVERGREEN POINT TOWNHOMES 2ND TOTAL		*0.16*	*1,715*
HARVEST ESTATES	152ND COURT (HELIUM ST. / CDS)	YES	0.13	837
	152ND LANE (HELIUM ST. / W. EOP)	YES	0.11	639
	152ND TERRACE (152ND CRT. / CDS)	YES	0.03	220
	HARVEST ESTATES TOTAL		*0.27*	*1,697*
MALLARD PONDS	140TH AVENUE (DYSPROSIUM ST. / CDS)	YES	0.05	382
	MALLARD PONDS TOTAL		*0.05*	*382*
MSA - 156TH LANE	156TH LANE (JUNIPER RIDGE DR. / W. EOP REILLEY ESTATES)	NO	0.20	554
	MSA - 156TH LANE TOTAL		*0.20*	*554*
RAMSEY MEADOWS 2ND	150TH LANE (W. EOP / CDS)	YES	0.06	404
	FLUORINE STREET (149TH LN. / CDS)	YES	0.04	405
	RAMSEY MEADOWS 2ND TOTAL		*0.10*	*809*
REILLEY ESTATES	JUNIPER RIDGE DRIVE (156TH LN. / N. EOP)	NO	0.37	1,174
	SALISH STREET (JUNIPER RIDGE DR. / CDS)	NO	0.05	355
	WACO STREET (S. EOP / JUNIPER RIDGE DR.)	NO	0.03	108
	REILLEY ESTATES TOTAL		*0.46*	*1,637*
REILLEY ESTATES 2ND	JUNIPER RIDGE DRIVE (CDS / EOP)	NO	0.28	962
	YAKIMA STREET (SW. EOP / JUNIPER RIDGE DR.)	NO	0.03	105
	REILLEY ESTATES 2ND TOTAL		*0.31*	*1,067*
REILLEY ESTATES 3RD	157TH LANE (YAKIMA ST. / CDS)	NO	0.05	252
	YAKIMA STREET (S. EOP / N. EOP)	NO	0.21	666
	REILLEY ESTATES 3RD TOTAL		*0.26*	*918*
WILDLIFE SANCTUARY 2ND	156TH LANE (IODINE ST. / CDS)	YES	0.10	943
	156TH LANE (TH 47 / IODINE ST.)	YES	0.08	634
	157TH AVENUE (156TH LN. / KRYPTON ST.)	YES	0.11	874
	157TH AVENUE (KRYPTON ST. / CDS)	YES	0.05	559
	IODINE COURT (IODINE ST. / CDS)	YES	0.04	417
	IODINE STREET (156TH LN. / S. EOP)	YES	0.18	1,450
	WILDLIFE SANCTUARY 2ND TOTAL		*0.55*	*4,877*
WILDLIFE SANCTUARY 3RD	154TH LANE (KRYPTON ST. / E. EOP)	YES	0.04	325
	155TH LANE (KRYPTON ST. / IODINE ST.)	YES	0.10	783
	155TH LANE (KRYPTON ST. / W. EOP)	YES	0.10	805
	KRYPTON STREET (155TH LN. / CDS)	YES	0.06	580
	KRYPTON STREET (ALPINE DR. / 155TH LN.)	YES	0.24	1,942
	WILDLIFE SANCTUARY 3RD TOTAL		*0.53*	*4,435*
MAP AREA E TOTAL			***3.31***	***22,089***

0 3/10 6/10 9/10
SCALE (MILE)

N



2024 CRACK SEAL SUMMARY

PROJECT AREA	LENGTH (MILES)	CS MATERIAL (POUNDS)
A	1.39	4184
B	2.18	18253
C	2.51	13507
D	4.31	35888
E	3.31	22089
PROJECT TOTAL	13.70	93920

DATE	REVISION

Jan 07, 2024 - 3:22pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\SealCoat Areas\2024 Seal Coat Areas\24-08 Base Map.dwg

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 --/--/-- Lic. No. -----

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 01/07/24
CHECKED BY:	JJF	FILE: 24-08

City of RAMSEY

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

OVERALL

2024 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 24-08
CITY OF RAMSEY, MINNESOTA

SHEET 01 OF 06 SHEETS

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-047 Authorizing Partial Pay #7 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #7 to Magney Construction, Inc. for said project in the amount of $1,045,875.92.

Action:

Adopt Resolution #24-047 Authorizing Partial Pay #7 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09; Centralized Water Treatment Plant, in the amount of $1,045,875.92.

Attachments

Pay Estimate
Resolution

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 10:25 AM
Brian Hagen	Kathy Schmitz	01/18/2024 11:53 AM
Form Started By: Marsha Weidner		Started On: 01/18/2024 09:42 AM
Final Approval Date: 01/18/2024		

Contractor's Application For Payment No. 07A

	Application Period: 12/5/2023 - 1/3/2024	Application Date: 1/3/24 (revised 1/8/24)
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Project: Ramsey Water Treatment Plant	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 00599	Engineer's Project No.: 05434-2020-002

Application for Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
TOTALS	$0.00	$0.00
NET CHANGE BY CHANGE ORDERS	$0.00	

1.	**ORIGINAL CONTRACT PRICE**		$31,528,500.00
2.	**Net change by Change Orders**		$0.00
3.	**CURRENT CONTRACT PRICE (Line 1 ± 2)**		$31,528,500.00
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)**		$6,056,035.95
5.	**RETAINAGE:**		
	a. 5.0% $5,466,411.95	**Work Completed**	$273,320.60
	b. 5% x $589,624.00	**Stored Materials**	$29,481.20
	c. **Total Retainage (Line 5a + Line 5b)**		$302,801.80
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)**		$5,753,234.15
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**		$4,707,358.23
8.	**AMOUNT DUE THIS APPLICATION**		**$1,045,875.92**
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)**		$25,775,265.85

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:	Date:
Kevin K	1/3/2024

Payment of: $1,045,875.92
(Line 8 or other - attach explanation of other amount)

is recommended by: RYAN HANSON (Engineer) 1/10/2024 (Date)

Payment of: $1,045,875.92
(Line 8 or other - attach explanation of other amount)

is approved by: (City of Ramsey, MN) 1/16/2024 (Date)

Approved by: (Funding Agency (if applicable)) (Date)

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 07A

Date of Application: 1/3/2024

Work completed through: 1/3/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
01 10 00	Mobilization	$1,250,424.00	$367,321.00	$52,110.00	$0.00	$419,431.00	34	$830,993.00
01 10 01	General Conditions	$268,800.00	$66,000.00	$11,200.00	$0.00	$77,200.00	29	$191,600.00
01 10 02	Supervision	$384,000.00	$96,000.00	$16,000.00	$0.00	$112,000.00	29	$272,000.00
01 10 03	Bond & Insurance	$425,600.00	$425,600.00	$0.00	$0.00	$425,600.00	100	$0.00
01 21 00	ALLOWANCES							
1	Office Furniture ($50,000)	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
2	Computer Hardware ($80,000)	$80,000.00	$0.00	$0.00	$0.00	$0.00	0	$80,000.00
3	IT Equipment ($100,000)	$100,000.00	$0.00	$0.00	$0.00	$0.00	0	$100,000.00
4	Security and Access Control Hardware and Equipment ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
5	Irrigation System ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
6	General Construction Allowance ($950,000)	$950,000.00	$63,843.40	$0.00	$0.00	$63,843.40	7	$886,156.60
03 20 00	Concrete Reinforcement - Building	$1,602,777.00	$334,206.00	$57,998.00	$0.00	$392,204.00	24	$1,210,573.00
03 20 00	Concrete Reinforcement - Reservoir	$864,856.00	$683,273.00	$0.01	$0.00	$683,273.01	79	$181,582.99
03 30 00	Cast-in-Place Concrete Work - Site	$108,600.00	$6.00	$0.00	$0.00	$6.00	0	$108,594.00
03 30 00	Cast-in-Place Concrete Work - Building	$3,885,960.00	$598,069.00	$331,500.00	$0.00	$929,569.00	24	$2,956,391.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	$1,410,075.00	$1,132,104.00	$0.00	$0.00	$1,132,104.00	80	$277,971.00
03 35 30	Polished Concrete Finish	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
03 41 00	Structural Precast Concrete	$1,042,796.00	$0.00	$0.00	$68,685.00	$68,685.00	7	$974,111.00
04 22 00	Unit Masonry	$269,000.00	$0.00	$0.00	$0.00	$0.00	0	$269,000.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	$1,990,378.00	$0.00	$0.00	$0.00	$0.00	0	$1,990,378.00
06 00 00	Carpentry	$375,128.00	$3,150.00	$0.00	$0.00	$3,150.00	1	$371,978.00
06 73 00	Fiberglass Reinforced Plastic Grating	$353,707.00	$0.00	$0.00	$0.00	$0.00	0	$353,707.00
07 12 00	Fluid Applied Waterproofing	$78,130.00	$21,000.00	$13,470.00	$0.00	$34,470.00	44	$43,660.00
07 12 50	Hot Mopped Waterproofing	$7,420.00	$0.00	$0.00	$0.00	$0.00	0	$7,420.00
07 17 13	Bentonite Waterproofing	$124,650.00	$114,130.00	$0.00	$0.00	$114,130.00	92	$10,520.00
07 21 00	Thermal Insulation and Air Barriers	$15,600.00	$0.00	$0.00	$0.00	$0.00	0	$15,600.00
07 23 00	Weather Barrier	$39,800.00	$0.00	$0.00	$0.00	$0.00	0	$39,800.00
07 24 00	Exterior Insulation and Finish System	$67,955.00	$0.00	$0.00	$0.00	$0.00	0	$67,955.00
07 42 15	Architectural Metal Panels	$229,910.00	$0.00	$0.00	$0.00	$0.00	0	$229,910.00
07 50 10	Concrete Faced Insulated Panels	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal	$589,225.00	$0.00	$0.00	$0.00	$0.00	0	$589,225.00
07 92 00	Caulking & Sealants	$37,465.00	$0.00	$0.00	$0.00	$0.00	0	$37,465.00
08 11 13	Doors, Frames & Hardware	$328,136.00	$0.00	$0.00	$0.00	$0.00	0	$328,136.00
08 31 15	Access Doors	$6,513.00	$0.00	$0.00	$0.00	$0.00	0	$6,513.00
08 35 13	Accordion Folding Fire Door	$65,683.00	$0.00	$0.00	$0.00	$0.00	0	$65,683.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 07A

Date of Application: 1/3/2024

Work completed through: 1/3/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
08 35 16	Heavy Duty Folding Door	$49,985.00	$0.00	$0.00	$0.00	$0.00	0	$49,985.00
08 36 00	Sectional Overhead Doors	$14,900.00	$0.00	$0.00	$0.00	$0.00	0	$14,900.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing	$254,163.00	$0.00	$0.00	$0.00	$0.00	0	$254,163.00
08 95 00	Translucent Wall Panels	$275,400.00	$0.00	$0.00	$0.00	$0.00	0	$275,400.00
09 20 00	Metal Framing and Gypsum Board	$190,345.00	$0.00	$0.00	$0.00	$0.00	0	$190,345.00
09 30 00	Tiling	$8,195.00	$0.00	$0.00	$0.00	$0.00	0	$8,195.00
09 51 00	Acoustical Ceilings	$47,000.00	$0.00	$0.00	$0.00	$0.00	0	$47,000.00
09 65 13	Resilient Base and Accessories	$3,000.00	$1,435.00	$0.00	$0.00	$1,435.00	48	$1,565.00
09 68 13	Carpet Tile	$12,299.00	$5,845.00	$0.00	$0.00	$5,845.00	48	$6,454.00
09 90 00	Painting	$846,400.00	$0.00	$0.00	$0.00	$0.00	0	$846,400.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	$16,310.00	$0.00	$0.00	$0.00	$0.00	0	$16,310.00
10 28 00	Toilet Accessories	$708.00	$0.00	$0.00	$0.00	$0.00	0	$708.00
10 44 16	Fire Extinguishers	$1,656.00	$0.00	$0.00	$0.00	$0.00	0	$1,656.00
12 24 13	Roller Window Shades	$1,500.00	$0.00	$0.00	$0.00	$0.00	0	$1,500.00
12 35 30	Architectural Casework	$51,850.00	$0.00	$0.00	$0.00	$0.00	0	$51,850.00
12 35 35	Solid Polymer Fabrications	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
21 13 13	Wet Pipe Sprinkler System	$65,835.00	$0.00	$0.00	$0.00	$0.00	0	$65,835.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	$76,500.00	$22,730.00	$9,132.00	$0.00	$31,862.00	42	$44,638.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	$270,000.00	$15,990.00	$0.00	$0.00	$15,990.00	6	$254,010.00
22 07 00	Plumbing Insulation	$49,670.00	$0.00	$0.00	$0.00	$0.00	0	$49,670.00
23 00 00	HVAC General Conditions, Permits & Mobilization	$15,200.00	$0.00	$0.00	$0.00	$0.00	0	$15,200.00
23 00 00.01	Testing, Adjusting & Balancing	$5,900.00	$0.00	$0.00	$0.00	$0.00	0	$5,900.00
23 00 00.02	Ductwork Insulation	$29,400.00	$0.00	$0.00	$0.00	$0.00	0	$29,400.00
23 00 00.03	HVAC Controls	$76,000.00	$0.00	$0.00	$0.00	$0.00	0	$76,000.00
23 00 00.04	Refrigerant Piping - Labor	$10,400.00	$0.00	$0.00	$0.00	$0.00	0	$10,400.00
23 00 00.05	Refrigerant Piping - Material	$2,800.00	$0.00	$0.00	$0.00	$0.00	0	$2,800.00
23 00 00.06	Ductwork - Labor	$70,900.00	$0.00	$0.00	$0.00	$0.00	0	$70,900.00
23 00 00.07	Ductwork - Material	$65,100.00	$0.00	$0.00	$0.00	$0.00	0	$65,100.00
23 00 00.08	Louvers and Dampers - Labor	$8,100.00	$0.00	$0.00	$0.00	$0.00	0	$8,100.00
23 00 00.09	Louvers and Dampers - Material	$12,500.00	$0.00	$0.00	$0.00	$0.00	0	$12,500.00
23 00 00.10	VAV and GRD - Labor	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
23 00 00.11	VAV and GRD - Material	$7,600.00	$0.00	$0.00	$0.00	$0.00	0	$7,600.00
23 00 00.12	HVAC Fans - Labor	$13,800.00	$0.00	$0.00	$0.00	$0.00	0	$13,800.00
23 00 00.13	HVAC Fans - Material	$39,600.00	$0.00	$0.00	$0.00	$0.00	0	$39,600.00
23 00 00.14	Gas Unit Heaters - Labor	$14,000.00	$0.00	$0.00	$0.00	$0.00	0	$14,000.00
23 00 00.15	Gas Unit Heaters - Material	$16,200.00	$0.00	$0.00	$0.00	$0.00	0	$16,200.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 07A

Date of Application: 1/3/2024

Work completed through: 1/3/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
23 00 00.16	Make-Up Air Units - Labor	$5,600.00	$0.00	$0.00	$0.00	$0.00	0	$5,600.00
23 00 00.17	Make-Up Air Units - Material	$76,000.00	$0.00	$0.00	$0.00	$0.00	0	$76,000.00
23 00 00.18	Roof Top Units - Labor	$1,400.00	$0.00	$0.00	$0.00	$0.00	0	$1,400.00
23 00 00.19	Roof Top Units - Material	$50,200.00	$0.00	$0.00	$0.00	$0.00	0	$50,200.00
23 00 00.20	Split System A/C Unit - Labor	$3,000.00	$0.00	$0.00	$0.00	$0.00	0	$3,000.00
23 00 00.21	Split System A/C Unit - Material	$56,400.00	$0.00	$0.00	$0.00	$0.00	0	$56,400.00
23 00 00.22	Dehumidification Units - Labor	$3,500.00	$0.00	$0.00	$0.00	$0.00	0	$3,500.00
23 00 00.23	Dehumidification Units - Material	$37,500.00	$0.00	$0.00	$0.00	$0.00	0	$37,500.00
26 00 00	Electrical Mobilization & Permit	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00
26 00 01	Temporary Power	$30,000.00	$11,000.00	$0.00	$0.00	$11,000.00	37	$19,000.00
26 05 19	Conductors	$222,000.00	$2,600.00	$0.00	$0.00	$2,600.00	1	$219,400.00
26 05 26	Grounding and Bonding	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00
26 05 29	Hangers and Supports	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 05 33	Raceways and Boxes	$336,600.00	$52,500.00	$6,000.00	$0.00	$58,500.00	17	$278,100.00
26 22 13	Transformers	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 23 00	Electric Heat	$40,000.00	$15,500.00	$0.00	$0.00	$15,500.00	39	$24,500.00
26 24 11	Electrical Service	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 13	Switchboards	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 15	Transfer Switches	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 16	Panelboards	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 19	Motor Controls	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 27 26	Wiring Devices	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 28 16	Enclosed Switches	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 32 13	Engine Generators	$420,400.00	$0.00	$0.00	$0.00	$0.00	0	$420,400.00
26 51 00	Lighting	$150,000.00	$0.00	$0.00	$0.00	$0.00	0	$150,000.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	$1,506,000.00	$0.00	$0.00	$0.00	$0.00	0	$1,506,000.00
28 31 00	Fire Alarm	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
27 00 00	Cabling	$25,000.00	$0.00	$0.00	$0.00	$0.00	0	$25,000.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control	$94,700.00	$78,560.00	$1,866.00	$0.00	$80,426.00	85	$14,274.00
31 20 00	Earth Moving - Excavation	$242,600.00	$211,404.00	$0.00	$0.00	$211,404.00	87	$31,196.00
31 20 01	Earth Moving - Backfill	$267,800.00	$33,143.00	$6,372.00	$0.00	$39,515.00	15	$228,285.00
31 20 02	Finish Grading	$69,900.00	$0.00	$0.00	$0.00	$0.00	0	$69,900.00
31 23 19	Dewatering	$35,900.00	$33,950.00	$250.00	$0.00	$34,200.00	95	$1,700.00
32 12 16	Asphalt Paving	$183,097.00	$0.00	$0.00	$0.00	$0.00	0	$183,097.00
32 13 13	Concrete Paving	$59,400.00	$0.00	$0.00	$0.00	$0.00	0	$59,400.00
32 17 13	Plastic Bollard Covers	$1,700.00	$0.00	$0.00	$0.00	$0.00	0	$1,700.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 07A

Date of Application: 1/3/2024

Work completed through: 1/3/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
32 31 13	Chain Link Fencing, Gates and Equipment	$207,654.00	$0.00	$0.00	$0.00	$0.00	0	$207,654.00
32 92 00	Turfs and Grasses	$63,500.00	$0.00	$0.00	$0.00	$0.00	0	$63,500.00
32 93 00	Plants	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
33 11 13	Facility Water Distribution Systems	$727,300.00	$57,855.00	$0.00	$391,210.00	$449,065.00	62	$278,235.01
33 13 13	Facility Sanitary Sewer Systems	$87,800.00	$0.00	$0.00	$5,748.00	$5,748.00	7	$82,052.00
33 41 00	Storm Utility Drainage	$124,600.00	$8,760.00	$0.00	$30,209.00	$38,969.00	31	$85,631.00
33 46 00	Subdrainage	$61,400.00	$0.00	$5,400.00	$0.00	$5,400.00	9	$56,000.00
40 23 19	Process Pipe & Fittings	$2,202,644.00	$371,251.54	$0.00	$93,772.00	$465,023.54	21	$1,737,620.46
40 27 87	Process Pipe Supports, Anchors and Sleeves	$139,344.00	$127,888.00	$0.00	$0.00	$127,888.00	92	$11,456.00
40 27 89	Process Pipe Specialties	$51,300.00	$0.00	$0.00	$0.00	$0.00	0	$51,300.00
40 27 97	Process Gauges	$5,327.00	$0.00	$0.00	$0.00	$0.00	0	$5,327.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	$655,400.00	$0.00	$0.00	$0.00	$0.00	0	$655,400.00
40 92 01	Process Valves - Pressure Reducing Valves	$149,439.00	$0.00	$0.00	$0.00	$0.00	0	$149,439.00
41 23 14	Overhead Crane Systems	$131,775.00	$0.00	$0.00	$0.00	$0.00	0	$131,775.00
43 05 10	Disinfection of Water Systems	$24,000.00	$0.00	$0.00	$0.00	$0.00	0	$24,000.00
43 11 16	Gas Handling Blowers	$107,240.00	$0.00	$0.00	$0.00	$0.00	0	$107,240.00
43 23 22	Split Case Pumps	$281,247.00	$0.00	$0.00	$0.00	$0.00	0	$281,247.00
43 32 76	Chlorine Gas Feed Equipment	$129,661.00	$0.00	$0.00	$0.00	$0.00	0	$129,661.00
43 32 77	Chemical Feed System Pumps	$94,650.00	$0.00	$0.00	$0.00	$0.00	0	$94,650.00
43 32 78	Chemical Feed System Accessories	$82,275.00	$0.00	$0.00	$0.00	$0.00	0	$82,275.00
44 42 24	Plate Settlers	$868,280.00	$0.00	$0.00	$0.00	$0.00	0	$868,280.00
46 33 20	Liquid Chemical Storage Tanks	$94,360.00	$0.00	$0.00	$0.00	$0.00	0	$94,360.00
46 33 33	Polymer Blending and Feed Equipment	$26,940.00	$0.00	$0.00	$0.00	$0.00	0	$26,940.00
46 43 47	Jet Mixing System	$159,793.00	$0.00	$0.00	$0.00	$0.00	0	$159,793.00
46 61 00	Filtration Equipment	$984,470.00	$0.00	$0.00	$0.00	$0.00	0	$984,470.00
	Totals	$31,528,500.00	$4,955,113.93	$511,298.01	$589,624.00	$6,056,035.95	19.2%	$25,472,464.06

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

RESOLUTION #24-047

RESOLUTION AUTHORIZING PARTIAL PAYMENT #7 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

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 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 #21-143 adopted May 25, 2021, the final Feasibility Study dated March 4, 2021, for the centralized water treatment plant was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-150 adopted May 25, 2021, Requests for Proposals for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant was approved and the advertising and direct soliciting of said proposal was authorized; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-220 adopted July 27, 2021, Staff was authorized to negotiate a contract with Advanced Engineering and Environmental Services (AE2S) in an amount not to exceed $1,198,600 in response to their professional engineering services proposal, subject to review and approval of the contract by the City Attorney; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-032 adopted January 24, 2023, final plans and specifications as prepared by AE2S were approved and advertisements for bids were authorized for Improvement Project #21-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, the lowest responsible bid of Magney Construction, Inc. was accepted in the amount of $31,528,500, for the Base Bid and Section 01 21 00 Allowances, the Mayor and City Administrator were directed to enter into a construction contract with Magney Construction, Inc., and the Mayor was directed to accept the amendment from AE2S in the amount of $225,100 for additional construction phase services for said improvements for and on behalf of the City of Ramsey; and

WHEREAS, as of January 23rd, 2024 $ 4,707,358.23has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #7 to Magney Construction, Inc. for said project in the amount of $1,045,875.92.

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

1) That the City Council hereby authorizes partial payment #7 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $1,045,875.92.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 23, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 23th day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Improve the safety and mobility of transportation corridors.

Information

Title

Adopt Resolution #24-049 Approving Letters of Support for Anoka County to Apply for Highway Safety Improvement Program Funds for Roundabout Improvements on CSAH 5 / Nowthen Boulevard

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-049 approving letters of support for Anoka County to apply for Highway Safety Improvement Program (HSIP) funds for three proposed Roundabout Improvement projects on CSAH 5 / Nowthen Boulevard.

Background:

Anoka County Highway Department Staff contacted City Staff on January 16, requesting Letters of Support for three separate HSIP grant applications for constructing roundabouts along CSAH 5 / Nowthen Boulevard at the intersections of Sunwood Drive, Ramsey Boulevard and 167th Avenue. These three roundabouts were identified as future safety and mobility improvement projects in the CSAH 5 (Nowthen Blvd) Corridor Traffic Study led by Anoka County and completed in 2022. A copy of this study is attached to this case.

Anoka County reviews and analyzes their County Highway system for areas where there is significant safety benefit for improvements on their County transportation system which will benefit the public. Upon reviewing their intersections within Ramsey, and pertaining to the Highway Safety Improvement Program (HSIP) selection criteria for 2024 program year, County staff determined there are three intersections which have a good chance to be selected for HSIP funding to construct a new roundabout. HSIP projects are funded with up to 90% of federal funding and the remaining 10% of construction costs will be funded with local participation. The federal costs are determined per the cost estimate submitted with the application.

The intersections in the City of Ramsey that Anoka County Staff plan to submit federal HSIP fund applications for include:

- CSAH 5 (Nowthen Blvd) at Sunwood Drive -estimated at $1.8 M construction cost with a B/C ratio of 5.42
- CSAH 5 (Nowthen Blvd) at CSAH 56 (Ramsey Blvd) -estimated at $1.8 M construction cost with a B/C ratio of 3.47
- CSAH 5 (Nowthen Blvd) at 167th Avenue -estimated at $1.8 M construction cost with a B/C ratio of 3.88

Anoka County will be submitting these projects in the reactive category. Project submittals are due on Wednesday, February 1, 2024, from Anoka County. Accompanying the project submittal, a letter of support is necessary for these applications from our project partners. We are requesting Ramsey's support for these projects.

Anoka County prepared draft letters-of-support for the projects for our signature and they request the letters of support be sent to Anoka County no later than Monday, January 29, 2024. Following Council approval, the City Administrator will edit the dates and sign the letters of support, then submit the letters to Anoka County.

Observations/Alternatives:

Alternative #1 – Adopt Resolution #24-049 approving letters of support for Anoka County to apply for Highway Safety Improvement Program funds for proposed Roundabout Improvements on CSAH 5 / Nowthen Boulevard.

Funding Source:

No funds are required as a result of this case. Any funding requests associated with these improvements would be presented at future meetings.

Recommendation:

Staff recommends approving alternative #1 for reasons outlined within this case.

Action:

Adopt Resolution #24-049 approving letters of support for Anoka County to apply for Highway Safety Improvement Program funds for proposed Roundabout Improvements on CSAH 5 / Nowthen Boulevard.

Attachments

CSAH 5 Traffic Study
Resolution 24-049
LOS Sunwood Dr
LOS 167th Ave
LOS Ramsey Blvd

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 03:49 PM
Form Started By: Bruce Westby		Started On: 01/16/2024 10:18 AM
Final Approval Date: 01/18/2024		

CSAH 5 (Nowthen Boulevard) Corridor Traffic Study

Final Report

Draft Report Version 1

Anoka County

Prepared by:

SRF

May 2022

SRF No. 14949

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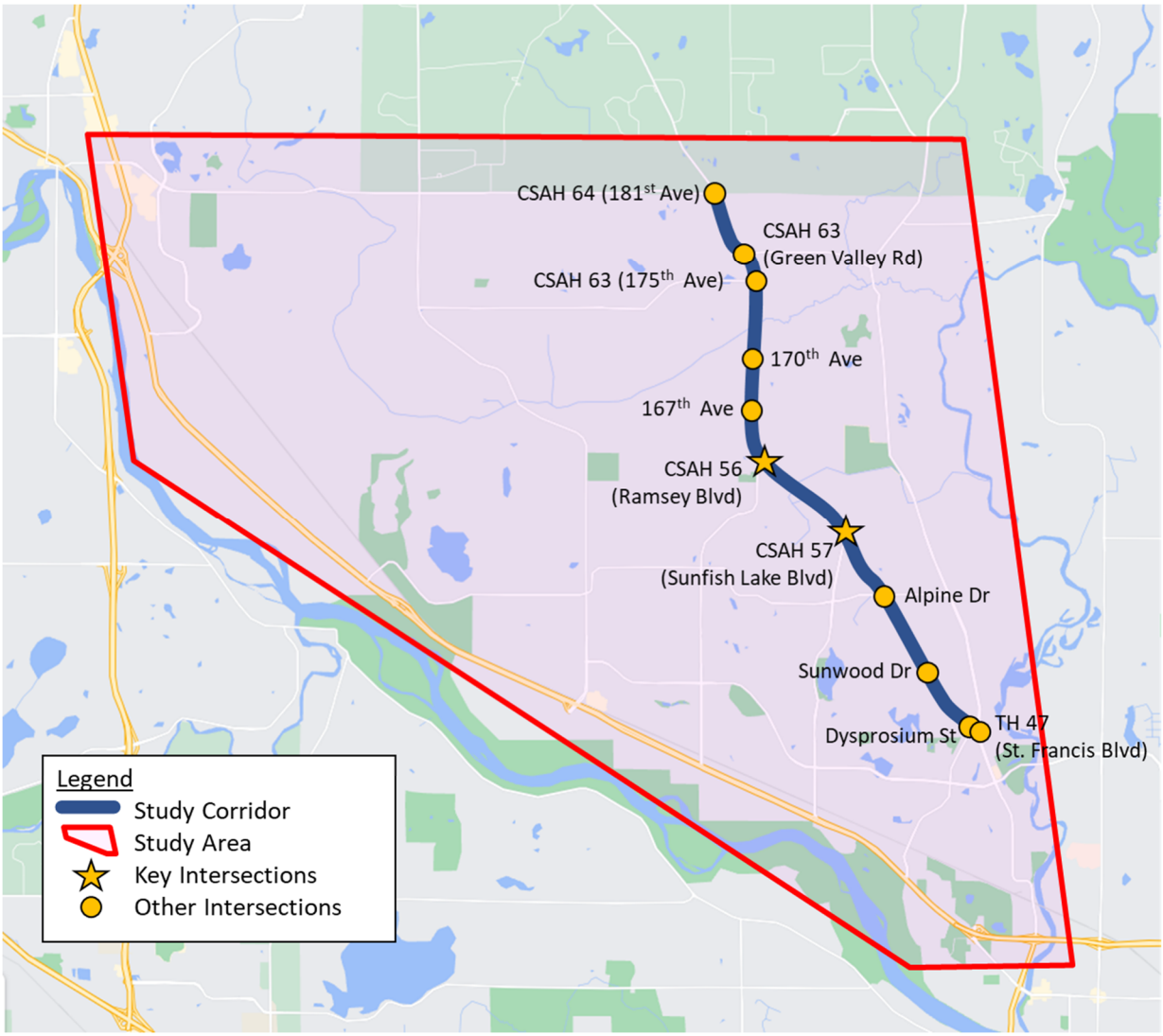
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Introduction

This report documents a traffic study completed along CSAH 5 (Nowthen Boulevard) in Ramsey, MN. The project study area is shown in Figure 1. Anoka County desires to improve its understanding of future needs along this corridor, as it is anticipated that the corridor will be impacted by current and future improvements to US Highway 10 in the cities of Anoka and Ramsey. The main objectives of this study are to review existing operations, develop/evaluate future traffic forecasts for the corridor, and analyze potential intersection improvements which may help serve future traffic demands. The following information provides the assumptions, analysis, and recommendations offered for consideration.

Figure 1: CSAH 5 Study Area



Key Findings and Recommendations

Based on the results of the of the existing and future year analysis which was completed for the CSAH 5 Corridor Traffic Study, four intersections along the CSAH 5 corridor were considered in the development of improvements to address capacity and safety performance. These intersections include:

- CSAH 5 and CSAH 63 (Green Valley Road and 175th Avenue)
- CASH 5 and 167th Avenue NW
- CSAH 5 and CSAH 56 (Ramsey Boulevard)
- CSAH 5 and Sunwood Drive

The following key findings and recommendations for each of the four intersections along CSAH 5 were developed as a result of the CSAH 5 Corridor Traffic Study

CSAH 5 and CSAH 63

An elevated crash history was observed at both the east and west intersections of CSAH 5 and CSAH 63. Traffic volumes are anticipated to increase at these intersections as the surrounding area develops. Additional turn lanes will reduce the conflicts and crash risks under future year conditions. Furthermore, the installation of lighting will help alert drivers to the intersections at night. The marginal costs of the proposed improvements at this intersection would potentially decrease if the improvements are coordinated with future corridor investments.

Recommendation: Implement turn lane improvements and lighting as part of the next preservation investment to improve safety and modernize intersections to support future growth.

CSAH 5 and 167th Ave NW

167th Avenue NW functions as an east-west roadway. Higher crash rates were observed at the CSAH 5 and 167th Avenue NW intersection compared to the majority of the intersections along the CSAH 5 corridor. The roundabout concept was found to be the most cost-effective improvement for this intersection with an estimated 12-year return on investment.

Recommendation: Implement a roundabout as part of the next preservation investment to improve safety and serve the function of 167th Ave as an east-west corridor.

CSAH 5 and CASH 56 (Ramsey Blvd)

An elevated crash history was observed at the CSAH 56 (Ramsey Boulevard) intersection, including injury crashes. The traffic volume from northbound CSAH 56 to northbound CSAH 5 is expected to increase with the completion of the interchanges on US Highway 10. Turn lane and roundabout concepts were considered for this location; both concepts have a similar construction cost, approximately $3,000,000, and impacts to surrounding land use. The roundabout concept provides

more effective safety and traffic improvement compared to the turn lane concept. Additionally, the roundabout concept will allow the CSAH 56 intersection to function as a node between similar volume roadways and offers some reserve capacity for future traffic growth.

Recommendation: Implement a roundabout before completion of US Highway 10 grade separation to accommodate the anticipated traffic shift.

CSAH 5 and Sunwood Drive

An elevated crash history was observed at the Sunwood Drive intersection, including injury crashes. It was determined that a roundabout concept can help slow traffic through this area and improve access to/from the side street. Additionally, the roundabout concept can project safer pedestrian and bike crossing with the trail connections at this location.

Recommendation: Implement a roundabout as soon as funding and planning allows, including opportunities for improved trail crossings.

Existing Conditions

Existing conditions were reviewed to establish a baseline to better understand the corridor operations and characteristics. The evaluation of existing conditions includes a review of area traffic volumes, intersection capacity analysis, and a safety analysis.

Traffic Volumes

Peak period traffic counts were collected at the following intersections along CSAH 5 during the month of November 2021:

- Key Intersections - 3-hour AM and PM peak period counts:
  - CSAH 56 (Ramsey Boulevard)
  - CSAH 57 (Sunfish Lake Boulevard)
  - TH 47 including pedestrian counts in crosswalks
- Other Major Intersections - 2-hour AM and PM peak period counts:
  - 181st Ave
  - CSAH 63 (Green Valley Road)
  - CSAH 63 (175th Avenue)
  - 170th Avenue (Brookside Elementary School) including pedestrian counts in crosswalks
  - Dysprosium Street
  - 167th Avenue
  - Sunwood Drive

In addition, recent traffic counts were supplied by Anoka County for the intersections along CSAH 5 at 167th Avenue, Alpine Drive, and Sunwood Drive.

Intersection Capacity Analysis

An intersection capacity analysis was conducted to determine how traffic is currently operating at the intersections in the study area during typical weekday AM and PM peak hour conditions. The traffic count data collected by SRF was supplemented by recent peak hour turning movement counts provided by Anoka County for the existing intersection capacity analysis. All intersections were analyzed using Synchro/SimTraffic software.

Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are graded from LOS A though LOS F. The LOS results are based on average delay per vehicle results from SimTraffic, which correspond to the delay threshold values shown in Table 1. LOS A indicates the best traffic operation and LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A through D is generally considered acceptable by drivers in the Twin Cities Metropolitan Area.

Table 1: Level of Service for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersections Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection LOS. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes. Second, it is important to consider the delay of the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high levels of delay (poor levels of service) on the side-street approaches, but have an acceptable overall intersection level of service during peak hour conditions.

Results of the existing intersection capacity analysis, shown in Table 2, indicate that all study intersections currently operate at an acceptable overall LOS C or better during the weekday peak hours.

Table 2: Existing Conditions Operations Analysis

Intersecting Roadway	AM Peak		PM Peak	
	LOS	Delay (sec.)	LOS	Delay (sec.)
CSAH 64 (181st Ave)*	A/A	5	A/A	6
CSAH 63 (Green Valley Rd)*	A/A	8	A/A	9
CSAH 63 (175th Ave)*	A/A	4	A/A	4
170th Ave	A	6	B	12
167th Ave*	A/A	9	A/A	9
Ramsey Blvd*	A/A	5	A/B	10
Sunfish Lake Blvd*	A/A	5	A/B	10
Alpine Dr*	B	14	B	19
Sunwood Dr*	A/B	10	A/A	7
Dysprosium St*	A/A	9	A/A	8
TH 47	B	14	C	24

* Side stop-controlled intersections show overall intersection LOS followed by the LOS of the worst of the worst performing approach. Delay shown is that of the worst performing approach.

Safety Analysis

Crash data along CSAH 5 was provided by MnDOT using the Minnesota Crash Mapping Analysis Tool (MnCMAT2). The crash history from 2015 to 2019 was reviewed, which represents the most recent five-year period available. The purpose of the crash review is to understand any high crash-frequency and/or any crash trends along CSAH 5 that should be addressed as part of the CSAH 5 corridor study. The crash types and severity for the study intersections are shown in Table 3 and Table 4, respectively.

Table 3: Crash Type Distribution (2015-2019)

Intersecting Roadway	Ran off Road	Sideswipe	Rear End	Head On	Left Turn	Angle	Other
CSAH 64 (181st Ave)		1	1			1	1
CSAH 63 (Green Valley Rd)			1			1	
CSAH 63 (175th Ave)			1				
167th Ave			1			4	2
Ramsey Blvd	1	1			1		2
Sunfish Lake Blvd							2
Alpine Dr	1		1			1	
Sunwood Dr		1	1			5	1
Dysprosium St			1		1		
TH 47	1	2	9	3	1	5	

Table 4: Crash Severity Distribution (2015-2019)

Intersecting Roadway	K	A	B	C	PD	Total
CSAH 64 (181st Ave)	1		1	1	1	4
CSAH 63 (Green Valley Rd)					2	2
CSAH 63(175th Ave)					1	1
167th Ave		1	3	1	2	7
Ramsey Blvd			1	1	3	5
Sunfish Lake Blvd		1			1	2
Alpine Dr				2	1	3
Sunwood Dr			1	1	6	8
Dysprosium St					2	2
TH 47			7	3	11	21

A detailed crash analysis was completed to compare the crash rates of the study intersections with other comparable intersections throughout the state. Additionally, the intersections were reviewed to determine if the crash rates are statistically significant using the critical rate method to determine if they warrant mitigation. The results of the crash analysis are shown in Table 5.

Table 5: Crash Analysis (2015-2019)

Intersecting Roadway	Crash Rate	Statewide Average	Critical Rate
CSAH 64 (181st Ave)	0.31	0.09	0.35
CSAH 63 (Green Valley Rd)	0.16	0.09	0.35
CSAH 63 (175th Ave)	0.08	0.09	0.35
167th Ave	0.45	0.09	0.32
Ramsey Blvd	0.31	0.09	0.31
Sunfish Lake Blvd	0.14	0.09	0.33
Alpine Dr	0.21	0.42	0.90
Sunwood Dr	0.46	0.09	0.30
Dysprosium St	0.09	0.09	0.27
TH 47	0.47	0.42	0.68

Results of the detailed crash analysis indicate that the crash rates at the CSAH 5 intersections with CSAH 64 (181st Avenue), CSAH 63 (Green Valley Road), CSAH 57 (Sunfish Lake Boulevard), and TH 47 exceed the statewide average crash rate of intersections with similar characteristics. These locations are shown in orange in Table 5. Additionally, a review of the critical crash rate was completed to determine if the actual crash rates are statistically significant. The results in Table 5 show the CSAH 5 intersections with 167th Avenue, Ramsey Boulevard, and Sunwood Drive exceeds the critical crash rates of intersections with similar characteristics. These locations are shown in red in Table 5. Based on the results of the detailed safety analysis, safety improvements should be considered at these locations along the CSAH 5 study corridor.

Traffic Forecasts

For this study, the Metropolitan Council Regional Activity Based Model (ABM) was used to estimate travel demand and to develop future year daily traffic forecasts.

Travel Demand Modeling and Traffic Forecasting Methodology

The ABM was developed in 2016 to analyze travel demand and assist planning efforts throughout the Twin Cities region. For this study, the ABM was reviewed to ensure roadway network and current land use assumptions were incorporated. Existing conditions model validation was performed in the study area.

Travel demand models provide an estimation of traffic forecasts that include many future year assumptions. However, all travel demand models contain residual error and results should be considered estimates with some margin of error. MnDOT currently considers long-range forecasts to have a precision of +/-15 percent. Decision-makers and designers should be aware of the uncertainty in long-range forecasts and whether that margin of error will affect outcomes of the recommended improvements.

Travel Demand Model Assumptions

Existing and future year socioeconomic (SE) development and roadway network assumptions were included in the ABM.

Socioeconomic Data

The development assumptions that were incorporated into the ABM and used for the CSAH 5 traffic study are shown in Table 6. The municipal totals are consistent with the Metropolitan Council's *Thrive MSP 2040*.

Table 6: CSAH 5 Study Area Development Assumptions

Municipality	Year 2018			Year 2040		
	Population	Households	Employment	Population	Households	Employment
Andover	32,610	10,532	5,864	39,800	13,500	7,100
Anoka	18,522	7,544	14,593	21,200	8,900	14,400
Elk River	24,891	8,658	11,783	26,900	9,900	11,500
Nowthen	4,703	1,518	693	5,500	2,100	680
Ramsey	26,821	9,226	7,142	39,150	13,500	8,400

Roadway Network

A total of six forecast scenarios were prepared for the CSAH 5 Corridor Traffic Study. This includes existing year 2018 conditions along with five scenarios representing future year 2040 conditions. The following scenarios were included in the CSAH 5 Corridor Traffic Study:

- Existing (2018) - year 2018 SE data and the year 2018 roadway network
- 2040 No Improvement – year 2040 SE data with year 2018 roadway network
- 2040 Baseline – year 2040 SE data with all programmed improvements; CSAH 5 as 2-lane undivided with 8-foot shoulders
- 2040 Alternative 1 – year 2040 SE data; CSAH 5 as 2-lane rural section with painted center median, 8-foot shoulders, and left and/or right turn lanes at major intersections
- 2040 Alternative 2 – year 2040 SE data; CSAH 5 as 2-lane rural section with a raised center median, 8-foot shoulders, and left and/or right turn lanes at major intersections
- 2040 Alternative 3 – year 2040 SE data; CSAH 5 as 4-lane rural section with a raised center median, 8-foot shoulders, and left and/or right turn lanes at major intersections

Additionally, the following programmed roadway capacity improvements within the study area were incorporated into the ABM roadway network for the year 2040 Baseline and Alternative Scenarios:

- Highway 47 and County Road 116/Bunker Lake Boulevard intersection improvements
- Highway 47/169 resurfacing
- Highway 10 Ramsey Boulevard /Sunfish Lake Boulevard interchange construction
- Highway 10 Rum River bridge replacement and corridor improvements
- Fairoak/Thurston/W Main Street interchange construction
- Highway 47 BNSF Railroad grade separation
- Highway 10 strategic congestion mitigation
- Highway 10 at Round Lake Boulevard intersection improvements
- Highway 169 Redefine/freeway construction

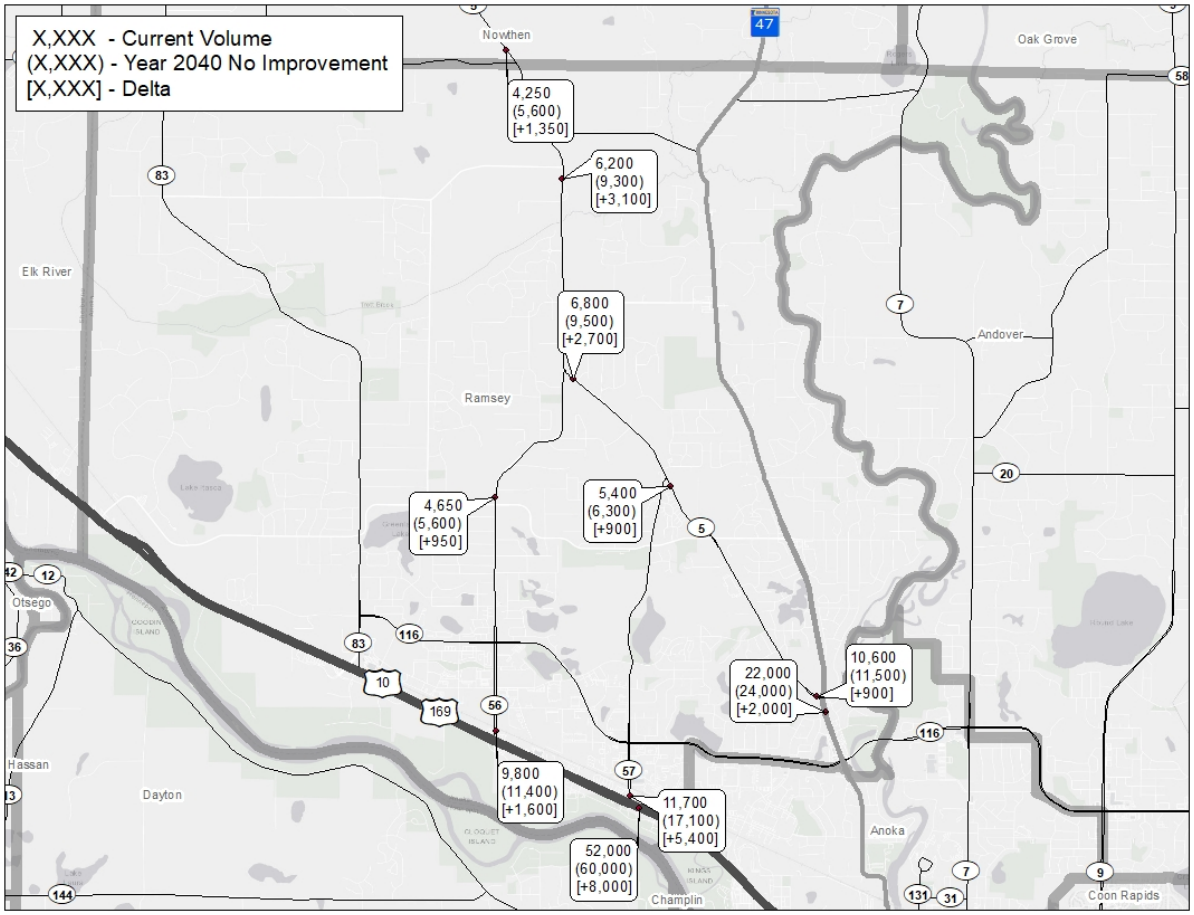
Travel Demand Model Validation

For this study, the ABM validation was reviewed in the study area shown in Figure 1. Validation is defined as the degree to which the travel demand model replicates known ground counts. The traffic counts used for the validation were obtained from the MnDOT Traffic Forecasting and Analysis published data. Based on the ABM validation review completed for this study, the model validates to accepted industry standards.

Traffic Forecast Results

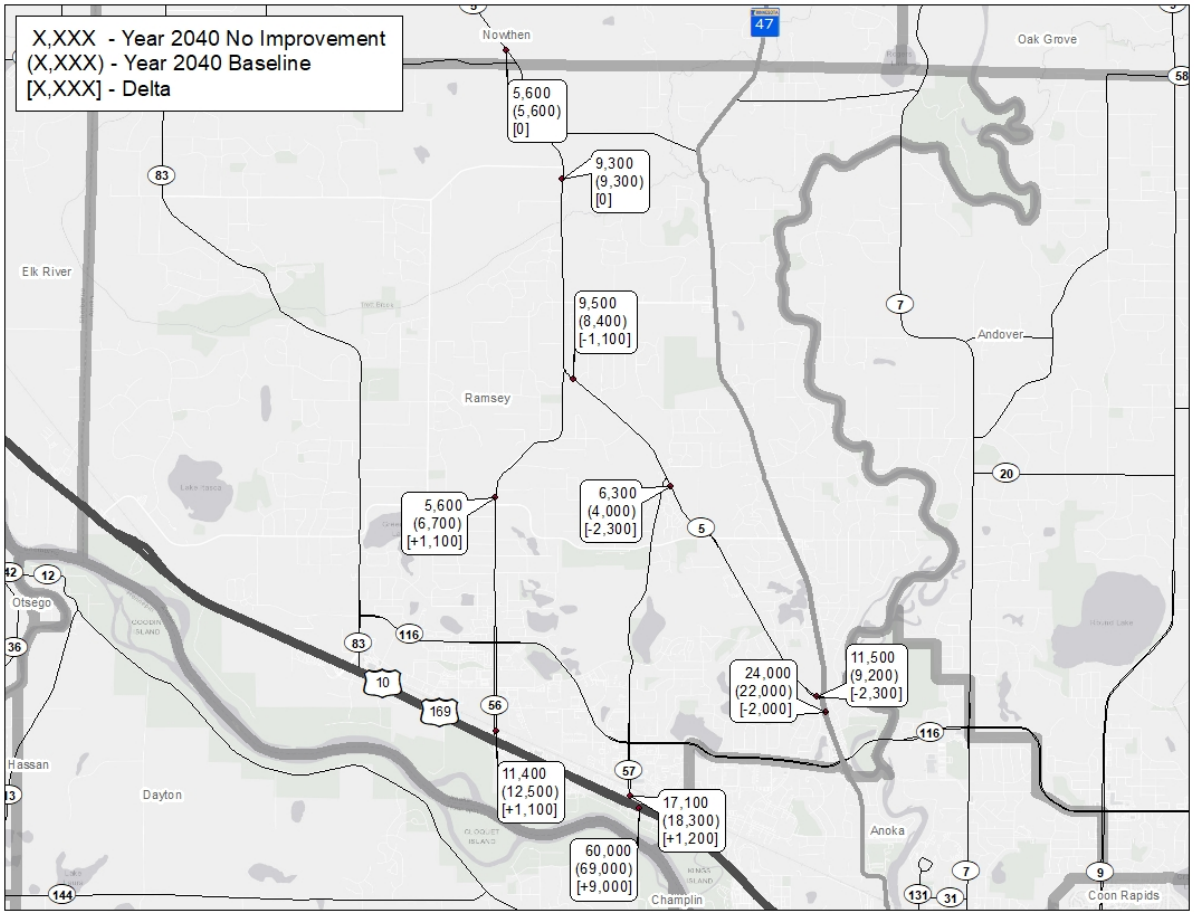
Daily traffic forecasts were prepared for the No Improvement scenario to capture the growth in the study area due to development growth. The No Improvement scenario forecasts are shown in Figure 2.

Figure 2: Year 2040 No Improvement Scenario Daily Traffic Forecasts



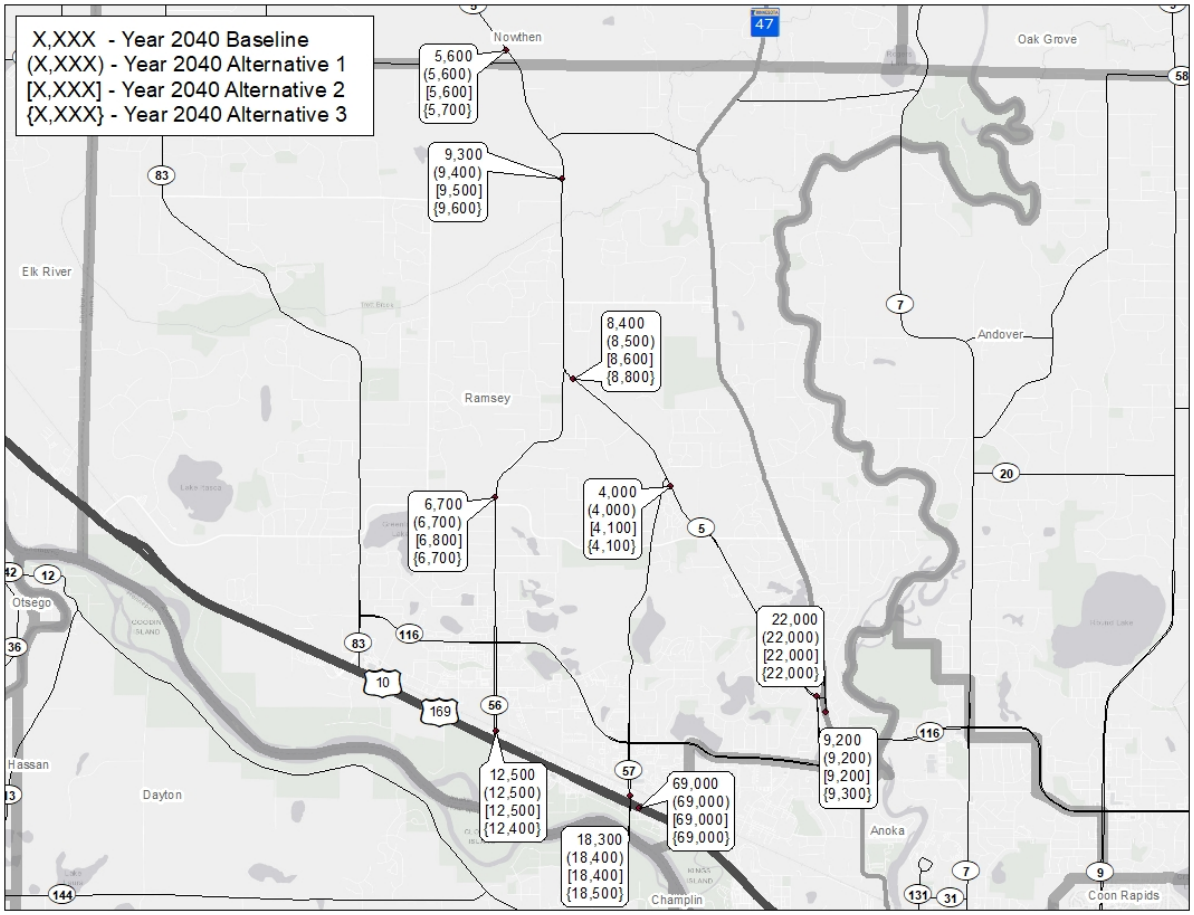
Daily traffic forecasts were prepared for the Baseline scenario to capture the impacts of the programmed improvements. The improvements on US 10 result in a significant number of regional trips shifting to US Highway 10 under the Baseline scenario. Additionally, under this scenario just over 2,000 daily trips in the study area shift from TH 47/Ferry Street to Sunfish Lake Boulevard and Ramsey Boulevard. The Baseline scenario daily traffic forecasts are shown in Figure 3.

Figure 3: Year 2040 Baseline Scenario Daily Traffic Forecasts



The daily traffic forecasts for Alternatives 1-3 are shown in Figure 4. There is a minimal increase in volumes along CSAH 5 at the daily level under all alternative conditions.

Figure 4: Year 2040 Alternative Scenario Daily Traffic Forecasts



Future Year Traffic Operations Analysis

Turning movements were estimated for the year 2040 No Improvement and Baseline scenarios. The future year turning movements were estimated using the existing turning movements and adjustments were applied based on future traffic growth and travel pattern shifts predicted for each scenario. These future year turning movements were evaluated in the traffic operations model to evaluate the performance of each scenario. The results of the future year traffic operations analysis are reported as level of service (LOS) and include estimated delay at each approach.

Year 2040 No Improvement Scenario

The Year 2040 No Improvement Scenario includes the year 2040 SE data assumptions and the existing year 2018 roadway network. To determine how the CSAH 5 corridor will accommodate the Year 2040 No Improvement Scenario forecasts, an intersection capacity analysis was completed using Synchro/SimTraffic software. Results of the Year 2040 No Improvement Scenario capacity analysis are shown in Table 7.

Table 7: Year 2040 No Improvement Scenario Operations Analysis

Intersecting Roadway	AM Peak		PM Peak	
	LOS	Delay (sec.)	LOS	Delay (sec.)
CSAH 64 (181st Ave)*	A/A	8	A/A	9
CSAH 63 (Green Valley Rd)*	A/C	18	**C/F**	**71**
CSAH 63 (175th Ave)*	A/A	6	A/A	7
170th Ave	A	8	B	17
167th Ave*	A/C	16	A/D	33
Ramsey Blvd*	A/A	7	A/C	25
Sunfish Lake Blvd*	A/A	5	A/B	12
Alpine Dr*	B	16	B	20
Sunwood Dr*	A/B	13	A/A	10
Dysprosium St*	A/A	9	A/A	9
TH 47	B	14	C	26

* Side stop-controlled intersections show overall intersection LOS followed by the LOS of the worst of the worst performing approach. Delay shown is that of the worst performing approach.

Results of the Year 2040 No Improvement scenario capacity analysis indicate that all study intersections currently operate at an overall acceptable overall LOS C or better during the weekday peak hours. The westbound approach at the CSAH 62 (Green Valley Road) intersection operates at a LOS F with a delay of 71 seconds.

Year 2040 Baseline Scenario

The year 2040 Baseline Scenario includes the year 2040 SE data and all programmed roadway network improvements. CSAH 5 is a 2-lane undivided section with 8-foot shoulders under this scenario. To determine how the CSAH 5 corridor will accommodate the Year 2040 Baseline Scenario forecasts, an intersection capacity analysis was completed using Synchro/SimTraffic software. Results of the Year 2040 No Improvement Scenario capacity analysis are shown in Table 8.

Table 8: Year 2040 Baseline Scenario Operations Analysis

Intersecting Roadway	AM Peak		PM Peak	
	LOS	Delay (sec.)	LOS	Delay (sec.)
CSAH 64 (181st Ave)*	A/A	8	A/A	9
CSAH 63 (Green Valley Rd)*	A/C	18	**B/F**	**56**
CSAH 63 (175th Ave)*	A/A	7	A/A	7
170th Ave	A	8	B	18
167th Ave*	A/C	19	A/D	33
Ramsey Blvd*	A/A	7	**A/E**	**45**
Sunfish Lake Blvd*	A/A	5	A/B	12
Alpine Dr*	B	17	C	21
Sunwood Dr*	A/B	10	A/A	7
Dysprosium St*	A/A	6	A/A	7
TH 47	B	15	C	27

*Side stop-controlled intersections show overall intersection LOS followed by the LOS of the worst of the worst performing approach. Delay shown is that of the worst performing approach.

Results of the Year 2040 Baseline scenario capacity analysis indicate that all study intersections currently operate at an overall acceptable overall LOS C or better during the weekday peak hours. Both the CSAH 63 (Green Valley Road) and Ramsey Boulevard intersections have approaches which operate below LOS C. Additionally, the results of the Year 2040 Baseline scenario capacity forecasts showed that the improvements to US Highway 10 are expected to shift traffic from TH 47 to CSAH 56 (Ramsey Boulevard) and CSAH 57 (Sunfish Lake Boulevard). The operations results shown here demonstrate that the CSAH 56 northbound approach to CSAH 5 deteriorates to a poor level of service when accounting for the traffic shift anticipated from the improvement to US Highway 10.

Concept Development

Intersection improvement concepts were developed at the intersections of CSAH 5 at CR 63, 167th Avenue, CSAH 56 (Ramsey Boulevard), and Sunwood Drive NW. Each intersection was examined for any possible minor improvements that could accommodate future volumes as well as increase safety. Additional turn lanes, realignments, and full intersection alterations were considered at each location.

CSAH 5 and CR 63

Concepts were developed for both CR 63 intersections with CSAH 5 - Green Valley Road to the north and 175th Avenue NW to the south. The concept for the improvements at CSAH 5 and CR 63 (Green Valley Road) is shown in Figure 5.

Figure 5: CSAH 5 and CR 63 (Green Valley Road) Intersection Improvement Concept



The improvements for this concept include:

- Slight realignment of CR 63 (Green Valley Road) to be more perpendicular to CSAH 5
- Right turn lane addition to CR 63
- Changed southbound bypass lane configuration to dedicated left turn and through lane

The estimated construction cost of the intersection improvement at CSAH 5/CR 63 (Green Valley Road) is $3,100,000.

The concept for the improvements at CSAH 5 and CR 63 (175th Avenue NW) is shown in Figure 6.

Figure 6: CSAH 5 and CR 63 (175th Avenue NW) Intersection Improvement Concept



The improvements for this concept include:

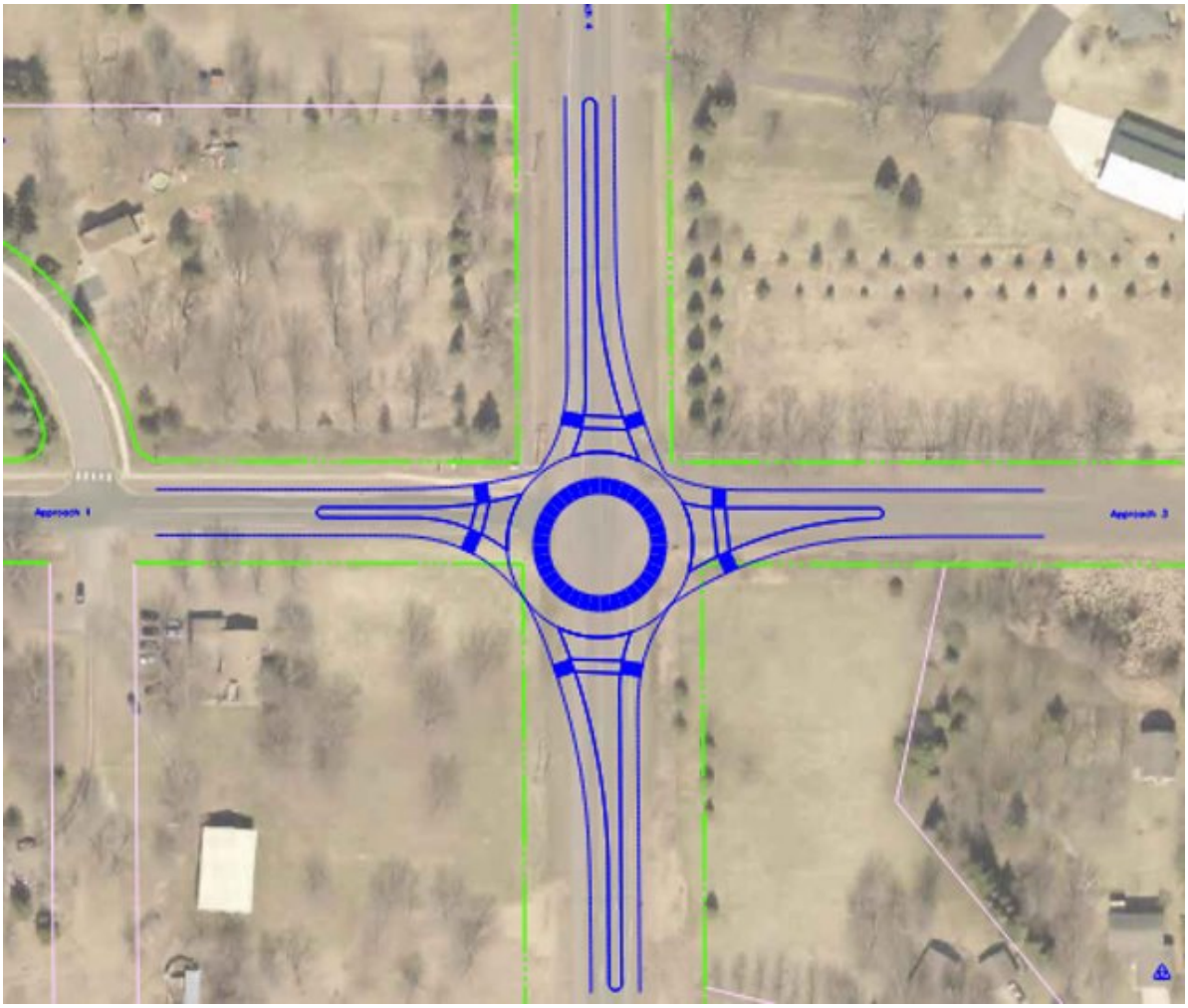
- Northbound and Southbound bypass at CR 63 (175th Avenue NW) lanes converted to dedicated left turn lanes.

The estimated construction cost of the intersection improvement at CSAH 5/CR 63 (175th Avenue NW) is $1,200,000.

CSAH 5 and 167th Avenue

The intersection improvement concept for the CSAH 5/167th Avenue intersection includes converting the intersection into a roundabout. The roundabout option slows traffic to allow for safer turn moves and improved sightlines. The roundabout improvement concept for the CSAH 5/167th Avenue intersection is shown in Figure 7.

Figure 7: CSAH 5 and 167th Avenue Intersection Improvement Concept

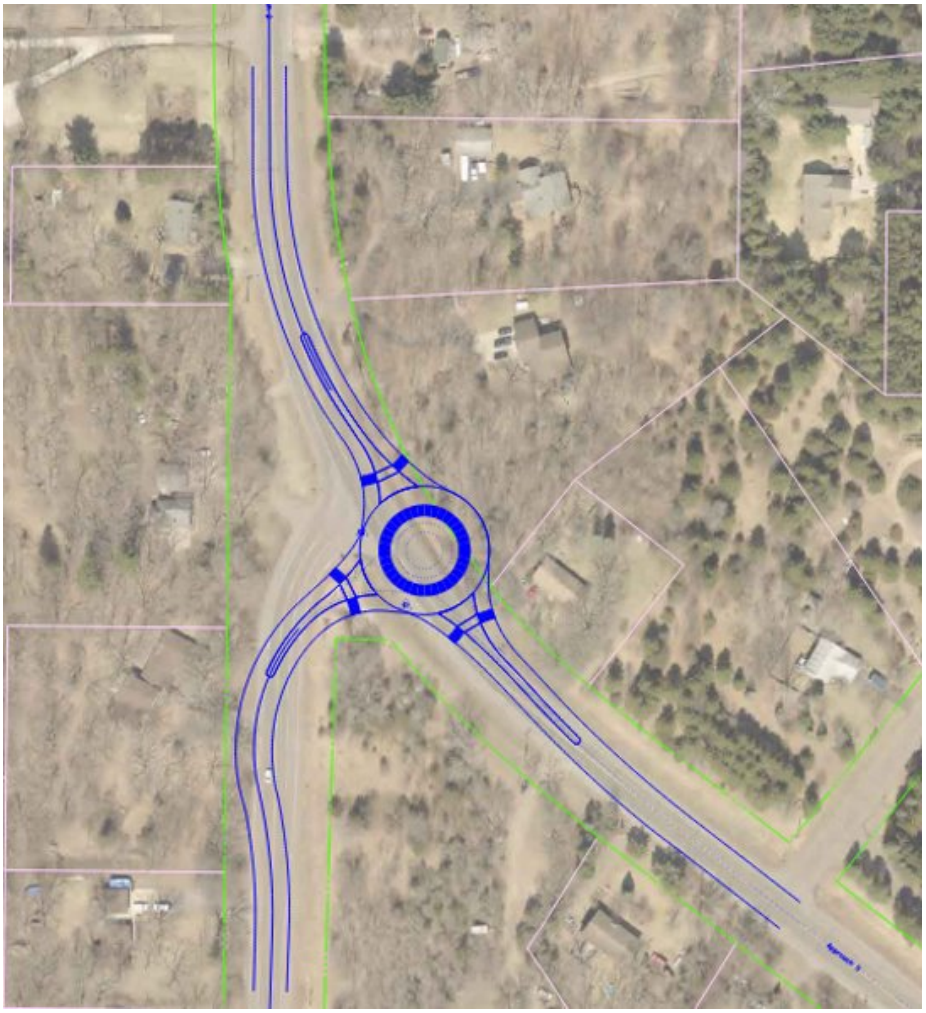


This improvement concept would require new right of way and would likely require a pond. The estimated construction cost of this improvement concept is $3,000,000 - $4,000,000.

CSAH 5 and CSAH 56 (Ramsey Boulevard)

Two intersection improvement concepts were developed for the CSAH 5/CSAH 56 (Ramsey Boulevard) intersection. The first improvement includes converting the intersection into a roundabout. The roundabout option slows traffic to allow for safer turn moves and improves sightlines. The roundabout improvement concept for the CSAH 5/CSAH 56 (Ramsey Boulevard) Ave intersection is shown in Figure 8.

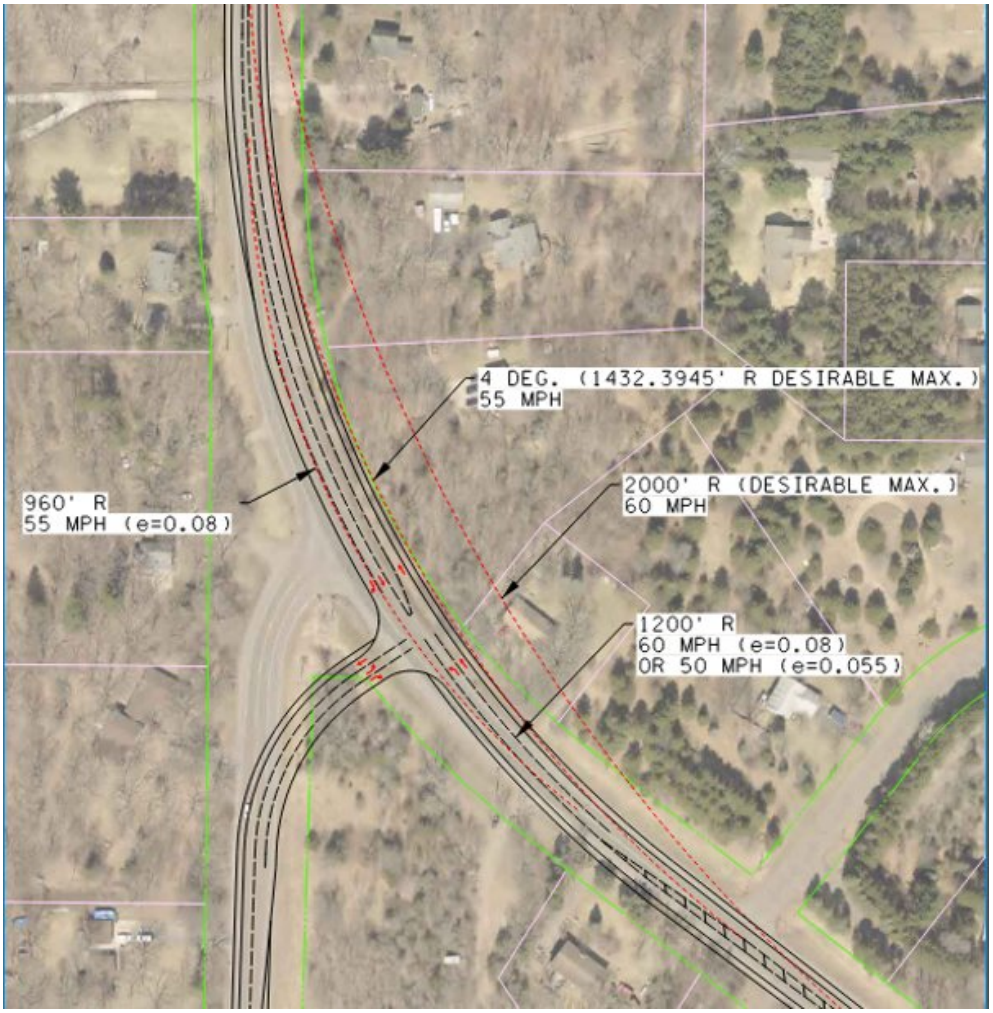
Figure 8: CSAH 5 and CSAH 56 (Ramsey Boulevard) Roundabout Improvement Concept



The intersection improvement concept shown in Figure 8 will require new right of way and would likely require a pond. The estimated construction cost for the roundabout improvement concept at CSAH 5/CSAH 56 (Ramsey Boulevard) is $3,000,000 - $4,000,000.

The second improvement concept for the CSAH 5/CSAH 56 (Ramsey Boulevard) intersection includes a realignment of CSAH 56 (Ramsey Boulevard) and CSAH 5. This concept is shown in Figure 9.

Figure 9: CSAH 5 and CSAH 56 (Ramsey Boulevard) Realignment Improvement Concept



This intersection improvement includes:

- Realignment of CSAH 56 (Ramsey Boulevard) to be more perpendicular to CSAH 5
- Converted northbound CSAH 5 bypass lane configuration to dedicated left turn and through lane
- Increased centerline radius of CSAH 5 to 1,200 feet from 870 feet. This brings the curve closer to the existing speed limit of 55 mph.

The estimated construction cost for the realignment improvement concept at CSAH 5/CSAH 56 (Ramsey Boulevard) is $2,300,000 - $3,100,000.

Various realignment alternatives were considered to balance safety improvements and property impacts. As shown in Figure 9 the larger the radii, the longer the length of improvements needed as well as more property impacts to the east. While larger radii allow vehicles to navigate a curve at a more consistent rate of speed for the corridor, a design speed can vary based on the superelevation cross slope corresponding to a specific centerline radii. A comparison of various realignment alternatives for this intersection is shown in Table 9.

Table 9: CSAH 5/CSAH 56 (Ramsey Boulevard) Comparison Table

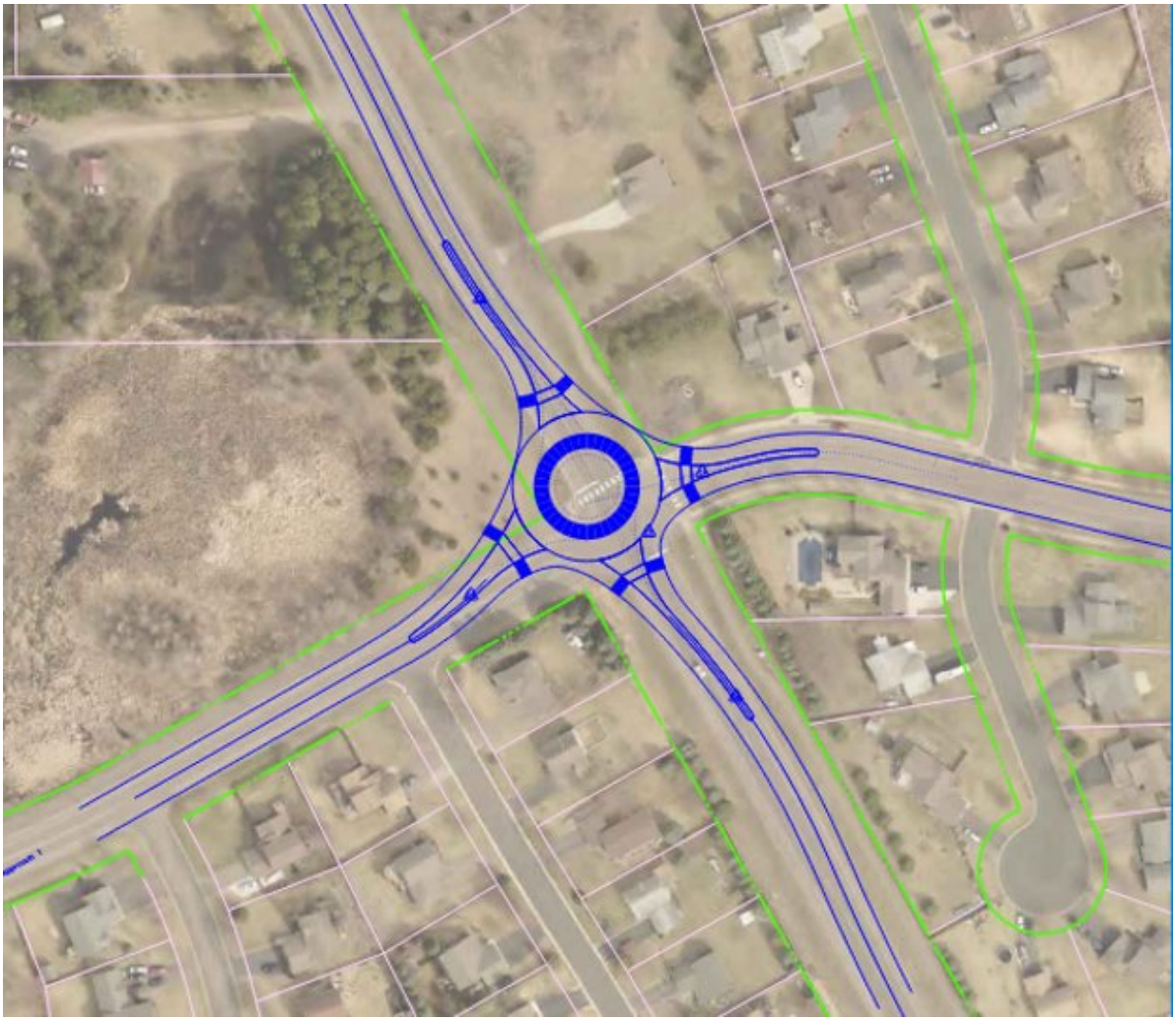
Radius (Feet)	Superelevation	Design/Advisory Speed	Right of Way Impacts	Cost
870 (existing)	0.06	50 mph advisory	N/A	N/A
960	0.08	55 mph	Minor	$2,300,000
1,200	0.08	60 mph	Moderate	$2,300,000
1,200	0.055	55 mph advisory	Moderate	$2,300,000
1,432	0.057	55 mph	Possible total takes	$2,600,000
2,000	0.054	60 mph	Total Takes	$3,100,000

The optimal design among these options is understood to be the 1,200 foot radius with a 0.055 superelevation and 55 mph advisory speed. This option balances brining the design of the curve up to the posted speed without incurring extreme right of way cost impacts.

CSAH 5 and Sunwood Drive NW

The improvement concept developed for the CSAH 5/Sunwood Drive intersection includes converting the intersection into a roundabout. The roundabout improvement concept for the CSAH 5/Sunwood Drive NW intersection is shown in Figure 10.

Figure 10: CSAH 5 and Sunwood Drive NW Intersection Improvement Concept



The roundabout option slows traffic to allow for safer turn moves. Additionally, the roundabout concept provides safer pedestrian accommodations. The roundabout concept does require new right of way and may require a pond. The estimated construction cost for the realignment improvement concept at CSAH 5/Sunwood Drive is $2,000,000 - $4,000,000.

Future Year Concept Traffic Analysis

Future Year Safety Analysis

To quantify the reduction in crashes for each concept, the CMF Clearinghouse website was used. The Clearinghouse website provides crash modification factors (CMFs) for various countermeasures implemented on a segment or at an intersection. Using the Clearinghouse, CMFs were selected based on the relevance of the countermeasure to the concept analyzed. The CMFs used for the various improvement concepts are shown in Table 10 through Table 13.

Table 10: Roundabout Crash Modification Factors

CMF	Crash Type	Crash Severity	Area Type
0.57 - 0.62	All	All	All
0.17 - 0.21	All	K,A,B,C	All

Table 11: Bypass to Turn Lane Crash Modification Factors

CMF	Crash Type	Crash Severity	Area Type
0.88*	All	All	All

*Value was calculated by combining two CMFs since there was no CMF for bypass to dedicated turn lane

Table 12: Turn Lane on Minor Approach Crash Modification Factors

CMF	Crash Type	Crash Severity	Area Type
0.75	All	All	All

Table 13: Increased Horizontal Curve Radius Crash Modification Factors

CMF	Crash Type	Crash Severity	Area Type
0.77	All	All	Rural

The CMFs for increased horizontal curve radius show in Table 13 were calculated using the following equation:

$$CMF = \frac{e^{\left[4.101 * \left(\frac{V^2 proposed}{15 * R_{proposed}} - 0.01 * X_{proposed}\right)\right]}}{e^{\left[4.101 * \left(\frac{V^2 existing}{15 * R_{existing}} - 0.01 * X_{existing}\right)\right]}}$$

$V_{proposed}$ = proposed posted speed limit (mph)

$R_{proposed}$ = proposed horizontal curve radius (ft)

$X_{proposed}$= proposed curve superelevation (degrees)

$V_{existing}$ = existing speed limit (mph)

$R_{existing}$ = existing horizontal curve radius (ft)

$X_{existing}$ = existing curve superelevation (degrees)

CMFs are used to estimate safety performance after implementation of an improvement by multiplying the CMF with the historical crash rate to compute the estimated future crash rate.

Future Year Capacity Analysis

A year 2040 intersection capacity analysis was completed to evaluate how the study intersections are expected to operate in the future when the roundabout concepts are implemented. The operational analysis for the roundabout concepts was performed using RODEL. RODEL is a software program that is based on existing roundabout operational research and uses an empirical formula method to determine roundabout delay based on geometric features and traffic flows. RODEL results for a Confidence Level (CL) of 50 percent were determined, which is typically used for roundabout analysis and is considered comparable to other analysis software. The results of the roundabout operational analysis for Year 2040 forecast conditions is shown in Table 14. For the roundabout operational analysis, all RODEL models were built as the roundabouts were designed in the intersection improvement concepts shown in Figure 5 to Figure 10.

Table 14: Year 2040 Roundabout Operations Analysis

Intersecting Roadway	AM Peak		PM Peak	
	LOS	Delay (sec.)	LOS	Delay (sec.)
167th Ave	A	8	A	10
Ramsey Blvd (CSAH 56)	A	8	A	7
Sunwood Dr	A	5	A	5

Operations analysis results for future year conditions indicate the roundabout control alternatives operate at acceptable levels of service.

Future year intersection operational analysis for the remaining intersections was not completed for this study due to the minimal increase in traffic volumes under Year 2040 conditions. In addition, with the roadway network improvements along Highway 10 under the Year 2040 conditions, volume decreases along CSAH 5 east of CSAH 56 (Ramsey Boulevard) were observed compared to existing conditions. Therefore, it was assumed that the study area intersection operations would not worsen under future year conditions and a future year operations analysis for the non-roundabout intersections was not completed.

Future Year Warrants Analysis

Based on existing and future year operations at the CSAH 5 intersections with Ramsey Blvd and Sunwood Drive, a traffic signal warrant analysis was performed to see if a traffic signal is warranted. The results of the traffic signal warrant analysis are shown in Table 15 and Table 16.

Table 15: CSAH 5/Ramsey Boulevard Warrant Analysis

	Existing Volumes		Year 2040 Volumes	
Warrant	**Hours Met**	**Hours Required**	**Hours Met**	**Hours Required**
1A: Minimum Vehicular Volume	0	8	1	8
1B: Interruption of Continuous Traffic	3	8	6*	8
1C: Combination of Warrants	0	8	0	8
2: Four Hour Volumes	0	4	3	4
3: Peak Hour Volume	0	1	**2**	**1**
All-Way-Stop-Control	1	8	4	8

*Six hours of counts available with current data; warrant 1B likely to be met in 2040

Table 16: CSAH 5/Sunwood Drive Warrant Analysis

	Existing Volumes		Year 2040 Volumes	
Warrant	**Hours Met**	**Hours Required**	**Hours Met**	**Hours Required**
1A: Minimum Vehicular Volume	0	8	0	8
1B: Interruption of Continuous Traffic	4	8	0	8
1C: Combination of Warrants	4	8	0	8
2: Four Hour Volumes	**4**	**4**	0	4
3: Peak Hour Volume	0	1	0	1
All-Way-Stop-Control	1	8	1	8

Based on the traffic signal warrant analysis, under future year conditions warrant 1B is likely satisfied and warrant 3 is satisfied for the CSAH 5/Ramsey Boulevard intersection while warrant 2 is satisfied for the CSAH 5/Sunwood Drive intersection.

Cost Estimates and Effectiveness Evaluation

Planning-level cost estimates were prepared for each concept. These estimates use unit cost estimates multiplied by estimated quantities for key elements such as pavement and shoulder area, as well as other major items such as earthwork, erosion control, and traffic control.

Cost Estimates

The cost estimates for intersection improvements on CSAH 5 at CR 63 (Green Valley Road), 175th Avenue, and CSAH 56 (Ramsey Boulevard) assumed full highway reconstruction within the limits of geometric improvements. The roundabout cost estimate is a general cost based on the size and configuration of the concept. For the realignment concepts it was assumed the county road would remain a rural typical section with no signals, or shared use paths, and intersection lighting only. A conservative pavement section was included to determine pavement, excavation, and subgrade costs. A detailed fee sheet is included in the appendix.

Cost Savings from Improvements

Year 2040 crashes were estimated using the existing crash data and existing year and year 2040 daily volumes at each study area intersection. The expected reduction in crashes were calculated by applying the crash reduction factors for each concept to the year 2040 crashes. To convert the crash reductions into a dollar amount, the crash cost for each severity type was applied to the reduction in that corresponding severity. The crash costs for each crash severity were provided by the *Highway Safety Improvement Program* from the Minnesota Department of Transportation. The expected crash cost savings are shown in Table 17 to Table 22.

Table 17: Expected Cost Savings from Improvements - CSAH 5/ CR 63 (Green Valley Road)

Crash Severity	Cost per Crash	Recorded Crashes	Crash Reduction	Savings/5 Years
K	$13,300,000	0		
A	$750,000	0		
B	$230,000	0		
C	$120,000	0		
PD	$13,000	2	0.68	$8,840
			Total	$8,840

Table 18: Expected Cost Savings from Improvements - CSAH 5/ CR 63 (175th Avenue NW)

Crash Severity	Cost per Crash	Recorded Crashes	Crash Reduction	Savings/5 Years
K	$13,300,000	0		
A	$750,000	0		
B	$230,000	0		
C	$120,000	0		
PD	$13,000	1	0.34	$4,420
			Total	$4,420

Table 19: Expected Cost Savings from Improvements - CSAH 5/167th Avenue

Crash Severity	Cost per Crash	Recorded Crashes	Crash Reduction	Savings/5 Years
K	$13,300,000	0		
A	$750,000	1	0.81	$607,500
B	$230,000	3	2.43	$558,900
C	$120,000	1	0.81	$97,200
PD	$13,000	2	1.62	$21,060
			Total	$1,284,660

Table 20: Expected Cost Savings from Improvements - CSAH 5/CSAH 56 (Ramsey Boulevard) Roundabout Concept

Crash Severity	Cost per Crash	Recorded Crashes	Crash Reduction	Savings/5 Years
K	$13,300,000	0		
A	$750,000	0		
B	$230,000	1	0.81	$186,300
C	$120,000	1	0.81	$97,200
PD	$13,000	3	2.43	$31,590
			Total	$255,090

In addition to the expected cost savings shown in Table 20, there is estimated to be savings from reduced delay of approximately 1,000 hours per year or $29,000 per year.

Table 21: Expected Cost Savings from Improvements - CSAH 5/CSAH 56 (Ramsey Blvd) Realignment Concept

Type of Crash	Cost per Crash	Recorded Crashes	Crash Reduction	Savings/5 Years
K	$13,300,000	0		
A	$750,000	0		
B	$230,000	1	0.32	$73,600
C	$120,000	1	0.32	$38,400
PD	$13,000	3	0.96	$12,480
			Total	$124,480

Table 22: Expected Cost Savings from Improvements - CSAH 5/Sunwood Dr Roundabout Concept

Type of Crash	Cost per Crash	Recorded Crashes	Crash Reduction	Savings/5 Years
K	$13,300,000	0		
A	$750,000	0		
B	$230,000	1	0.81	$186,300
C	$120,000	1	0.81	$97,200
PD	$13,000	6	4.86	$63,180
			Total	$346,680

Results and Findings

Based on the results of the of the existing and future year condition analysis which was completed for the CSAH 5 Corridor Traffic Study, four intersections along the CSAH 5 corridor were reviewed for capacity and safety performance. These intersections include:

- CSAH 5 and CSAH 63 (Green Valley Road and 175th Avenue)
- CASH 5 and 167th Avenue NW
- CSAH 5 and CSAH 56 (Ramsey Boulevard)
- CSAH 5 and Sunwood Drive

The following key findings and recommendations for each of the four intersections along CSAH 5 were developed as a result of the analysis. In general, opportunities for additional pedestrian accommodations and create a cohesive roadside environment should be sought throughout the corridor.

CSAH 5 and CSAH 63

An elevated crash history was observed at both the east and west intersections of CSAH 5 and CSAH 63. Traffic volumes are anticipated to increase at this intersection as the surrounding area develops. Additional turn lanes will reduce the conflicts and crash risks under future year conditions. Furthermore, the installation of lighting will help alert drivers to the intersections at night. The marginal costs of the proposed improvements at this intersection would potentially decrease if the improvements are coordinated with future corridor investments.

Recommendation: Implement turn lane improvements and lighting as part of the next preservation investment to improve safety and modernize intersections to support future growth.

CSAH 5 and 167th Avenue NW

167th Avenue NW functions as an east-west roadway. Higher crash rates were observed at the CSAH 5 and 167th Avenue NW intersection compared to the majority of the intersections along the CSAH 5 corridor. The roundabout concept was found to be the most cost-effective improvement for this intersection with a 12-year return on investment.

Recommendation: Implement a roundabout as part of the next preservation investment to improve safety and serve function of 167th Avenue as an east-west corridor.

CSAH 5 and CASH 56 (Ramsey Boulevard)

An elevated crash history was observed at the CSAH 56 (Ramsey Boulevard) intersection, including injury crashes. The traffic volume from northbound CSAH 56 to northbound CSAH 5 is expected to increase with the completion of the interchanges on US Highway 10. Turn lane and roundabout concepts were considered for this location; both concepts have a similar construction cost,

approximately $3,000,000, and impacts. The roundabout concept provides more effective safety and traffic benefits compared to the turn lane concept. Additionally, the roundabout concept will allow the CSAH 56 intersection to function as a node between similar volume roadways and offers some reserve capacity for future traffic growth.

Recommendation: Implement a roundabout before completion of the US Highway 10 grade separation to accommodate anticipated traffic shift.

CSAH 5 and Sunwood Drive

An elevated crash history was observed at the Sunwood Drive intersection, including injury crashes. It was determined that a roundabout concept can help slow traffic through this area and improve access to/from the side street. Additionally, the roundabout concept can project safer pedestrian and bike crossings with the trail connections at this location.

Recommendation: Implement a roundabout as soon as funding and planning allows, including opportunities for improved trail crossings.

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

RESOLUTION #24-049

RESOLUTION APPROVING LETTERS OF SUPPORT FOR ANOKA COUNTY TO APPLY FOR HIGHWAY SAFETY IMPROVEMENT PROGRAM FUNDS FOR NOWTHEN BOULEVARD / CSAH 5 ROUNDABOUT IMPROVEMENTS

WHEREAS, Nowthen Boulevard / CSAH 5 is an "A" minor arterial expander route that provides an important north-south transportation connection in Anoka County; and,

WHEREAS, Anoka County reviews and analyzes their County Highway system for areas where there is significant safety benefit for improvements on their County transportation system which will benefit the public; and,

WHEREAS, upon reviewing the intersections on CSAH 5 within the City of Ramsey, and pertaining to the Highway Safety Improvement Program (HSIP) selection criteria for 2024 program year, Anoka County staff determined the intersections of Sunwood Drive, Ramsey Boulevard and 167th Avenue are good candidates for HSIP funding to construct new roundabouts; and,

WHEREAS, Anoka County intends to submit HSIP applications for program year 2024 by February 1, 2024.

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

1) That the City of Ramsey supports Anoka County in submitting three Highway Safety Improvement Program (HSIP) applications for roundabout improvements on CSAH 5 (Nowthen Boulevard) at the intersections of Sunwood Drive, Ramsey Boulevard and 167th Avenue for program year 2024.

2) That the City Administrator is authorized and directed to sign three letters of support for the HSIP applications.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

January 8, 2024

Joe MacPherson, P.E.
Chief Officer of Transportation
Anoka County Highway Department
1440 Bunker Lake Boulevard
Andover, MN 55304

RE: Support of Highway Safety Improvement Program (HSIP) Funding Application for a Roundabout at Nowthen Boulevard NW (CSAH 5) and Sunwood Drive NW in Ramsey

Dear Mr. MacPherson:

The City of Ramsey is in full support of Anoka County's Highway Safety Improvement Program funding application for a roundabout and associated improvements at the intersection of Nowthen Boulevard with Sunwood Drive.

The CSAH 5 and Sunwood Drive intersection is an important connection point for motorists, bicyclists and pedestrians traveling within and through Ramsey. The City has been very involved in shaping future plans for Nowthen Boulevard through the CSAH 5 (Nowthen Blvd) Corridor Traffic Study (2021) led by Anoka County and is extremely supportive of the study recommendations and this HSIP application to implement a portion of that vision.

The City of Ramsey appreciates the County's efforts and those of project partners to address the challenges associated with safe travel through and within the community.

Sincerely,

Signatory
Title
City of Ramsey

January 8, 2024

Joe MacPherson, P.E.
Chief Officer of Transportation
Anoka County Highway Department
1440 Bunker Lake Boulevard
Andover, MN 55304

RE: Support of Highway Safety Improvement Program (HSIP) Funding Application for a Roundabout at Nowthen Boulevard NW (CSAH 5) and 167th Avenue NW in Ramsey.

Dear Mr. MacPherson:

The City of Ramsey is in full support of Anoka County's Highway Safety Improvement Program funding application for a roundabout and associated improvements at the intersection of Nowthen Boulevard with 167th Avenue.

The Nowthen Blvd and 167th Avenue intersection is an important connection point for motorists, bicyclists and pedestrians traveling within and through Ramsey. The City has been very involved in shaping future plans for Nowthen Boulevard through the CSAH 5 (Nowthen Blvd) Corridor Traffic Study (2021) led by Anoka County and is extremely supportive of the study recommendations and this HSIP application to implement a portion of that vision.

The City of Ramsey appreciates the County's efforts and those of project partners to address the challenges associated with safe travel through and within the community.

Sincerely,

Signatory
Title
City of Ramsey

January 8, 2024

Joe MacPherson, P.E.
Chief Officer of Transportation
Anoka County Highway Department
1440 Bunker Lake Boulevard
Andover, MN 55304

RE: Support of Highway Safety Improvement Program (HSIP) Funding Application for a Roundabout at Nowthen Boulevard NW (CSAH 5) and Ramsey Blvd NW (CSAH 56) in Ramsey.

Dear Mr. MacPherson:

The City of Ramsey is in full support of Anoka County's Highway Safety Improvement Program funding application for a roundabout and associated improvements at the intersection of Nowthen Boulevard with Sunwood Drive.

The Nowthen Blvd and Ramsey Blvd intersection is an important connection point for motorists, bicyclists and pedestrians traveling within and through Ramsey. The City has been very involved in shaping future plans for Nowthen Boulevard through the CSAH 5 (Nowthen Blvd) Corridor Traffic Study (2021) led by Anoka County and is extremely supportive of the study recommendations and this HSIP application to implement a portion of that vision.

The City of Ramsey appreciates the County's efforts and those of project partners to address the challenges associated with safe travel through and within the community.

Sincerely,

Signatory
Title
City of Ramsey

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Improve the safety and mobility of transportation corridors.

Information

Title

Adopt Resolution #24-050 Approving Temporary Use Agreement for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-050 approving a Temporary Use Agreement for the Ramsey Gateway Highway 10 Improvements project, Improvement Project #20-11.

Background:

Construction of the Ramsey Gateway Highway 10 Improvements project began in the Fall of 2023 and is scheduled for final completion in the Spring of 2026.

The prime contactor for this project, Ames Construction, Inc., is requesting to temporarily use two properties, one owned by Anoka County and the other owned by the City of Ramsey, for temporary construction operations and for storage of equipment and materials.

Anoka County is the lead agency for this project and has drafted a Temporary Use Agreement, which is attached to this case. City staff and the City Attorney reviewed and approve of the attached agreement.

Following Council approval, the Temporary Use Agreement will be signed by the City Administrator and submitted to Anoka County.

Observations/Alternatives:

Observations:

Approving the agreement will allow the contractor to most efficiently and cost-effectively complete the project, benefiting all parties and the public.

Alternatives:

Alternative #1 – Adopt Resolution #24-050 approving a Temporary Use Agreement for the Ramsey Gateway Highway 10 Improvements project, Improvement Project #20-11.

Funding Source:

No local costs are required as a result of this case.

Recommendation:

Staff recommends approving alternative #1 for reasons outlined within this case.

Action:

Adopt Resolution #24-050 approving a Temporary Use Agreement for the Ramsey Gateway Highway 10 Improvements project, Improvement Project #20-11.

Attachments

Resolution 24-050
Temporary Use Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 03:37 PM
Form Started By: Bruce Westby		Started On: 01/17/2024 03:54 PM
Final Approval Date: 01/18/2024		

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

RESOLUTION #24-050

RESOLUTION APPROVING TEMPORARY USE AGREEMENT FOR RAMSEY GATEWAY HIGHWAY 10 IMPROVEMENTS, IMPROVEMENT PROJECT #20-11

WHEREAS, the Ramsey Gateway Highway 10 Improvements project is currently under construction and Anoka County is the lead agency for this project; and

WHEREAS, Ames Construction, Inc., the prime contractor on the project, is requesting temporary use of two parcels, one owned by the City of Ramsey and the other owned by Anoka County, to store equipment and materials on and for their temporary construction operations during the project; and

WHEREAS, granting Ames Construction temporary use of the two parcels will allow for the most cost-effective, efficient and expedient construction of the project and is therefore in the best interest of the public.

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

1) That the City Administrator is hereby authorized and directed to enter into the Temporary Use Agreement with Ames Construction, Inc. and Anoka County.

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Anoka County Contract #_____

TEMPORARY USE AGREEMENT

THIS AGREEMENT is made by and between the **County of Anoka** ("County") a political subdivision of the state of Minnesota, 2100 Third Avenue, Anoka, MN 55303, the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive NW, Ramsey, MN 55303 ("City") and **Ames Construction, Inc**., a Minnesota corporation, 2500 County Road 42 West Burnsville, MN 55337 ("Contractor"). The entities may also be referred to as "the parties" herein.

WHEREAS, the County and City own certain land located along US Highway 10/169 corridor in the City of Ramsey west of CSAH 56 (Ramsey Boulevard) which is identified in property records as PID 28-32-25-31-0005 (Parcel 4) owned by County, and PID 28-32-25-43-0002 (Parcel 7) owned by City, which are depicted in the attached **Exhibit A** (collectively the "Property"); and,

WHEREAS, Contractor wishes to use the Property for Contractor's operations, as identified in **Exhibit B**, for its work during MN State Project SP 0202-116, led jointly by the County and the Minnesota Department of Transportation (MnDOT) (hereinafter "Project"); and,

WHEREAS, County and City agree to permit the Contractor to use the Property for this purpose during the time identified herein and pursuant to the conditions set forth in this Agreement;

WHEREAS, the County made this Agreement available for review by MnDOT, and no concerns were noted regarding the parties' arrangements for the Project and use of the Property described herein.

NOW THEREFORE, in consideration of the mutual undertakings and agreements hereinafter set forth, the County, City, and Contractor agree as follows:

I. USE

County and City hereby certify they are the current legal owners of the Property and do hereby grant Contractor and its employees and agents access to and the right to enter upon and use the Property for the purpose of its temporary construction operations and storage during the Project. Contractor's activities may require the crushing of bituminous materials or rubble, which shall be performed only with approved specifications and through City permitting process. See also Section VII. below.

II. TERM

This Agreement shall be effective January 23, 2024, and will continue until completion of the Project, or December 1, 2026, whichever occurs first. This Agreement may be terminated early by the County or City upon reasonable notice to Contractor if the County or City has an immediate public need for all or a portion of the Property that conflicts with this Agreement.

III. PAYMENT AND RESTORATION

Because the Property will be used in furtherance of a County and state MnDOT Project, no

payment under this Agreement is required. However, when Contractor's use of the Property is completed and/or upon termination of this Agreement, Contractor agrees to restore the Property to the same condition as the Property was in before such use. Any damages caused by construction activities, including the crushing of materials on the land, must be repaired and restored to County/City standards. All restoration activities required by Contractor shall be at Contractor's sole cost, including the removal of any added materials on the land, grading/seeding the site, and returning the Property to its original condition. Contractor shall complete the restoration obligations no later than 90 days following completion of the Project and is authorized to go onto the Property for that purpose.

IV. INSURANCE

Contractor must maintain the insurance coverages set forth in the attached **Exhibit C** and must list the County of Anoka and City of Ramsey as additional insureds under any Commercial General Liability policies. Contractor must furnish an original Certificate of Insurance to the County and City with the required endorsements as evidence that it has met the insurance requirements.

V. SUBCONTRACTING AND ASSIGNMENT

Contractor may not subcontract or assign this Agreement without the County's and City's written approval.

VI. INDEMNIFICATION

To the fullest extent permitted by law, Contractor agrees to and shall defend and hold harmless the County and the City, including but not limited to its commissioners, councilmembers, officers, agents, and employees from any and all liability and claims concerning (including attorneys' fees), related to or resulting from the use of the Property for the purposes permitted herein.

VII. COMPLIANCE WITH LAWS / CITY PERMITS

Contractor agrees to comply with all applicable federal, state, and local laws, ordinances, rules, regulations and standards of any agency or governmental entity, which are applicable to the use of the Property as provided for herein. Contractor is solely responsible to obtain any necessary City permits for activities to be performed on the Property. Such permits shall be approved by the City prior to any work being performed and Contractor shall provide a copy of such permits to the County upon request.

VIII. ENTIRE AGREEMENT / MODIFICATION

It is understood and agreed that the entire Agreement between the parties is contained herein, and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter. All items referred to in this Agreement are incorporated or attached and are deemed to be part of the Agreement. Any material alterations, variations, modifications, or waivers of provisions of this Agreement shall be valid only when they have been reduced to writing as an amendment and signed by the parties.

IX. COUNTERPARTS; ELECTRONIC SIGNATURES

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, and all counterparts together shall constitute one and the same instrument.

Electronically delivered signatures of the parties shall be deemed to constitute original signatures.

IN WITNESS WHEREOF, the parties hereto state they have proper authority to enter into this Temporary Use Agreement and have set their hands on the dates so indicated.

COUNTY OF ANOKA

By: _____
Joseph J. MacPherson, County Engineer
Chief Officer, Transportation Division

Dated: _____

AMES CONSTRUCTION, INC.

By: _____
Sam Buttweiler, Senior Project Manager

Dated: _____

CITY OF RAMSEY

By: _____
Brian Hagen, City Administrator

Dated: _____

Exhibit A



Version 5

LEGEND

- Property Line
- Existing R/W
- Proposed R/W
- Proposed Temp Esmt
- Proposed Perm Esmt
- Construction Limits
- Tree Removal
- X Tree Removal

AREAS (SQ FT)

RALF PAYBACK	R/W (FEE)	NEW P.E.	T.E.
97,201	0	0	0

7665 HIGHWAY 10 NW

PID # 28-32-25-31-0005

Disclaimer: This document is a draft, subject to change, and is provided for information only. This draft document does not commit Anoka County to construct the project as shown in part or in whole. The actual project plan may differ from this draft plan. Contact the Anoka County Highway Department with any questions: 763-324-3100.

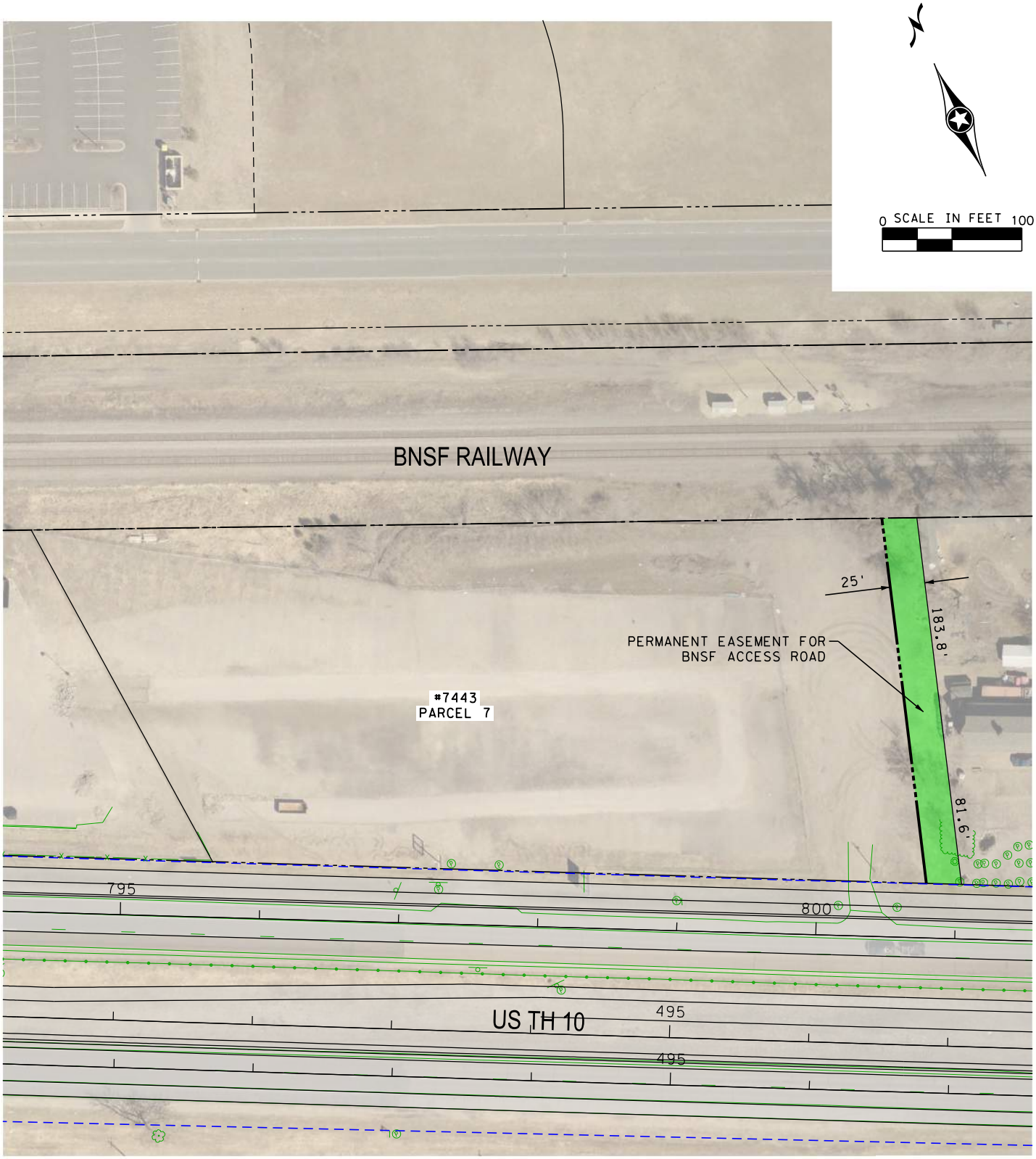
SP 0202-116, SP 0202-117, SP 002-656-001, SP 002-657-003

PARCEL 4

5/20/2022

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Exhibit A



Version 5

LEGEND

- Property Line
- Existing R/W
- Proposed R/W
- Proposed Temp Esmt
- Proposed Perm Esmt
- Construction Limits
- Tree Removal
- X Tree Removal

AREAS (SQ FT)

RALF PAYBACK	R/W (FEE)	NEW P.E.	T.E.
0	0	6,620	0

7443 HIGHWAY 10 NW

PIN # 28-32-25-43-0002

SP 0202-116, SP 0202-117, SP 002-656-001, SP 002-657-003

Disclaimer: This document is a draft, subject to change, and is provided for information only. This draft document does not commit Anoka County to construct the project as shown in part or in whole. The actual project plan may differ from this draft plan. Contact the Anoka County Highway Department with any questions: 763-324-3100.

PARCEL 7

5/20/2022

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232403
TH10 ANOKA RAMSEY GATEWAY
PROPOSED LAYDOWN SITES

Exhibit B

Ames Construction
01.03.2024

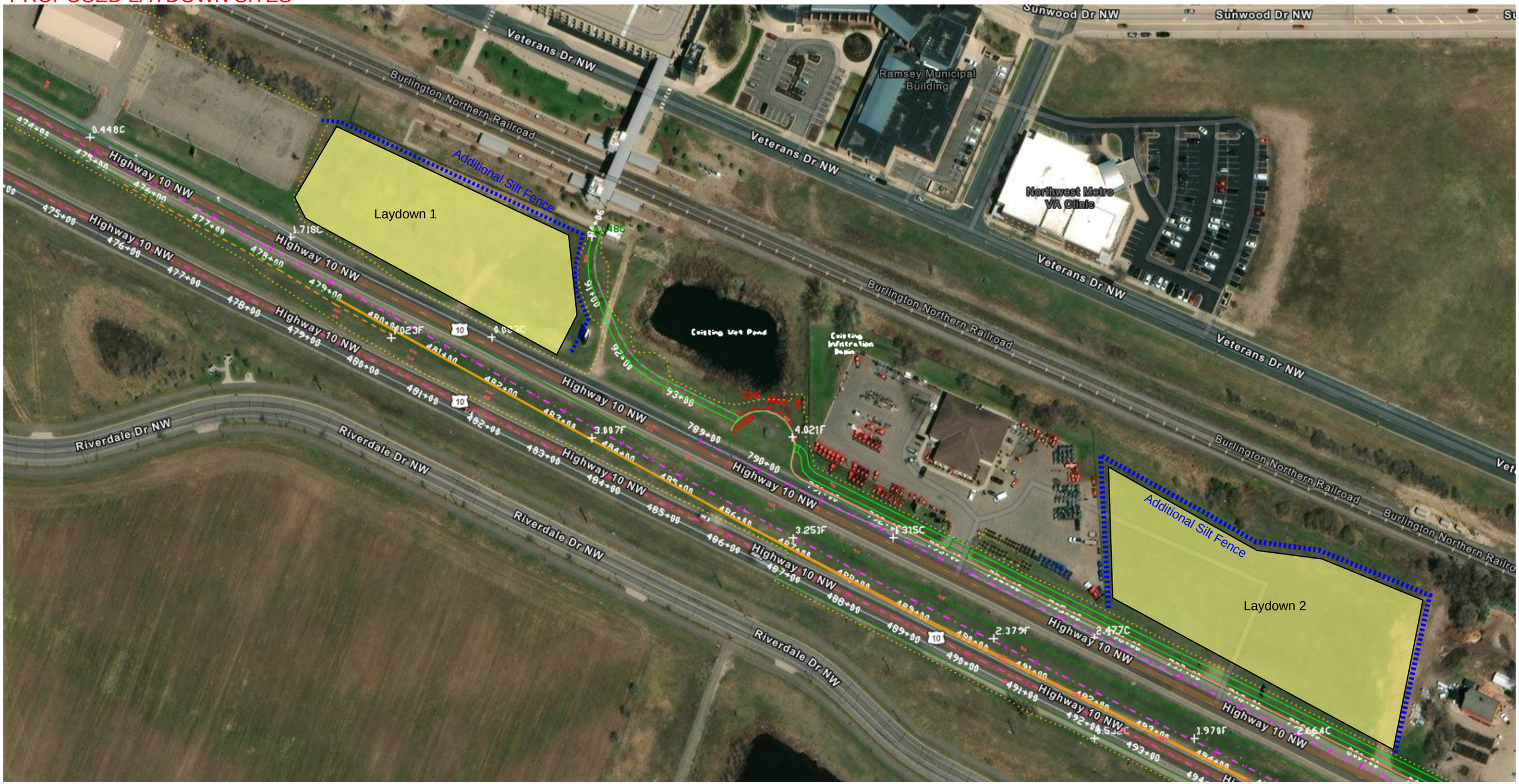
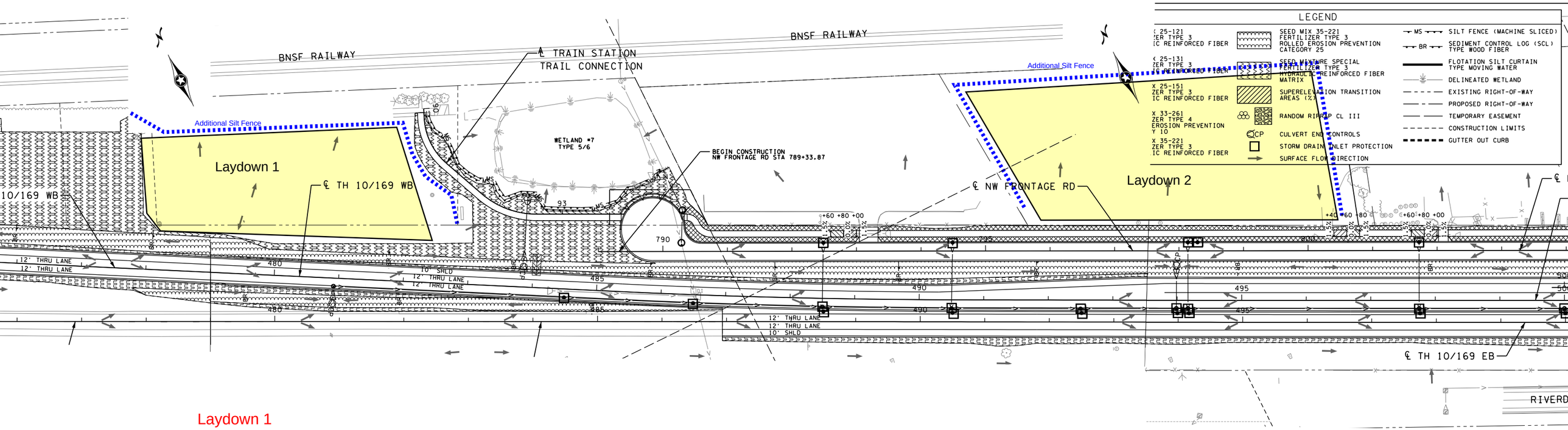


Exhibit B



Laydown 1

- Use for construction materials and storage/laydown
- Add additional silt fence to protect the laydown and make sure materials stay on project site
- Upon completion - would seed and plant seed mix 35-221 per project specifications.

SEED MIX 35-221
FERTILIZER TYPE 3
HYDRAULIC REINFORCED FIBER
MATRIX

Laydown 2

- Use for crushing of concrete and bituminous pavement / rubble.
- Storage of aggregate materials.
- Add additional silt fence to protect the laydown and make sure materials stay on project site
- Upon completion - would seed and plant seed mix 35-221 per project specifications.

EXHIBIT C
PROPERTY LEASE/ LICENSE (with auto)
INSURANCE REQUIREMENTS

Prior to occupancy, Licensee (also referred to as "Contractor") will procure and maintain, for the duration of the Agreement/Contract, insurance coverage for injuries to persons or damages to property which may arise from or in connection with the performance of the work herein by the Contractor, its agents, representatives, employees or subcontractors.

1.1 **Commercial General Liability and Umbrella Liability Insurance.** Licensee will maintain Commercial General Liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than $2,000,000 each occurrence.

1.1.1 CGL Insurance will be written on ISO occurrence form CG 00 01 96 (or a substitute form providing equivalent coverage), and will cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract including the tort liability of another assumed in a business contract.

1.1.2 **Anoka County** will be included as an insured under the CGL, using ISO additional insured endorsement CG 20 11 or substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to Anoka County. There will be no endorsement or modifications of the CGL to make it excess over other insurance available insurance; alternatively, if the CGL states that it is excess or pro-rata, the policy will be endorsed to be primary with respects to the additional insured.

1.1.3 There will be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from pollution or employment practices.

1.1.4 Licensee shall waives all rights against Anoka County and it agents, officers, elected officials, and employees for recovery of damages to the extent these damages are covered by the commercial general liability insurance maintained by the Licensee pursuant to paragraph 1.1.1.

1.2 **Automobile Liability and Umbrella Liability Insurance.** Contractor will maintain automobile liability with a limit of not less than $2,000,000 for each accident.

1.2.1 Automobile insurance will cover liability arising out of any auto (including owned, hired and non-owned autos). If the Contractor does not own any vehicles, Anoka County will accept hired and non-owned autos with a letter from the Contractor stating that it does not own any autos.

1.2.2 Coverage as required in paragraph in 1.2 above will be written on ISO form CA 00 01 or substitute form providing equivalent liability coverage. If necessary, the policy will be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later edition of CA 00 01.

1.2.3 **Waiver of Subrogation.** Contractor waives all rights against Anoka County and its agents, officers, directors and employees for recovery of damages to the

extent these damages are covered by the business auto liability or commercial umbrella liability insurance obtained by Contractor pursuant to Paragraph 1.2.

1.3 **Workers' Compensation Insurance.** Contractor will maintain Workers' Compensation Insurance as required by the State of Minnesota and Employers Liability Insurance with a limits not less than $100,000 Bodily Injury By Accident for each accident, not less than $100,000 Bodily Injury By Disease each employee and not less than $500,000 Bodily Injury By Disease policy limit.

1.3.1 If Contractor is not required by Statute to carry Workers' Compensation insurance, Contractor must provide a letter on their letterhead which includes:

1.3.1.1 Provide evidence why the contractor is not required to obtain Workers' Compensation Insurance.

1.3.1.2 A statement in writing which agrees to provide notice to Anoka County of any change in Contractor's exception status under the Minnesota State Statutes 176.041; and

1.3.1.3 A statement which agrees to hold Anoka County harmless and indemnify the County from and against any and all claims and losses brought by Contractor or any subcontractor or other persons claiming injury or illness resulting from use of property and/or performance of work this contract.

1.3.2 Waiver of Subrogation. Contractor waives all rights against Anoka County and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the workers compensation and employer's liability or commercial umbrella liability insurance obtained by Contractor. Contractor will obtain an endorsement equivalent to WC 00 03 13 to affect this waiver.

1.4 **Other Insurance Provisions**

1.4.1 Prior to the start of this Contract, Contractor will furnish Anoka County with a completed copy of Anoka County's certificate of insurance form, which is attached as part of this Exhibit, or as a certificate of insurance and copies of the endorsements, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above.

1.4.2 All certificates will provide for 30 days written notice to Anoka County prior to the cancellation or material change of any insurance referred to in this Contract.

1.4.3 The words "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted from the certificate form's cancellation provision.

1.4.4 **No Representation of Coverage Adequacy.** By requiring insurance herein, Anoka County does not represent that coverage and limits will necessarily be adequate to protect the Contractor and such coverage and limits shall not be

deemed as a limitation on Contractor's liability under the indemnities granted to Anoka County in this Contract.

1.4.5 Failure of Anoka County to demand such certification or other evidence of full compliance with these insurance requirements or failure of Anoka County to identify deficiency from evidence that is provided will not be construed as a waiver of Contractor's obligation to maintain such insurance.

1.4.6 Failure to maintain the required insurance may result in termination of this Contract at Anoka County option.

1.4.7 If Licensee fails to maintain the insurance as set forth in this requirement, Anoka County shall have right, but not obligation, to purchase said insurance ant Licensee's expense.

1.4.8 Contractor will provide certified copies of all insurance policies required herein within 10 days of Anoka County's written request for said copies.

1.4.9 **Cross-Liability coverage.** If Contractor's liability does not contain the standard ISO separation of insured provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

1.4.10 **Acceptability of Insurers.** Anoka County reserves the right to reject any insurance carriers that are rated less than: A.M. Best rating of A: IV.

1.4.11 **Deductibles and Self-Insured Retention**. Any deductibles or self-insured retention must be declared to and approved by the County. At the option of the County, either: the insurer will reduce or eliminate such deductibles or self-insured retention as respects Anoka County, agents, officers, directors, and employees; or Licensee will procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses; or the Licensee will provide County-requested financial statements for the purpose of verifying financial solvency, and acceptance of deductibles or self-insured retention based on this verification.

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

Information

Title

Adopt Resolution #24-051 to Authorize an Adjustment to the Hourly Wages for Temporary Seasonal Employees Working in the Public Works Department

Purpose/Background:

The purpose of this case is to ask the City Council for authorization to formally adjust the hourly wages for temporary seasonal employees working in the Public Works Department. This case includes wages for temporary season employees working in the spring, summer and fall and excludes temporary AFSCME employees or on-call snowplow drivers.

Background: The City employs temporary seasonal employees to work in the Public Works Department. It continues to be very challenging to fill seasonal temporary positions due to competing wages in the community as well as the minimum age requirement of 18 years of age to operate most equipment.

During the August 22, 2023, City Council Work Session, as part of the 2024 budget discussions, the City Council discussed revising the hourly wage scale for Ramsey's temporary seasonal Parks, Streets and Utilities employees as follows for the 2024 budget. The consensus of the City Council was to adjust the wage scale to $15.00 to $18.00 per hour, depending on qualifications. Previously, the 2020 to 2023 wage scale was $13.00 to $15.00 per hour, depending on qualifications; prior to that, the 2018 to 2019 wage scale was $11.00 to $12.00 per hour.

Funding Source:

The funding required for this action has been included in the 2024 budget.

Recommendation:

Staff recommends formally adopting the new wage scale of $15.00 to $18.00 per hour, depending on qualifications.

Action:

Motion to adopt resolution #24-051 to do the following:
1) Adopt the new temporary seasonal employee wage scale of $15.00 to $18.00 per hour, depending on qualifications.

Attachments

Resolution 24-051

Form Review

Inbox	Reviewed By	Date

Brian Hagen	Kathy Schmitz	01/18/2024 11:58 AM
Form Started By: Colleen Lasher		Started On: 01/16/2024 08:19 AM
Final Approval Date: 01/18/2024		

Councilmember …. introduced the following resolution and moved for its adoption:

RESOLUTION #24-051

RESOLUTION TO AUTHORIZE AN ADJUSTMENT TO THE HOURLY WAGES FOR TEMPORARY SEASONAL EMPLOYEES WORKING IN THE PUBLIC WORKS DEPARTMENT

WHEREAS, it has become more challenging to fill seasonal temporary positions due to competing wages in the community; and

WHEREAS, in order to fulfill the City's recruiting needs, staff recommends the starting hourly wage be increased; and

WHEREAS, as part of the 2024 budgeting process, the City Council agreed by consensus to a new pay range of $15.00 to $18.00 per hour, depending on qualifications.

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

Motion to adopt resolution #24-051 to do the following:

1) Increase the wage scale for temporary seasonal Parks, Streets, and Utilities employees to $15.00 to $18.00 per hour, depending on qualifications; effective immediately; and
2) This motion includes spring, summer, and fall temporary seasonal employees; and
3) This motion excludes temporary AFSCME employees and temporary on-call snowplow drivers.

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 23rd day of January, 2024.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title

Adopt Resolution #24-052 Appointing Election Judges for the Presidential Nomination Primary Election on March 5, 2024.

Purpose/Background:

For each Election, Council is asked to formally appoint Election Judges to work the polling locations. A resolution is attached appointing Election Judges to serve for the Presidential Nomination Primary Election scheduled for March 5, 2024.

Minnesota State Statute 204B.22 is attached. The statute references the number of election judges that are required under the law. In this case, the minimum number of judges required is four per polling location. Ramsey will have nine polling locations open for the election. Staff's recommendation at this time is to secure six to seven judges for each location. In almost all cases, a few judges end up not being able to work the day of the election. Additionally, if feasible, staff would like the discretion to schedule more judges for shorter shifts vs. less judges for the whole day; a typical judge working the whole day will work a 15 hour shift.

Note: The last day to appoint election judges is Friday, February 9, 2024.

Funding Source:

Monies have been budgeted in the General Fund under Elections for Election expenses and Election Judge pay.

Specifically Regarding this Election

The law establishing the Presidential Nomination Primary (PNP) requires that the Office of the Secretary of State (OSS) reimburse counties and municipalities for certain expenses incurred in the administration of the PNP.

The law establishing the PNP sets out specific items that are eligible for reimbursement, and places a maximum reimbursable cost for some items. Specifically, Minnesota statutes allow for the reimbursement of the following expenses:

- Preparation and printing of ballots;
- Postage for absentee ballots;
- Sample ballot publication;
- Preparation of polling places, limited to a maximum of $150 per precinct;
- Preparation of electronic voting systems, limited to a maximum of $100 per precinct;
- Compensation for temporary staff or overtime payments for permanent staff;
- Salaries for election judges; and
- Compensation for canvassing board members.

Staff will submit certifications and requests for reimbursement to the OSS within 60 days of the certification of the results of the PNP. The OSS must reimburse counties and municipalities 30 days later (no later than 90 days after the results of the PNP are certified).

Recommendation:

Staff recommends Council adopt Resolution #24-052 appointing Election Judges for the 2024 Presidential Nomination Primary Election.

Action:

Motion to adopt Resolution #24-052 Appointing Election Judges for the Presidential Nomination Primary Election on March 5, 2024.

Attachments

Statute 204B.22

Resolution #24-052

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/18/2024 03:42 PM
Form Started By: Katie Schmidt		Started On: 01/18/2024 03:29 PM
Final Approval Date: 01/18/2024		

204B.22 ELECTION JUDGES; NUMBER REQUIRED.

Subdivision 1. **Minimum number required.** (a) A minimum of four election judges shall be appointed for each precinct in the state general election, provided that a minimum of three election judges shall be appointed for each precinct with fewer than 500 registered voters as of 14 weeks before the state primary. In all other elections, a minimum of three election judges shall be appointed for each precinct. In a combined polling place under section 204B.14, subdivision 2, at least one judge must be appointed from each municipality in the combined polling place, provided that not less than three judges shall be appointed for each combined polling place. The appointing authorities may appoint election judges for any precinct in addition to the number required by this subdivision including additional election judges to count ballots after voting has ended.

(b) An election judge may serve for all or part of election day, at the discretion of the appointing authority, as long as the minimum number of judges required is always present. The head election judge designated under section 204B.20 must serve for all of election day and be present in the polling place unless another election judge has been designated by the head election judge to perform the functions of the head election judge during any absence.

Subd. 2. [Repealed, 2013 c 131 art 2 s 85]

Subd. 3. [Repealed, 2010 c 201 s 82]

Subd. 4. **Election judge trainees not counted toward minimum number of election judges.** The presence or participation of election judge trainees must not be counted toward satisfying any of the required numbers of election judges in this chapter.

History: *1981 c 29 art 4 s 22; 1986 c 362 s 3; 1987 c 212 s 6; 1994 c 607 s 5; 1997 c 147 s 31; 1Sp2001 c 10 art 18 s 21,22; 2004 c 293 art 2 s 21; 2010 c 201 s 26,27; 2013 c 131 art 2 s 23*

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-052

RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRESIDENTIAL NOMINATION PRIMARY ELECTION ON MARCH 5, 2024

WHEREAS, the City of Ramsey will be conducting a Presidential Nomination Primary Election on Tuesday, March 5, 2024; and

WHEREAS, pursuant to Minnesota Statutes Section 204B.21, election judges for precincts in a municipality must be appointed by the governing body of that municipality; and

WHEREAS, the hourly rate of pay will be $12.00 for election judge trainees, $12.00 for regular election judges and $14.00 for head judges; and

WHEREAS, when necessary, regular City staff working as judges on election day will be paid their normal hourly wage.

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

1) That the following individuals be appointed to serve as election judges for the Presidential Nomination Primary Election to be held on March 5, 2025:

   Beth Asfahl, Mark Barrett, Jerilyn Bates, Billie Jo Bishop, PaulaJean Chicoine, Roger Clem, Sandra Conlon, Sabrina Cooper, Sarah Cooper, Katherine Dague, Patricia Dusbabek, Tim Dusbabek, Elizabeth Edwards, Kevin Efram, Todd Embury, Marivic Enquist, Susan Fox, John Freeburg, Colleen Graber, Timothy Graber, Brian Heichel, Brian Heigl, Andy Hillebregt, Peggy Howe, Del Howe III, Tom Hoxter, Louise Kvich, James Lahr, Jennifer Leistico, Sheila Lemke, Cyndi Lemmon, Jean Max, David May, Ernest Mejia, Makayla Miller, Nancy Nelson, Cindy Olson, Alfred Resler, Alicia Reynolds-Minear, Kathryn Richter, Stephen Rothsteiun, Derek Scheuermann, Sharon Schmalzer, Beverly Semanko, Brandon Sis, Becky Smith, Mary Thesing, Jill Winger and Jared Zorchert.

2) That Council authorize staff to train and hire additional election judges not named here should the need arise.

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 23rd day of January 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **6. 1.**

Meeting Date: 01/23/2024

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Adopt Resolution #24-010 Vacating Various Street Rights-of-Way in the COR

Purpose/Background:

In 2003, the Plat of Ramsey Town Center Addition was recorded creating various roadways within the COR. Some of these roadways were never constructed. With the Waterfront Park excavation and mass grading in the fall of 2023, new roadway alignments are planned for the construction of West Ramsey Parkway and Center Street in 2024. The old unused rights-of-way will be incorporated into future Waterfront Park and development sites.

The private utility companies (gas, electric, cable, etc.) were notified and those responding stated no utilities were present. Comcast noted that they have cable in the right-of-way for Center Street. Staff will work with Comcast on relocating the cable, if it becomes necessary.

Notification:

Notification was made in the December 22, 2023, Anoka Union Herald Newspaper. Private utility companies were notified via email.

Two utility companies, Comcast and Lumen, have cable along Center Street and near Bunker Lake Boulevard. Staff will work with those companies on any relocation that could be necessary with the reconstruction and realignment of that roadway.

Observations/Alternatives:

Alternatives to Consider:

1. Adopt the Resolution as presented.
2. Adopt the Resolution with modifications.
3. Deny the Resolution based on certain findings.

Funding Source:

Costs associated with the project are split between staff's normal duties and TIF 14 eligible expenses.

Recommendation:

Staff recommends adopting Resolution #24-010.

Action:

Motion to adopt Resolution #24-010 Vacating Various Street Rights-of-Way in the COR.

Attachments

Resolution #24-046

Exhibit 1

Exhibit 2

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/17/2024 11:28 AM
Brian Hagen	Kathy Schmitz	01/17/2024 03:52 PM
Form Started By: Todd Larson		Started On: 12/15/2023 03:34 PM
Final Approval Date: 01/17/2024		

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

RESOLUTION #24-046

RESOLUTION APPROVING A VACATION OF ROAD RIGHTS-OF-WAY IN RAMSEY TOWN CENTER

RECITALS

WHEREAS, The City of Ramsey is requesting a vacation of various road rights-of-way adjacent to properties it owns platted within:

Ramsey Town Center, Anoka County, Minnesota

WHEREAS, a public hearing pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter was held on January 23, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available;

WHEREAS, Lumen and Comcast provided notice that those companies have utilities in portions of the street rights-of-way;

WHEREAS, the intent of the vacating of road rights-of-way will facilitate a replat and realignment of these roadways.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the City's intended purpose of roadway reconstruction and realignment.

3. That the City will work with the utility companies in the plans for reconstructing roadways.

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 vacating the road rights-of-way, as shown on Exhibits 1 and 2, contingent upon subsequently recording the plat of COR FIVE reestablishing new roadway rights-of-way.

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 23rd day of January, 2024.

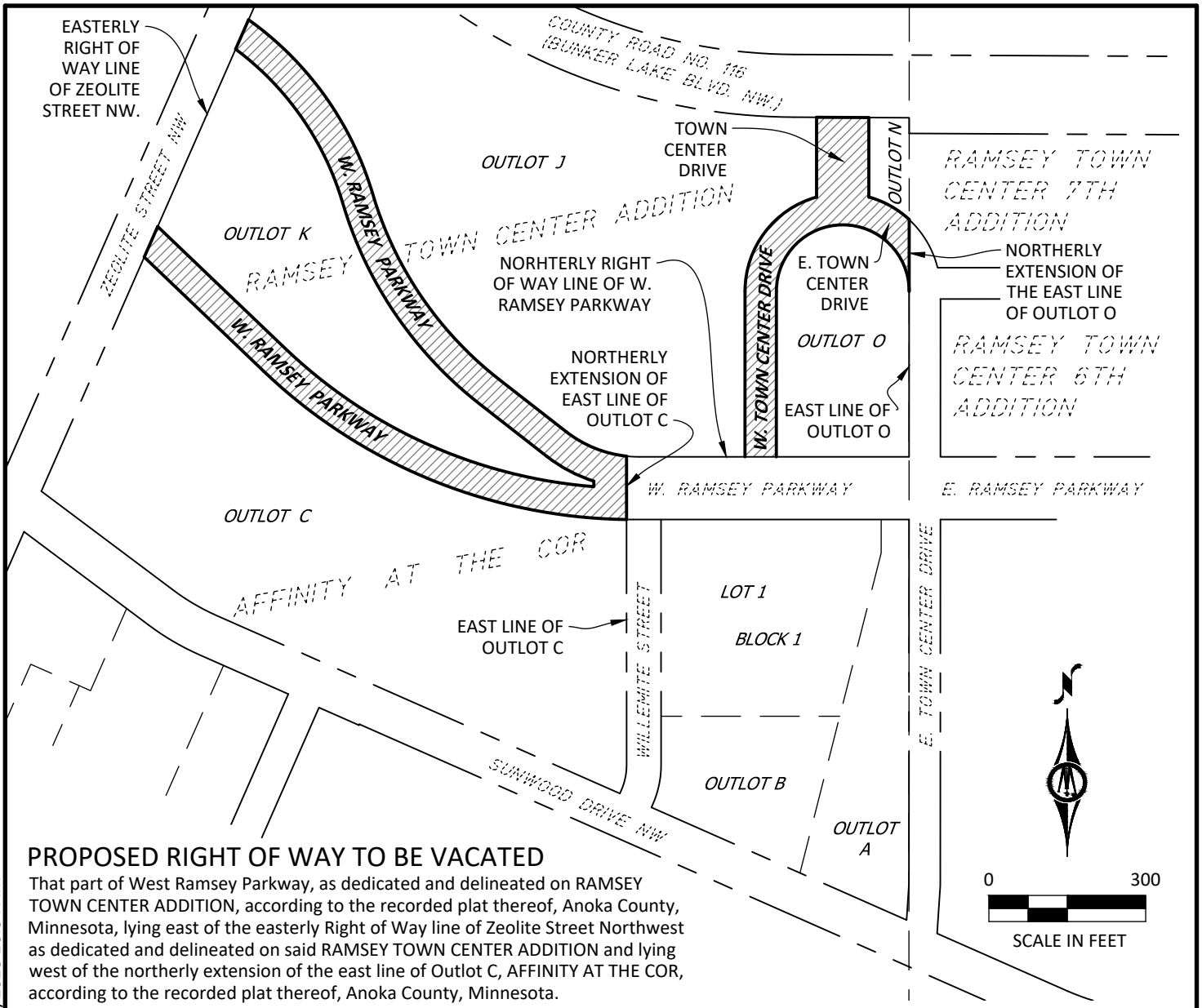
_____

Mayor

ATTEST:

_____

City Clerk



PROPOSED RIGHT OF WAY TO BE VACATED

That part of West Ramsey Parkway, as dedicated and delineated on RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the easterly Right of Way line of Zeolite Street Northwest as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION and lying west of the northerly extension of the east line of Outlot C, AFFINITY AT THE COR, according to the recorded plat thereof, Anoka County, Minnesota.

AND

All that part of Town Center Drive as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of West Town Center Drive as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION, lying north of the northerly right of way line of West Ramsey Parkway as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION.

AND

That part of East Town Center Drive as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION, lying west of the northerly extension of the east line of Outlot O, said RAMSEY TOWN CENTER ADDITION.

LEGEND

PROPOSED RIGHT OF WAY VACATION CONTAINING ±191,664 SQ FT

SURVEYOR'S CERTIFICATION

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

Dustin R. Schmaltz

Dustin Schmaltz
License Number 53683

12/13/2023
Date

RIGHT OF WAY VACATION EXHIBIT

RAMSEY TOWN CENTER ADDITION, RAMSEY, MINNESOTA

BOLTON & MENK
7533 SUNWOOD DR NW
SUITE 206
RAMSEY, MN 55303
(763) 433-2851

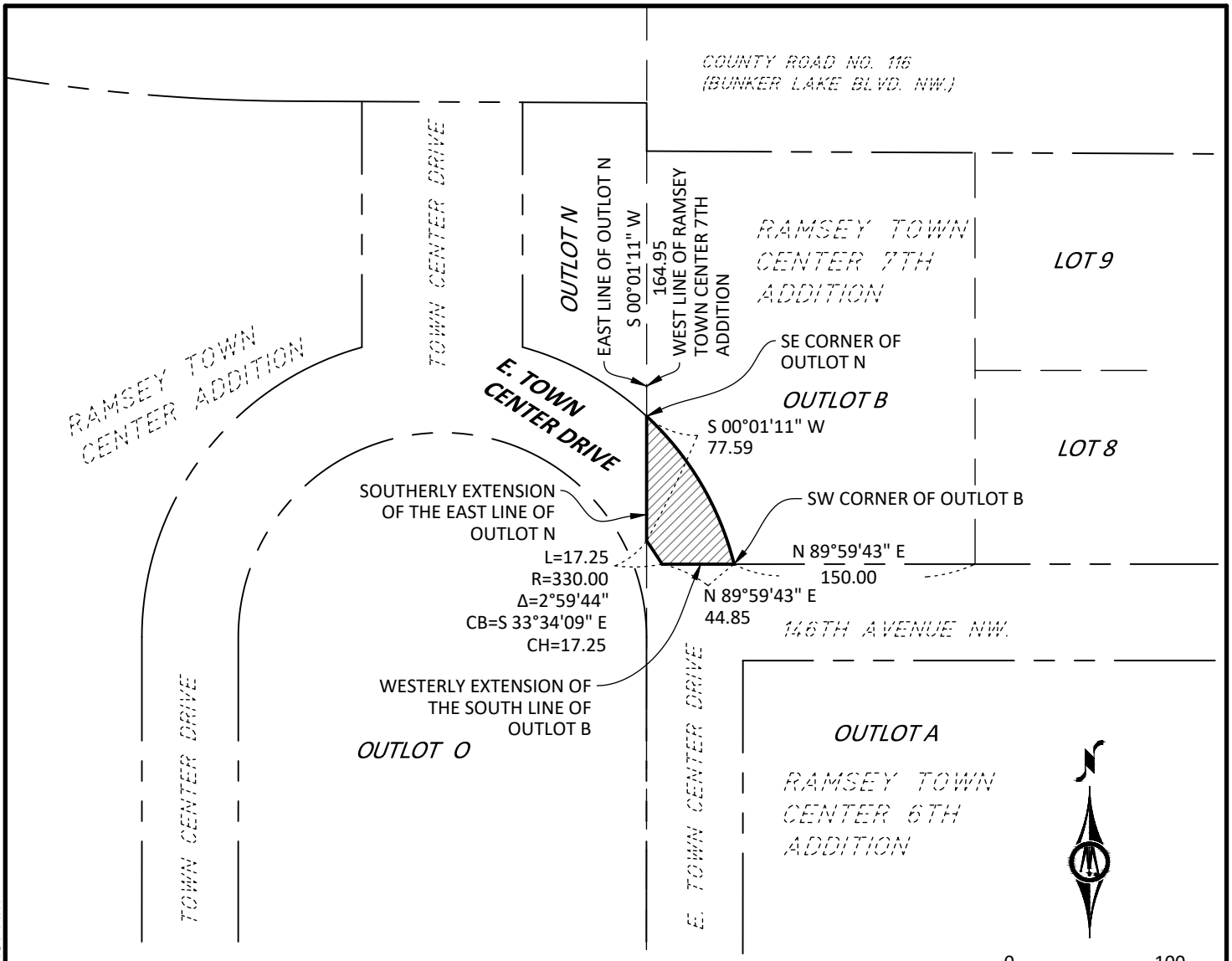
RAMSEY TOWN CENTER ADDITION
W. Ramsey Parkway, Town Center Drive,
E. Town Center Drive, W. Town Center Drive

FOR: City of Ramsey

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JOB NUMBER: 0R1130893 FIELD BOOK: DRAWN BY: DRS

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PROPOSED RIGHT OF WAY TO BE VACATED

That part of East Town Center Drive, as dedicated and delineated on RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying easterly and northerly of the following described line:

Beginning at the southeast corner of Outlot N, said RAMSEY TOWN CENTER ADDITION; thence South 00 degrees 01 minutes 11 seconds West, assumed bearing along the southerly extension of the east line of said Oultot N, a distance of 77.59 feet; thence 17.25 feet along a non-tangential curve, concave to the southwest, having a radius of 330.00 feet, a central angle of 02 degrees 59 minutes 44 seconds, and a chord bearing of South 33 degrees 34 minutes 09 seconds East to the westerly extension of the south line of Outlot B, RAMSEY TOWN CENTER 7TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence North 89 degrees 59 minutes 43 seconds East, along said westerly extension, a distance of 44.85 feet to the southwest corner of said Outlot B and said line there terminating.

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LEGEND

PROPOSED RIGHT OF WAY VACATION CONTAINING ±2,989 SQ. FT.

SURVEYOR'S CERTIFICATION

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

Dustin R. Schmaltz

Dustin Schmaltz
License Number 53683

12/13/2023
Date

RIGHT OF WAY VACATION EXHIBIT

RAMSEY TOWN CENTER ADDITION, RAMSEY, MINNESOTA

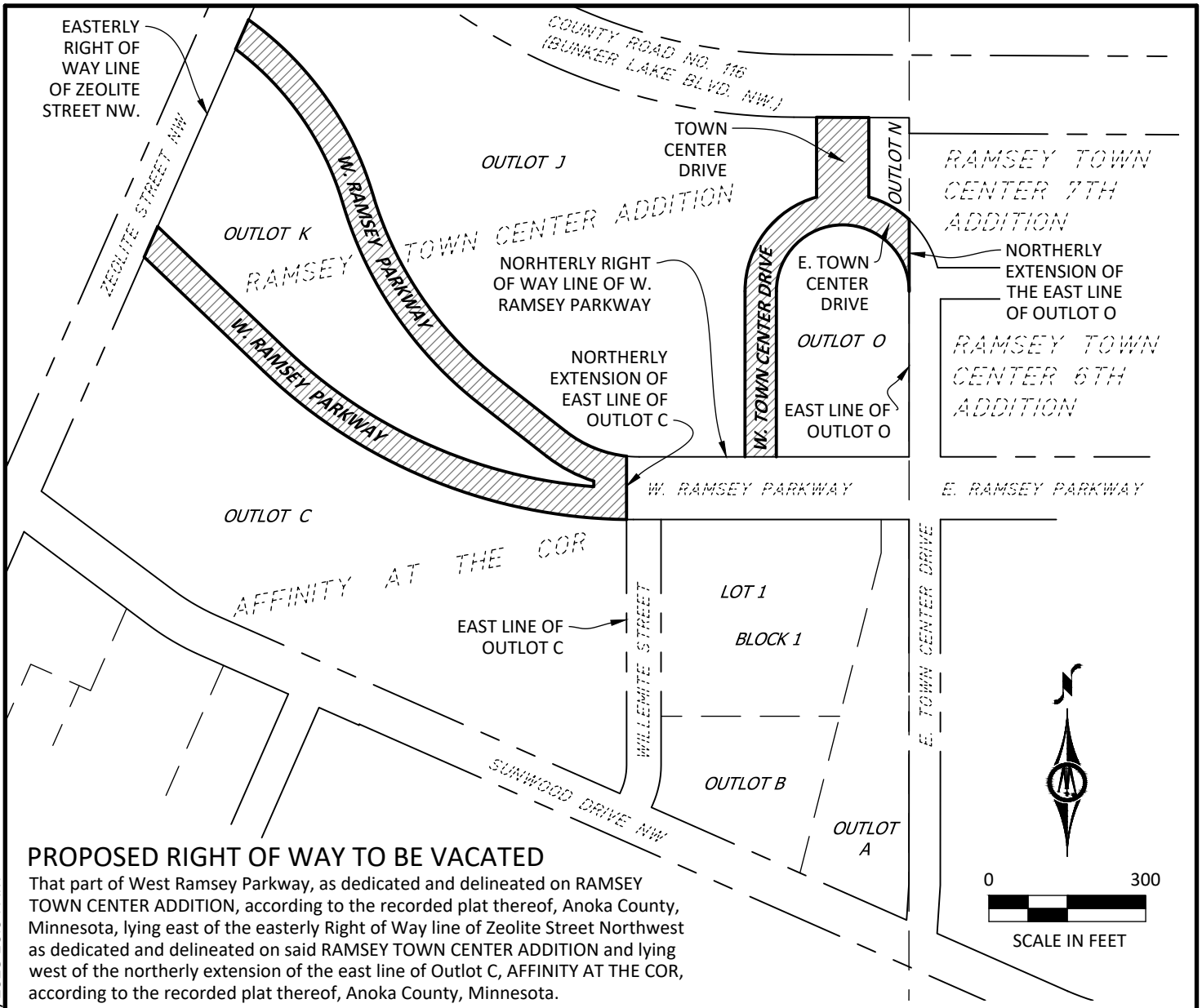
BOLTON & MENK
7533 SUNWOOD DR NW
SUITE 206
RAMSEY, MN 55303
(763) 433-2851

RAMSEY TOWN CENTER ADDITION
East Town Center Drive

FOR: City of Ramsey

JOB NUMBER: 0R1130893 FIELD BOOK: DRAWN BY: DRS

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PROPOSED RIGHT OF WAY TO BE VACATED

That part of West Ramsey Parkway, as dedicated and delineated on RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying east of the easterly Right of Way line of Zeolite Street Northwest as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION and lying west of the northerly extension of the east line of Outlot C, AFFINITY AT THE COR, according to the recorded plat thereof, Anoka County, Minnesota.

AND

All that part of Town Center Drive as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of West Town Center Drive as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION, lying north of the northerly right of way line of West Ramsey Parkway as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION.

AND

That part of East Town Center Drive as dedicated and delineated on said RAMSEY TOWN CENTER ADDITION, lying west of the northerly extension of the east line of Outlot O, said RAMSEY TOWN CENTER ADDITION.

LEGEND

PROPOSED RIGHT OF WAY VACATION CONTAINING ±191,664 SQ FT

SURVEYOR'S CERTIFICATION

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Dustin R. Schmaltz

Dustin Schmaltz
License Number 53683

12/13/2023
Date

RIGHT OF WAY VACATION EXHIBIT

RAMSEY TOWN CENTER ADDITION, RAMSEY, MINNESOTA

BOLTON & MENK
7533 SUNWOOD DR NW
SUITE 206
RAMSEY, MN 55303
(763) 433-2851

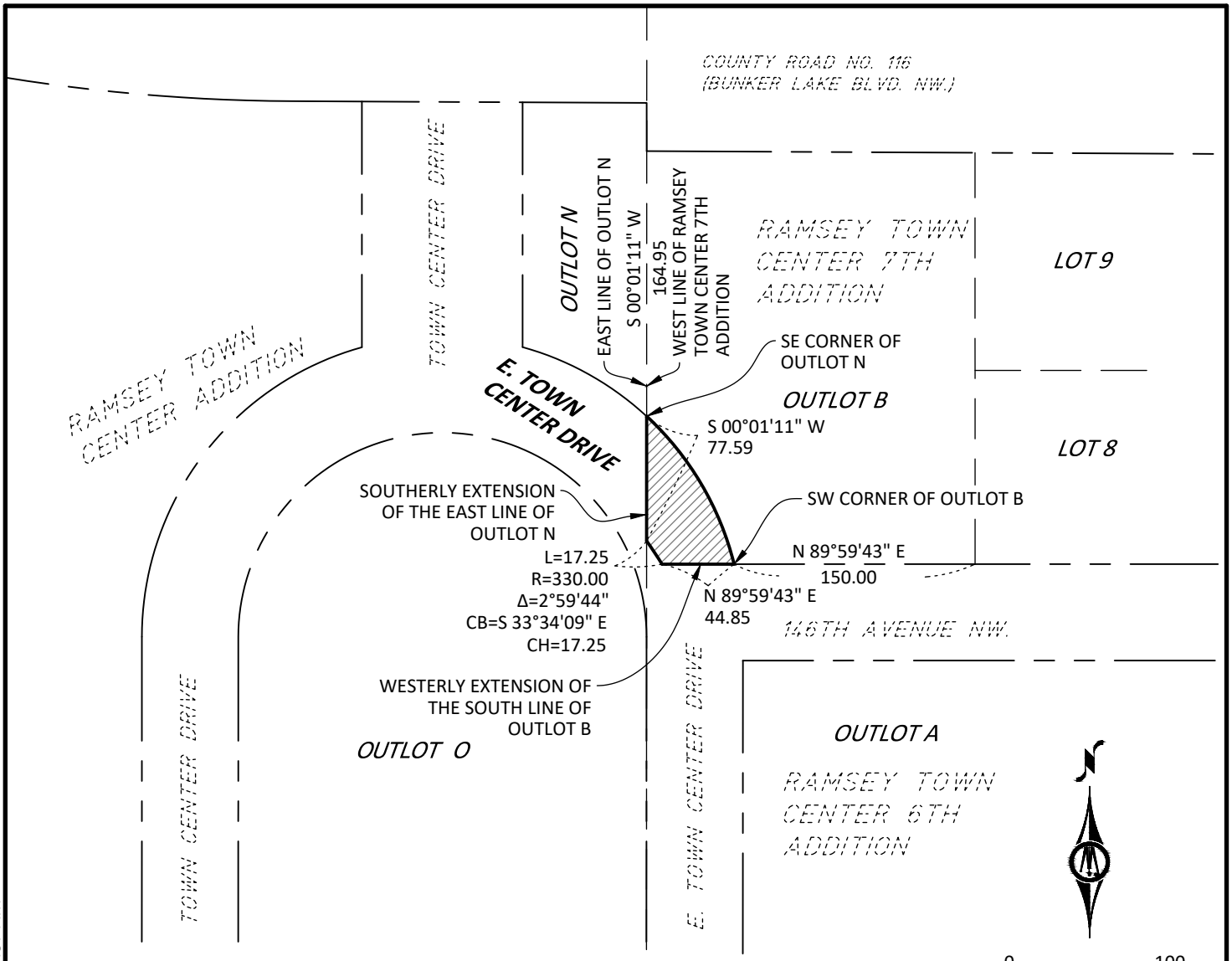
RAMSEY TOWN CENTER ADDITION
W. Ramsey Parkway, Town Center Drive,
E. Town Center Drive, W. Town Center Drive

FOR: City of Ramsey

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JOB NUMBER: 0R1130893 FIELD BOOK: DRAWN BY: DRS

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PROPOSED RIGHT OF WAY TO BE VACATED

That part of East Town Center Drive, as dedicated and delineated on RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying easterly and northerly of the following described line:

Beginning at the southeast corner of Outlot N, said RAMSEY TOWN CENTER ADDITION; thence South 00 degrees 01 minutes 11 seconds West, assumed bearing along the southerly extension of the east line of said Oultot N, a distance of 77.59 feet; thence 17.25 feet along a non-tangential curve, concave to the southwest, having a radius of 330.00 feet, a central angle of 02 degrees 59 minutes 44 seconds, and a chord bearing of South 33 degrees 34 minutes 09 seconds East to the westerly extension of the south line of Outlot B, RAMSEY TOWN CENTER 7TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota; thence North 89 degrees 59 minutes 43 seconds East, along said westerly extension, a distance of 44.85 feet to the southwest corner of said Outlot B and said line there terminating.

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LEGEND

PROPOSED RIGHT OF WAY VACATION CONTAINING ±2,989 SQ. FT.

SURVEYOR'S CERTIFICATION

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

Dustin R. Schmaltz

Dustin Schmaltz
License Number 53683

12/13/2023
Date

RIGHT OF WAY VACATION EXHIBIT

RAMSEY TOWN CENTER ADDITION, RAMSEY, MINNESOTA

BOLTON & MENK
7533 SUNWOOD DR NW
SUITE 206
RAMSEY, MN 55303
(763) 433-2851

RAMSEY TOWN CENTER ADDITION
East Town Center Drive

FOR: City of Ramsey

JOB NUMBER: 0R1130893 FIELD BOOK: DRAWN BY: DRS

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ROADWAYS & TRAILS

COST BREAKDOWN	
RAMSEY PARKWAY A1	$950,000
RAMSEY PARKWAY A2	$1,649,000
ZEOLITE STREET	$819,000
CENTER STREET	$640,000
	$4,058,000

BUNKER LAKE BOULEVARD (CSAH 116)

ARMSTRONG BOULEVARD (CSAH 83)

147TH AVENUE NW

WATERFRONT LOOP NW

HWL = 866.5
NWL = 861

WATERFRONT CONCEPT BY OTHERS

RAMSEY PARKWAY

ZEOLITE STREET NW

EAST BLVD SIDEWALK COMPLETED WITH DEVELOPMENT

16' CONCRETE WALK BEHIND PARKING BAY (REGIONAL TRAIL)

146TH AVENUE NW

CENTER STREET NW

YOLITE STREET NW

SUNWOOD DRIVE NW

WILLEMITE STREET NW

0 100 200
SCALE FEET

LEGEND

- THE COR PROPOSED ROADWAY IMPROVEMENTS
- CONCRETE WALK
- CONCRETE PAVEMENT, MEDIAN, CURB & GUTTER
- PROPOSED REGIONAL STORMWATER POND & DRAINAGE
- BIOFILTRATION MEDIAN
- TURF / LANDSCAPING

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CC Regular Session

Meeting Date: 01/23/2024

Primary Strategic Plan Initiative: {@!@ud_pd8@!@}

Information

Title:

Adopt Resolution #24-035 Approving Purchase Agreement and Right of Re-Entry Agreement and Sale of Lot 1, Block 1, Rivers Bend Plaza 2nd Addition; MW Properties LLC

Purpose/Background:

The purpose of this case is to consider an EDA recommendation to the City Council to sell Lot 1, Block 1, Rivers Bend Plaza 2nd Addition (approximately 1.01 acres) to MW Properties LLC dba Complete Auto (the "Developer") to construct a minimum 9,500 SF Auto Repair Shop. The auto repair shop will not include auto body or auto restoration, which can tend to be a bit unsightly.

This property, formerly an Amoco Station, was acquired by the City in 2005 for $230,000, which included a car wash. The two buildings were demolished in 2005 and the property has been on the market ever since and has had very little interest by developers based on the property restrictions/conditions. When the City acquired the property, it was subject to deed restrictions prohibiting residential development, installation of groundwater wells, basements, construction of quick service / take out restaurant. Soil excavation restrictions and the requirement for a vapor barrier over the newly constructed building is required. A copy of the Quit Claim Deed and those restrictions are attached to this case showing the challenges of the property. Based on these restrictions and limitations, the market value is lower than the purchase price by the City. Based on the lot restrictions, lack of full access to Hwy 47 and potential added construction costs for the buyer, the offer of $100,000 ($2.27/SF) seems reasonable. The price for the property is above the high-end of the approved deal range ($2.00 / SF). Staff appreciates the willingness of the Developer to take on these challenges. For reference on this developer, MW Properties LLC also purchased the distressed retail center at 6013 167th Lane NW in 2021. MW Properties invested $800,000 into the property/building to approve functionality and curb appeal. His sister operates the daycare at that location and they have about 100 children they serve. This past investment along with the future investment shows the commitment to quality in the City of Ramsey.

Notification:

None required

Time Frame/Observations/Alternatives:

This site has remained vacant since the demolition in 2005. Development of this difficult site (property conditions/restrictions.access) would complete the commercial corner and also preserve the land needed for the future trail from 142nd to Xkimo St NW by Holiday. Staff also believes that this project will bring a needed service to this area of the City to serve residents. The property is zoned as B-2 (Community Business) which allows this use with approval of a Conditional Use Permit. The Planning Commission will review these items during the site plan approval process. It should be noted that the property is platted, but there is an additional small remnant sliver of land at the northeast corner that is privately owned that the developer has an agreement to acquire as part of this project. Staff is supportive of the attached Purchase Agreement and Right of Re-Entry Agreement being considered by the City Council. Staff has a signed Purchase Agreement by the Developer along with a check for $10,000 in earnest money.

The sale of this property will bring this property back onto the tax rolls. Staff has estimated the

tax-assessed value to be approximately 1.6M when completed, which results in approximately $42,000 in annual total property taxes, $11,000 being collected by the City. Expected job creation on the site is estimated to be 7-8 employees with wages ranging from $50,000 - $125,000. This is a solid project that results in the creation of tax base and jobs which is the mission of the EDA.

Project Highlights

Project Description - 9,759 SF Auto Repair Shop (oil change, auto repair) There will be no auto body work or automobile restoration work (these uses tend to be a bit messy and wouldn't be a good fit in the neighborhood)
Project Costs - 1.7-2M
Job Creation - 7-8 employees with wages from $50,000 - $125,000
Tax Assessed Valuation (Estimate) - 1.6M
Annual Property Tax (Estimate) - $42,000
Annual Local (City, School, County Estimate) - $29,000
Annual Property Tax - City Portion (Estimate) - $11,000
Zoning - B-2. Conditional Use Permit required.

Key Purchase Agreement Terms

Buyer - MW Properties LLC
Seller - City of Ramsey
Property Address - 5195 142nd Avenue NW
Legal Description - Lot 1, Block 1, Rivers Bend Plaza 2nd Addition
PID# - 25-32-25-43-0043
Acres - Approximately 1.01 acres
Purchase Price - $100,000 **(**$2.27/SF)
Earnest Money - Earnest Money of $10,000.00 will be held by mutually agreed upon title company upon full execution of Purchase Agreement. Said deposit would be refundable to Buyer in the event that a Notice to Proceed is not given by the Buyer at the end of the Inspection Period. Additional $10,000 Earnest Money events may occur upon discussion and agreement in Purchase Agreement.
Inspection Period - Buyer shall have one hundred eighty(180) days following Effective Date to investigate property.
Right of Re-entry - Within 16 months from the Closing Date, the Buyer shall have achieved completion of a minimum 9,500 SF Automobile Repair Business and have obtained a Certificate of Occupancy. Zoning requirements to be further defined by an approved Site Plan. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property.
Closing - Closing shall take place 30 days after Buyer delivers Notice to Proceed to Seller. Two (2) additional Sixty (60) day extensions will be granted with each extension requiring a $10,000 earnest money deposit that is nonrefundable but applicable to the purchase price.

Alternatives include:

1) City Council Approval of Purchase Agreement and Right of Re-Entry Agreement (as presented); subject to City Attorney review.
2) City Council Approval of Purchase Agreement and Right of Re-Entry Agreement (with changes); subject to City Attorney review.
3) Something else.

Funding Source:

N/A. There is no assistance being provided.

Recommendation:

The EDA passed a unanimous motion to recommend to City Council to approve the Purchase Agreement and Right of Re-Entry Agreement (as presented), subject to City Attorney review.

Outcome/Action:

Motion to Adopt Resolution #24-035 Approving Purchase Agreement and Right of Re-Entry Agreement and Sale of Lot 1, Block 1, Rivers Bend Plaza 2nd Addition; MW Properties LLC (As presented) Subject to City Attorney review

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Attachments

ACTION - Resolution #24-035

Site Location Map

ACTION - Purchase Agreement (Developer Signed)

ACTION - Draft Right of Re-Entry MW Properties

REFERENCE - Term Sheet MW Properties

Reference - Quit Claim Deed to City with Restrictions

Historical Reference - Amoco Demo

Reference - Draft EDA Minutes 1.11.24 - Excerpt

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/17/2024 04:01 PM
Form Started By: Sean Sullivan		Started On: 01/16/2024 12:35 PM
Final Approval Date: 01/17/2024		

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

RESOLUTION #24-035

RESOLUTION APPROVING PURCHASE AGREEMENT AND SALE OF LOT 1, BLOCK 1, RIVER'S BEND PLAZA 2ND ADDITION: MW PROPERTIES LLC

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of Lot 1, Block 1, River's Bend Plaza 2nd Addition (the "Property") to **MW Properties LLC, a Minnesota limited liability company** and/or its assigns (the "Buyer"); legally described in Exhibit A, attached hereto; and

WHEREAS, the City acquired the Property (formerly an Amoco Station) in 2005, demolished it and has marketed the site for nearly 24 years; and

WHEREAS, the City and the Buyer have negotiated a purchase price of $100,000 on +/- 1.01 acres (43,996 square feet) as outlined in Exhibit A (the "Purchase Price"). The per square foot cost is $2.27; and

WHEREAS, MW Properties LLC (Complete Auto) proposes to construct a minimum 9,500 square foot auto repair building on the Property; and

WHEREAS, the City hereby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, a Right of Re-Entry Agreement will be recorded at the closing of this land transaction; and

WHEREAS, the Buyer is a company that is active and in good standing as documented in the Office of the Secretary of State as of January 17, 2024.

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

1) The City Council authorizes the City Administrator and Mayor to execute the Purchase Agreement and Right of Re-Entry Agreement with MW Properties, LLC; subject to City Attorney review

2) That the City hereby authorizes the sale of the Property to MW Properties LLC, a Minnesota limited liability company and/or its assigns, for $100,000 on +/- 1.01 acres (43,996 square feet) as outlined in Exhibit A (the "Purchase Price") subject to

contingencies included in the Purchase Agreement. The per square foot cost is $2.27; subject to City Attorney review

3) That the City Council hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements; subject to City Attorney review

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 23rd day of January, 2024.

_____
Mayor

ATTEST:

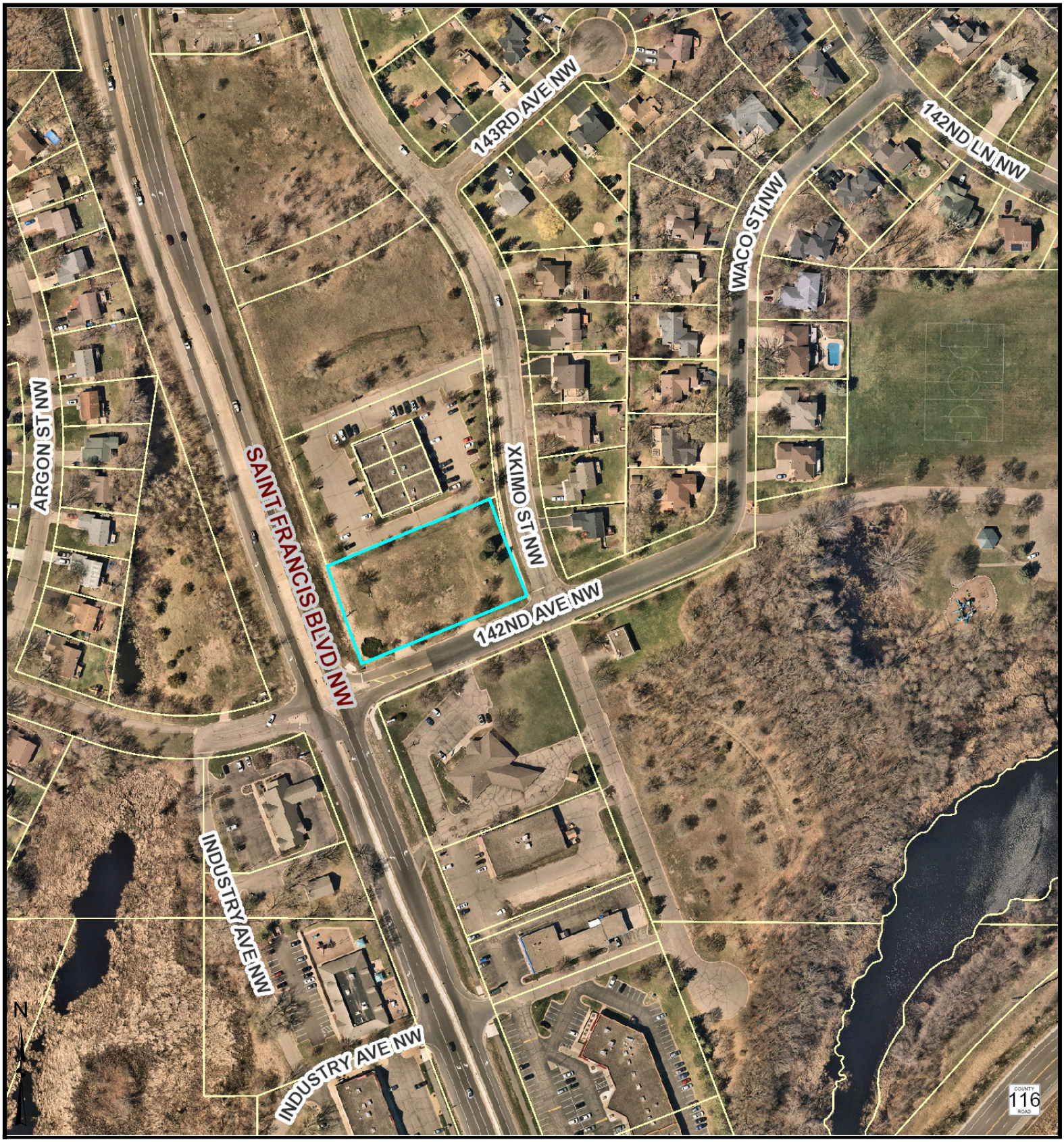
_____
City Clerk

Exhibit A
Legal Description of the Property

Portion of Lot 1, Block 1, River's Bend Plaza 2nd Addition, Anoka County, Minnesota

Anoka County PID Number: 25-32-25-43-0043

Site Location Map - Complete Auto



Parcel Information:

25-32-25-43-0043
5195 142ND AVE NW
RAMSEY
MN 55303
Plat: RIVER'S BEND PLAZA 2ND ADDITION

Approx. Acres: 1.0062053
Commissioner: MATT LOOK

Owner Information:

RAMSEY, CITY OF
7550 SUNWOOD DR
RAMSEY
MN
55303

Sean Sullivan | 1:2,400 | Date: 1/2/2024

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **MW Properties LLC**, a Minnesota Limited Liability Company ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is **January 24, 2024** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 1.01 acres of vacant land, legally described as follows and on Exhibit A:

   Lot 1, Block 1 Rivers Bend Plaza 2nd Addition, Anoka County, Minnesota

   Anoka County PID Number: 25-32-25-43-0043

   (the "Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $100,000 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $10,000.00 (the "Earnest Money") with Title Smart, Inc. ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller to provide copy of plat for Lot 1, Block 1, Rivers Bend Plaza 2nd Addition. Buyer at own expense may arrange to obtain an ALTA/NSPS survey (Table A, items 1-4 and 6, 8, and 11) for the Property (the "Survey")

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 13, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 13, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must

perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **July 25, 2024** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the

Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: MW Properties LLC
Mitchell Webb
5249 190th Lane NE
Wyoming, MN 55011
Email: mitchell@completeauto1.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2024 for the Property.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 14.
5. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.

2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. **REAL ESTATE BROKERS.** Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. **ASSIGNMENT.** This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. **THIRD PARTY BENEFICIARY.** There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. **JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of a minimum 9,500 SF building as depicted on

Exhibit B compliant with City Zoning requirements to be further defined by an approved Site Plan 16 months after closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining Site Plan Approval and Development Agreement, and approved building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2024
Mark E. Kuzma, Mayor

By: _____ Dated: _____, 2024
Brian Hagen, City Administrator

BUYER: MW PROPERTIES LLC

By: _____ Dated: January 11, 2024
Mitchell Webb, President

Exhibit A

Lot 1, Block 1, Rivers Bend Plaza 2nd Addition, Anoka County, Minnesota

Anoka County PID Number: 25-32-25-43-0043

(the "Property")

Exhibit B

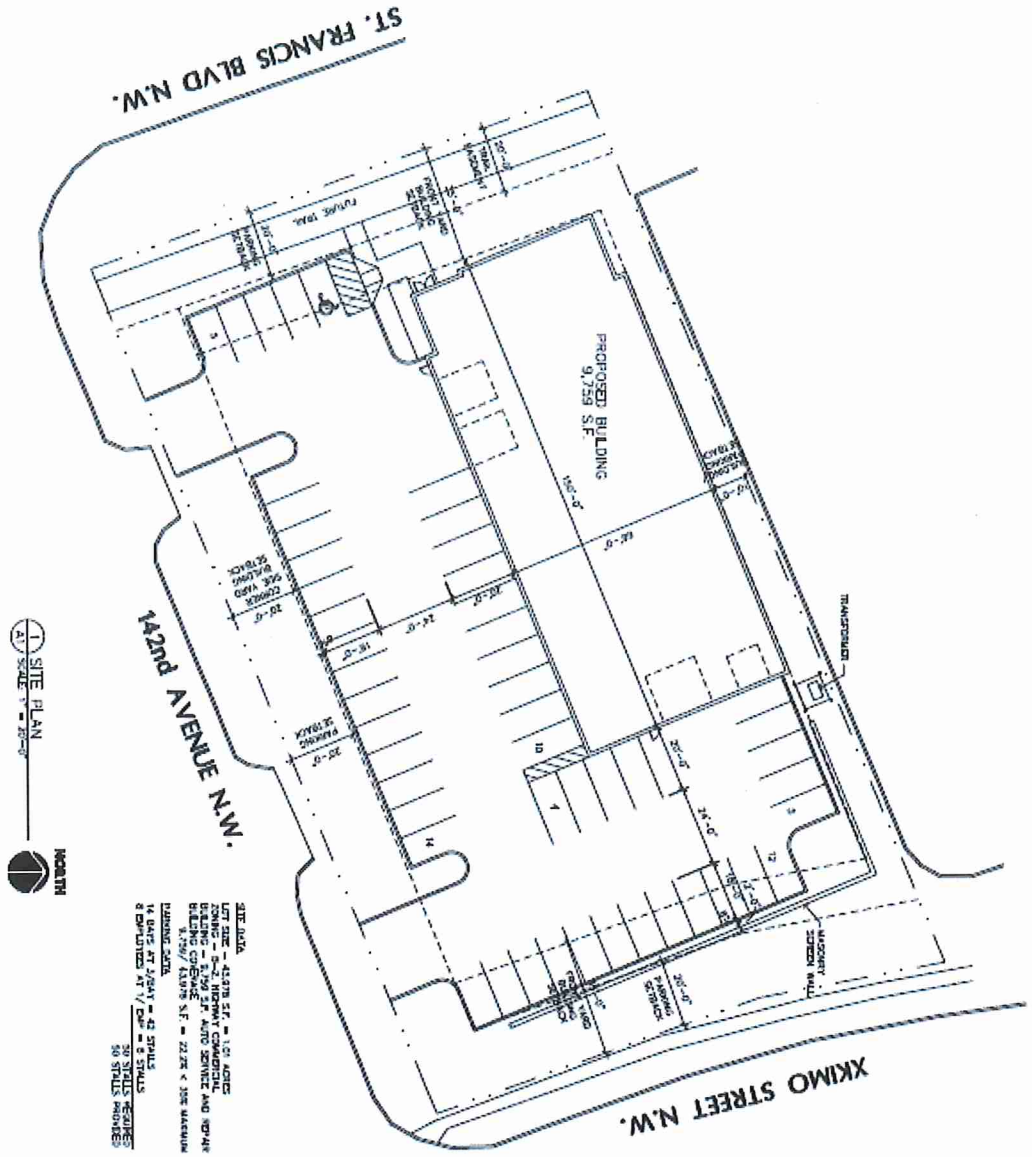
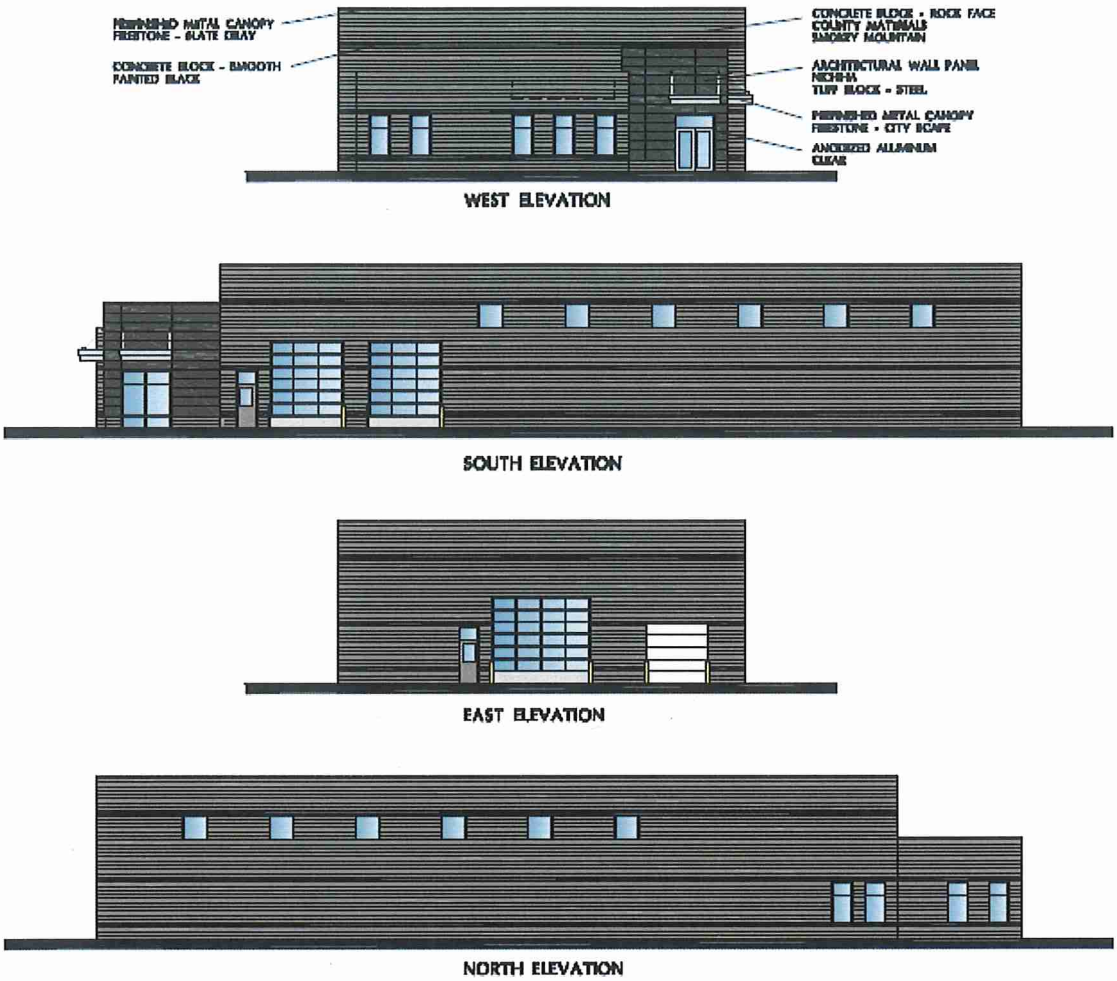

ST. FRANCIS BLVD N.W.
142nd AVENUE N.W.
XIMO STREET N.W.
PROPOSED BUILDING
9,759 S.F.
TRANSFORMER
SITE PLAN
NORTH
SITE DATA
LOT SIZE – 43,978 S.F. = 1.01 ACRES
ZONING – B-2, HIGHWAY COMMERCIAL
BUILDING – 9,759 S.F. AUTO SERVICE AND REPAIR
BUILDING – 9,759 S.F.
9,759 / 43,978 S.F. = 22.2% < 35% MAXIMUM
PARKING DATA
14 BAYS AT 3/BAY = 42 STALLS
8 EMPLOYEES AT 1/EMP = 8 STALLS
50 STALLS REQUIRED
50 STALLS PROVIDED
PRELIMINARY
NOT FOR CONSTRUCTION
CLASSIC
COMPLETE AUTO SERVICE
Ramsey, Minnesota
SITE PLAN
A1
Project No. 23066B-3

EXHIBIT B (Continued)



WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

COMPLETE AUTO SERVICE

Ramsey, Minnesota

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **MW Properties LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 1, Rivers Bend Plaza 2nd Addition, Anoka County, Minnesota

(the "Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and **MW Properties LLC**, with an Effective Date of **_____, 2024**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the

Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by (Insert date 16 months after closing date).

Project Description:

i. **MW Properties LLC** Site Plan, approved by the City of Ramsey on _____, 2024 by Resolution #24-____.

ii. Development Agreement for **MW Properties LLC**, approved by the City of Ramsey on _____, 2024 by Resolution #24-____.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum 9,500 square foot building, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, a Minnesota municipal corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

MW PROPERTIES, LLC

By: _____
Mitchell Webb, President

This instrument was acknowledged before me on _____, 2024, by Mitchell Webb, President of MW Properties, LLC, a Minnesota limited liability company on behalf of the limited liability company.

_____
_
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

TERM SHEET FOR MW PROPERTIES LLC (COMPLETE AUTO) 1.2.24

Real Estate	Tax ID Number: 25-32-25-43-0043. Lot 1, Block 1, Rivers Bend Plaza 2nd Addition, Anoka County, Minnesota
Acreage	Approximately 1.01 acres or 43,995 SF
Asking Price	$100,000 ($2.27 / SF)
Offer Price	$100,000 ($2.27 / SF)
Earnest Money	$10,000 Non-refundable upon Notice to Proceed being provided by Developer.
Inspection Period	180 days from Effective Date (Date City Council approves) (city requires plat/ site plan approval before sale)
Closing	Within 30 days of Notice to Proceed.
Commission	This was a City generated lead. No commission to be paid.
Extensions to Close	Developer will deposit $10,000 in escrow for each 60-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of	Lot combination. Staff will work with Developer to complete.
Performance	City to require construction of a minimum 9,500 SF commercial/retail building with City Zoning requirements and obtain a Certificate of Occupancy 16 months after Closing. If this is not done, the City may exercise the Right of Re-Entry.
Assignment	Requires city approval if not same owners / company.
Contingencies	None at this time
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry
	Planning Commission (TBD): Land Use, CUP, Development Agreement, Site Plan
	City Council: Final Approval on all items

Record ID 1595833

1977778.002

DocMagic 31-M-- QUIT CLAIM DEED (Top 3 inches Reserved for Recording Data) Miller/Davis Co. © St. Paul, MN 651-642-1988
Corporation, Partnership or Limited Liability Company to Corporation, Partnership or Limited Liability Company — Minnesota Uniform Conveyancing Blanks (1/15/97)

DEED TAX DUE: $ 775.50 25-32-25-43-0043
Date: August 22, 2005

FOR VALUABLE CONSIDERATION, BP Products North America Inc., f/k/a Amoco Oil Company,

a corporation under the laws of the State of Maryland,
Grantor, hereby conveys and quitclaims to the City of Ramsey,

Grantee, a municipal corporation under the laws of the State of Minnesota,
real property in Anoka County, Minnesota, described as follows:

See Attachment #1 attached hereto,

Subject to: See Attachment #2 attached hereto
together with all hereditaments and appurtenances.

RETURN TO:
First American Title Insurance Company
1900 Midwest Plaza West
801 Nicollet Mall
Minneapolis, MN 55402

Check box if applicable:
☐ The Seller certifies that the seller does not know of any wells on the described real property.
☑ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

NCS-11718-MPLS (JOY)

Affix Deed Tax Stamp Here

STATE OF ILLINOIS }
COUNTY OF DuPAGE } ss.

BP Products North America Inc.

By M E McDermed

Its VICE PRESIDENT

By

Its

This instrument was acknowledged before me on August 11, 2005,
(Date)
by MARGUERITE E. McDERMED XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
the VICE PRESIDENT XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
of BP Products North America Inc., f/k/a Amoco Oil Company,

a corporation under the laws of the State of Maryland,
on behalf of the corporation.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
OFFICIAL SEAL
TINA M WHELAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/18/06

Tina M. Whelan
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

City of Ramsey
15153 Nowthen Boulevard N.W.
Ramsey, MN 55303

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Larkin Hoffman Daly & Lindgren Ltd.
1500 Wells Fargo Plaza
7900 Xerxes Avenue South
Minneapolis, MN 55431
(952) 835-3800 (TFA)

WARNING: UNAUTHORIZED COPYING OF THIS FORM PROHIBITED.

ATTACHMENT #1
to
Quit Claim Deed

Legal Description:

Lot 1, Block 1, RIVER'S BEND PLAZA 2ND ADDITION, according to the duly recorded plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota.

ATTACHMENT #2
to
Quit Claim Deed

The property described in Attachment #1 is subject to the following exceptions:

Use and Operating Restrictions, and Affirmative Covenants:

The Grantee herein covenants and agrees, for itself, and for its grantees, successors, and assigns, and their respective grantees, successors and assigns (including, without limitation, all successors in title to the Property (or any portion thereof) to Grantee) (collectively, the "Grantee Parties"), that the following Use and Operating Restrictions, and Affirmative Covenants shall bind and restrict the Property for the time periods set forth herein:

1. Petroleum Restriction: No part of the Property shall be used by Grantee or any other Grantee Party for an automobile service station, petroleum station, gasoline station, convenience store or automobile repair shop, or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, any fuel used for internal combustion engines, lubricants in any form, automobile parts or accessories, tires, batteries, or other petroleum or petroleum-related products, except for the personal use or consumption of such products by Grantee or other occupants of the Property. For purposes of this restriction, the term "convenience store" shall mean any retail business with its primary emphasis on providing the public with a convenient location to quickly purchase a wide array of consumable products (predominantly food or food and gasoline) and services.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect for a term of fifteen (15) years from the date of this conveyance whereupon these restrictive covenants will automatically lapse and terminate and be of no further force or effect.

2. Groundwater Use Restriction: No water wells, either for potable or other use, with the exception of remediation, monitoring, or investigation wells, will be installed on any part of the Property. Neither Grantee nor any Grantee Party shall install remediation or monitoring wells without the prior written consent of Grantor.

The above covenant and use restriction binds and restricts the Property as a covenant and restriction running with the land and is deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. This restrictive covenant will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time this restrictive covenant will lapse and terminate and be of no further force or effect).

3. Residential Use Restriction: The Property shall be used solely and exclusively for commercial (which may include (subject to Paragraph 1 above) retail) and/or industrial purposes. If applicable state environmental laws and regulations define commercial and/or industrial use, any use which is deemed not to be a commercial or industrial use by such laws and regulations will also not be a commercial or industrial use as the terms are used herein.

No part of the Property will be used for residential purposes or for the purpose of operating a child care or elder care facility, a nursing home facility or hospice, a medical or dental facility, a school, a church or other place of worship, a park or a hospital.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

4. Construction and Excavation Restrictions.

4.1. Soil Excavation and Disposal: No soils shall be excavated at or removed from the Property, unless the soil is excavated and/or removed (as applicable) in a manner and (in the case of removal of soils) to a disposal facility approved in writing in advance by Grantor. Management, excavation and any removal of soil at or from the Property must be governed by a written plan in form and substance acceptable to Grantor (a "Soil Management Plan") that will be developed at the time of Grantee's (or any other Grantee Party's) request for removal or excavation of soil. Except as may be specifically be provided in the Soil Management Plan which has been approved by Grantor, or any other written contractual relationship between the parties, Grantor shall not be obligated to pay any cost related to the excavation and/or development of the Property.

Grantee and the other Grantee Parties shall be solely responsible for any and all soil excavation, hauling, transportation, and disposal costs pursuant to the Soil Management Plan.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

4.2 Basement/Excavation Restriction: No basements or other underground improvements, with the exception of building footings and underground utilities, will be constructed on the Property.

The above covenant and use restriction binds and restricts the Property as a covenant and restriction running with the land and is deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. This restrictive covenant will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time this restrictive covenant will lapse and terminate and be of no further force or effect).

4.3 Relocation of Monitoring Wells and Remediation Equipment: In the event that monitoring wells or other remediation equipment (collectively the "Remediation Equipment") owned by Grantor or its contractors or consultants are: (i) present at the Property on the date of this conveyance, (ii) subsequently required to be present on the Property after the date of this conveyance by any local, state, or federal agency having jurisdiction over the Property, or (iii) otherwise installed at the Property by Grantor or its contractors or consultants, neither Grantee nor any Grantee Party will interfere with the use or operation of the Remediation Equipment, or damage or destroy (or permit the damage or destruction of) any Remediation Equipment. In the event Grantee or any other Grantee Party damages or destroys any Remediation Equipment, Grantee or such other Grantee Party (as applicable) shall pay, upon demand, Grantor's costs in repairing or replacing same.

Neither Grantee nor any Grantee Party shall remove or relocate any Remediation Equipment without the prior written consent of Grantor. In the event that Grantor consents to any such removal or relocation, then either (at Grantor's sole

election): (i) Grantee (or such other Grantee Party (as applicable)) shall perform such removal and/or relocation at its sole cost and expense, pursuant to plans and specifications which have been approved in writing by Grantor, and using contractors acceptable to Grantor (in which event Grantor and its contractors and consultants shall have the right to be present at, and supervise, such removal or relocation), or (ii) Grantor shall perform (or cause to be performed) such removal and/or relocation, but all costs and expenses of such removal or relocation shall be borne solely by Grantee or such other Grantee Party (as applicable), and Grantee or such other Grantee Party (as applicable) shall promptly reimburse Grantor for any such costs or expenses paid, sustained or incurred by Grantor.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

4.4 Engineered Barrier: All portions of the Property, which are, from time to time or at any time, used for a gasoline station, petroleum station, automobile service station, automobile repair shop or any purpose similar to any of the foregoing, shall at all times be covered with an engineered barrier consisting of a concrete or asphalt surface, or such other impermeable surface which is approved by applicable state or federal regulations, and which is sufficient to inhibit the inhalation or ingestion of contaminated media and to impede contaminant migration to any groundwater at or adjacent to the Property. Said concrete or asphalt surface on the Property shall be maintained and kept in good repair by Grantee and the other Grantee Parties (at their sole cost and expense) in compliance with all laws, rules, restrictions, ordinances and court orders.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

4.5 Construction Workers' Caution Statement: Prior to conducting any intrusive activities with respect to the Property, Grantee and the other Grantee Parties shall cause all construction workers performing or assisting with such activities to be notified of possible petroleum hydrocarbon encounters and appropriately trained and certified in accordance with all environmental, health and safety laws, rules, regulations and ordinances, including, without limitation, any and all Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) requirements (including, without limitation, those set forth in 29 CFR 1910.120). Such training shall at a minimum include both an initial 40 hour and future 8 hour refresher training and certifications in compliance with OSHA HAZWOPER requirements and any similar applicable requirements (whether existing as of the date of this conveyance or enacted or promulgated in the future).

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

5. Additional Restrictions: No part of the Property shall be used by Grantee or any other Grantee Party for a quick service or take-out restaurant.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. This restrictive covenant will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time this restrictive covenant will lapse and terminate and be of no further force or effect).

6. Certain Environmental Covenants:

6.1 Cooperation: Grantee and each of the other Grantee Parties agrees to cooperate with Grantor and with all local, state, and federal environmental agencies having jurisdiction over the Property in obtaining environmental site closure, to commercial standards, for any environmental contamination relating to or arising out of Grantor's prior use of the Property. Said cooperation may include, but not be limited to, the following:

(i) execution of any and all documentation as may be necessary, in Grantor's sole discretion, to obtain environmental site closure for the Property (which documentation may (x) include a LUST Form, in form and substance acceptable to Grantor, and/or (y) impose further use and operating restrictions (and/or use and operating restrictions similar to those set forth in this Attachment #2) on the use of the Property by Grantee and the other Grantee Parties);

(ii) attendance at any meetings requested by Grantor relating to environmental contamination and remediation efforts on the Property (and/or any contamination that may have migrated from the Property to adjacent properties); and/or

(iii) such other further reasonable acts as may be required in order to obtain environmental site closure for any past, present, or future environmental incident relating to Grantor's prior use, ownership or operation of the Property.

(iv) should Grantee or any Grantee Party fail or refuse to sign such documentation, or are unavailable to sign such documentation (after reasonable inquiry by Grantor (such reasonableness to be determined by Grantor in its sole discretion)), Grantee or Grantee Parties hereby irrevocably appoint any Environmental Business Manager of BP Products North America Inc., f/k/a Amoco Oil Company, (or any successor corporation thereto), as its attorney-in-fact to sign and execute such documentation for and on behalf of Grantee or Grantee Parties.

Grantee and each of the other Grantee Parties further authorizes Grantor to record one or more "No Further Remediation Letters" or similar documents against the Property, if and when the same is/are obtained by Grantor from the Minnesota Pollution Control Agency (or any successor agency).

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

6.2 Acceptance of Condition of Property: Grantee has accepted the Property, including without limitation its environmental condition, in "AS IS" condition, subject only to any covenants and obligations of Grantor to Grantee which are expressly set forth in the Real Estate Contract between Grantor, as seller, and Grantee, as buyer, with respect to the Property (or any other documents or instruments executed and delivered by Grantor and Grantee pursuant to said Real Estate Contract) (collectively, "Contractual Obligations"). Grantee acknowledges that the purchase price which it has paid for the Property reflects: (i) the fact that each and all of the covenants and restrictions set forth in this Attachment #2 shall be recorded against

the Property and shall be binding on Grantee and the other Grantee Parties, (ii) the fact that Grantee has agreed to acquire the Property, including without limitation its environmental condition, in "AS IS" condition (subject only to Grantor's Contractual Obligations (if any) to Grantee), and (iii) the fact that Grantee has agreed to acquire the Property subject to the presence, whether known or unknown, of any environmental contamination which may have occurred during or prior to the period of Grantor's ownership, use and/or operation of the Property (subject only to Grantor's Contractual Obligations (if any) to Grantee).

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

6.3 Dealings with Governmental Authorities and Third Parties: In the event that Grantee or any other Grantee Party receives any notices or correspondence from any local, state or federal governmental authorities or any third party relating to the environmental condition of the Property, Grantee or such Grantee Party (as applicable) shall immediately forward a copy of same to Grantor. Grantor shall have the right (but not the obligation) to participate with Grantee and the other Grantee Parties in negotiations with and submissions of reports and information, including permits, to any local, state and federal governmental authorities (including, without limitation, the Minnesota Pollution Control Agency). Except to the extent required under applicable law or by court order of a court of competent jurisdiction, neither Grantee nor any other Grantee Party shall submit reports or information regarding any environmental conditions present at (or migrating from) the Property which were caused by Grantor or during Grantor's ownership, use or operation of the Property, without the prior written consent of Grantor.

The above covenants and use restrictions bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Anoka County, Minnesota, or as the operator of retail operations in such County. These restrictive covenants will remain in full force and effect indefinitely, unless waived in writing by Grantor (at which time these restrictive covenants will lapse and terminate and be of no further force or effect).

7. Defined Terms; Successors; Other: All initially capitalized terms used in this Attachment #2 shall have the meanings ascribed to such terms as set forth in the Deed to which this Attachment #2 is attached. By taking title to the Property (or otherwise succeeding, directly or indirectly, to any of Grantee's right, title or interest in or to the Property), each Grantee Party shall be conclusively deemed to have agreed to and accepted each and all of the terms, provisions and conditions of this Attachment #2, and to have agreed to be bound thereby. It is the intention of Grantor and Grantee that the terms, provisions, covenants and restrictions set forth in this Attachment #2 shall be deemed to have vested upon the execution and delivery of this Deed by Grantor. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of the rule against perpetuities, then any such covenants and restrictions shall continue only until twenty-one (21) years after the death of the survivor of the now living descendants of George W. Bush. If any of the covenants or restrictions contained herein shall be unlawful, void or voidable for violation of any other statutory or common law rule(s) or regulation(s) imposing time limits, then any such covenants and restrictions shall continue only for the longest period permitted under such statutory or common law rule(s) or regulation(s). If any term, provision, condition, covenant or restriction in this Attachment #2 shall, to any extent, be invalid or unenforceable, the remainder of this Attachment #2 (or the application of such term, provision, condition, covenant or restriction to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision, condition, covenant and restriction set forth in this Attachment #2 shall be valid and enforceable to the fullest extent permitted by law. Grantee acknowledges, for itself and the other Grantee Parties, that the breach of any of the covenants or restrictions contained in this Attachment #2 on the part of Grantee or any other Grantee Party will result in irreparable harm and continuing damages to Grantor and Grantor's business, and that Grantor's remedy at law for any such breach or threatened breach would be inadequate. Accordingly, in addition to such remedies as may be available to Grantor at law or in equity in the event of any such breach, any court of competent jurisdiction may issue an injunction (both preliminary and permanent), without bond, enjoining and restricting the breach or threatened breach of any such covenant or restriction by Grantee or any other Grantee Party. In the event that Grantee or any Grantee Party shall breach any of the covenants or restrictions set forth in this Attachment #2, then Grantee or such other Grantee Party (as applicable) shall pay all of Grantor's costs and expenses (including reasonable attorneys' fees) incurred in enforcing such covenants and restrictions.

General Encumbrances:

a. Easements, covenants and conditions of record, if any.

b. Taxes and special assessments not yet due and payable against the Property, if any.

c. Zoning laws and municipal/county/state and federal regulations, if any; environmental laws and regulations, if any; use restrictions and building restrictions of record, if any; and any party wall agreements of record.

d. Encroachments, overlaps and other matters that would be disclosed by an, accurate and current survey of the Property.

e. The terms and conditions of that certain Release and Right-of-Entry of even date herewith between Grantor, as seller, and Grantee, as buyer.

ANOKA COUNTY MINNESOTA

Document No.: 1977778.002 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 08/26/2005 2:26:00 PM

Fees/Taxes In the Amount of: $858.50

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

KHJ, Deputy

Well Certificate Certificate of Real Estate Value Filed

Delinquent Taxes Certified

Transfer Entered

Record ID: 1595833

Amoco Demolition – 2005



ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, January 11, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Rachal Johnson
Member Brittany Lindahl
Member William MacLennan
Member Chris Riley (via Zoom)
Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Lindahl, to approve the agenda.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Howell, MacLennan, Riley (Remote), and Stewart. Voting No: None. Absent: None.

4. EDA BUSINESS

4.01: Consider Approval of Purchase Agreement for Lot 1, Block 1, Rivers Bend Plaza 2nd Addition; Case of MW Properties LLC (Complete Auto)

Economic Development Manager Sullivan presented the staff report. He provided a summary of the acquisition and demolition of the Amoco building in 2005 and the site challenges (deed restrictions, soils, access) leading to the reduced sale price of the property. He also highlighted that the property is properly zoned for the proposed use and requires a conditional use permit. He asked the EDA members if they had any issues with the auto repair use at this location. No objections were shared by the EDA.

DRAFT

Chairperson Wiyninger invited the applicant to address the group.

Mitchell Webb, MW Properties LLC (Complete Auto), applicant, commented that they have multiple locations with employees and awesome customers. He stated that he has worked with Ramsey staff to renovate the strip mall and has enjoyed that experience. He stated that he currently has a lot of customers from the Anoka/Ramsey area that are receiving service at the Andover location and therefore believes that this would be a good location. He also shared that his sister operates a successful daycare in the renovated mall on 167th in Ramsey owned by Webb.

Motion by Member Stewart, seconded by Member Johnson, to recommend to City Council to approve the Purchase Agreement and Right of Re-Entry Agreement as presented, subject to City Attorney review.

A roll call vote was performed:

Member Lindahl	aye
Member MacLennan	aye
Member Johnson	aye
Member Stewart	aye
Member Howell	aye
Member Riley	aye
Chairperson Wiyninger	aye

Motion carried.

DRAFT

CC Regular Session **7. 2.**

Meeting Date: 01/23/2024

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Adopt Resolution #24-045 Approving the 2024 Playground Replacement Plan - Alpine and River's Bend Parks

Purpose/Background:

Late in 2021, City Council approved the Playground Replacement Policy which informs the City on which playgrounds are to be replaced and when. In 2022, the City removed two small antiquated play structures that did not merit replacement, and refurbished the playgrounds at both Peltzer and Rabbit Parks pursuant to the policy and plan. The next candidate for replacement was Alpine Park and one of the subjects of this case.

In May 2023, the Park & Recreation Commission met at Alpine Park to assess the project, and it was discussed that the playground at River's Bend was experiencing the need for frequent deck board repair—and perhaps River's Bend should be replaced before Alpine Park's playground. The consensus of the Commission was that staff should evaluate both and develop a plan and priority for the refurbishment or replacement of the two playgrounds and which should occur first and in which year.

Notification:

Notifications are not required for this proposed project, and as both Alpine and River's Bend Park's are community parks (versus a neighborhood park), a mailer seeking comment on the playground's proposed replacement is probably not needed, as the majority of people using either of the two playgrounds are not likely to be from the immediate adjoining areas. Additionally, a Public Hearing was conducted by City Council on the Capital Improvement Plan, which included these two parks.

Observations/Alternatives:

In examining River's Bend Parks playground, it was determined that the playground had significant play value (number and diversity of play components) and was mostly in good shape except for the 14 wooden decks. The playground is shaded by the trees to the immediate south, and therefore there is lichen on some of the north-facing components, and the shade has contributed to the premature decay of many individual deck boards. Staff's overall assessment was that the playground was an appropriate candidate for refurbishment, rather than replacement. To determine this feasibility, staff issued the attached Request for Proposal (RFP) that addressed the play equipment's deficiencies.

The RFP was sent to 13 contractors specializing in this type of work, and three proposals were received back in the amounts of; $25,776, 23,000, and $13,169. The lowest proposal was submitted by Contracting Solutions Inc., a competent contractor and regular installer for the city's playground projects.

The above solution for addressing River's Bend Park's playground would allow the city to address two playgrounds in 2024 for the estimated amount of $100,000 *per year* (2023 and 2024) identified in the Playground Replacement Plan and Policy. (A playground was not refurbished or replaced in 2023.) The following is the Park & Recreation Commission's recommendation on how this may come to bear based upon the above, and the proposals received for Alpine Park:

- ♦ Refurbish **River's Bend Park**'s playground $13,169
- ♦ New Engineered Wood Fiber (surfacing) $7,151.28

♦ New playground for **Alpine Park**	$150,000
♦ Playground area improvements/contingency	$25,000
Total	**$195,320.28**

The RFP for the Alpine Park project was due to the city on January 8th 2024. Thereafter, a three-judge panel was convened to review and rank the proposals for the Commission's consideration, and the findings and analysis were presented at the regular Park & Recreation Commission meeting. The Commission concurred with the judges' evaluations and the above cost break-out constitutes the recommended playground replacement plan for 2024. Additional background and an overview of this project will be presented at the Council meeting.

Funding Source:

Pursuant to the Playground Replacement Policy, funding for the playground's refurbishment and replacements would be from the Lawful Gambling Fund.

Recommendation:

The Park & Recreation Commission and staff, recommend the scope of work identified above for the playground improvements for both Alpine Park and River's Bend Park at a not-to-exceed amount of $200,000 for the two community parks.

Action:

Motion to Adopt Resolution #24-045 authorizing up to $200,000 from the Lawful Gambling Fund for the refurbishment of River's Bend Park's playground and the replacement of Alpine Park's playground, pursuant to the proposals received and the Playground Replacement Plan and Policy.

Attachments

RFP for Alpine playground replacment
January 8th Submissions
Playground Options
Judge's Evaluations
RFP for River's Bend Park
RFQ for EWF
2005 playground completion image
Resolution 24-45
Playground Finder Map
Playground Replacement Policy

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2024 01:31 PM
Brian Hagen	Kathy Schmitz	01/18/2024 01:55 PM
Form Started By: Mark Riverblood		Started On: 01/10/2024 02:33 PM
Final Approval Date: 01/18/2024		

PROPOSALS MUST BE RECEIVED BY:
10:00 am Thursday, January 8th, 2024
Deliver electronically ONLY to:

Mariah Albrecht
Ramsey, MN 55303
763-433-9820

E-mail to: malbrecht@cityoframsey.com

REQUEST FOR PROPOSAL

to

Develop New Replacement Playground at Alpine Park

6600 Alpine Drive NW



PROPOSAL SPECIFICATIONS

Remove and recycle existing play equipment and associated appurtenances and design and install new playground appropriate for a community park.

Prequalification's:

I. Bidder/Contactor shall demonstrate that he/she has successfully installed 3 (three) similar playgrounds in a county, municipal or school setting in the Twin Cities Metropolitan area within the last 5 (five) years.

II. Bidder/Contractor shall not be disbarred or disqualified from working on playground related construction projects by any municipality, county or school districts in the State of Minnesota.

Introduction and General Information:

- In submitting a proposal, the Contractor warrants that mobilization and material handling necessary to install ALL play equipment and improvements as proposed is wholly included in their proposal.
- Contractor responsible for viewing the existing site, to review the scope of removals, and infrastructure to remain and protect.
- There are no known underground obstructions (E.g. abandoned footings, utilities) at the park location.
- This Request for Proposal shall be a not-to-exceed amount. The Contractor must include within his/her quote any time or materials necessary to complete the work in a professional and quality manner. E.g. if matting is required due to wet conditions or to protect trail surfaces and tree rooting zones—this expense is that of the Contractor. There will be no Change Orders.
- Work site may be required to be enclosed with temporary safety fencing—if the contractor is not physically on site. Fencing is **not required** if there are no equipment or loose items/tools anywhere on site, *aside from* loose major play components that do not constitute a hazard, and/or plywood/work mats (if used), which may be present until job completion.

Award and Selection Process:
The City (Owner) *anticipates* award of Alpine Park playground project the day following City Council approval on January 23rd, 2024. The city will award the project to the most responsible proposer, in relation to the city's assessment on the maximum play value, together with the overall quality of the products and site improvements, and project delivery terms.

The Park and Recreation Commission will evaluate Scope A proposals with other A proposals, and likewise for Scope B proposals. The top choice for A proposals will then be evaluated with the top choice B proposal. The Park and Recreation Commission will then make a recommendation to City Council on the specific proposal for approval (either an 'A' or 'B' proposal). The Commission's recommendation to Council will be for a playground and associated site improvements (if any) that is in the best interest of the community in relation to play value and experience, not necessarily the lessor cost of one proposal over another.

City staff will review the Contractor's response to the RFP, including either a model of the proposed project, a graphic artists' rendition of the project or a computerized drawing of the proposed project *and* determine if the proposal meets all criteria for consideration.

Right to Reject Proposals:
The City of Ramsey reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects, in the City's judgment.

Work and Staging Areas:
Confine work activities to the playground area and a direct route from the parking lot, to that necessary to place/install play equipment. Contactor is responsible for protecting pavement edge from breaking and damage. No mechanized equipment shall be left overnight at the park (unless fenced), and no construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval is required for Sunday work.

A dumpster is not anticipated to be needed on site, and no construction related disposal is to be placed in the trash receptacles at the park. Contractor may dispose of any playground remnants (and new playground packaging) in the dumpster at Public Works, 14199 Jaspar Street, that are not to be recycled.

Shipment of Materials:
Before making any shipment of materials to the site, Contractor shall ascertain whether the site is in a condition to receive the shipment. Where this provision is neglected and material is delivered to the site when the latter is not in condition to receive it, such materials shall be properly stored elsewhere at the Contractor's expense and adequate insurance coverage provided for off-site storage. E.g. shipment of the materials to Alpine Park during a scheduled tournament would not be appropriate.

Storage of Materials on Site or Off-site:
Contractor shall provide storage as required to protect and preserve all materials stored at the site. Storage of materials is to be confined to areas designated by the City. City will not sign for, or be responsible for, materials delivered to the site.

Equipment which is delivered in advance of the installation week can be stored at the Public Works campus at 14199 Jaspar Street, Ramsey, MN 55303. Playground equipment supplier will be responsible for equipment and insurance of equipment stored at the Public Works campus. Equipment supplier/Contractor will also be responsible for the unloading and loading of the equipment at the campus. In addition, supplier will be responsible for delivery of the equipment to the installation site and clean up all packaging materials/debris from loading/staging location. Contact Parks Supervisor Mike Berge at 763 286 8463 relating to the above logistics.

Schedule:
A schedule for the work shall be submitted to the City upon notification to the Contractor that they have been awarded the job. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The goal of these specifications is to minimize the number of days the playground site is out of service.

Liquidated Damages:
Liquidated damages shall be deducted from the approved quoted amount, in a sum of $100 dollars per weekday (M-F) for non-completion after June 30th, 2024.

License and Insurance:
By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence based form bodily injury and property damage); automobile liability $1,000,000

per occurrence (including hired & non-owned bodily injury and property damage).

The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

Payment:
Payment will be made upon submittal of an invoice to the City on a net 30-day basis following City acceptance of the work (there will be no partial payments, nor change orders). An IC 134 form may be required prior to final payment.

Proposal(s) Duration:
The Contractor in submitting their proposal, acknowledges the amount shall be honored for a period of 90 days from the date of submission.

Warranty/Guarantee:
The Contractor warrants and guarantees to the Owner that all installation Work will be of good quality and free from faults or defects in accordance with this RFP. All defective Work may be rejected.

If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to final payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

All play equipment and site furnishing shall be warrantied for a period of one year.

Specification Reference:
The Contractor shall conduct his/her work in conformance with the specifications set forth herein, and in accordance with safe construction practices. Additionally, the Contractor must be licensed to work in the City of Ramsey, at the time work may commence.

Play Equipment and Site Improvements Specifications:

- Structure and improvements shall meet and comply with all current ADA Legislation and ASTM F1487.
- All equipment must meet age related design criteria suitable for two (2) – twelve (12) year-olds and be IPEMA certified.
- Play structure proposal must include; swings with two (2) bays with one (1) ADA compliant seat, one (1) Tot swing, and two (2) strap seats, <u>if replacing existing swing apparatus.</u>
- Main structure frame can be a single pole staging area or a multi-level vinyl coated deck system structure with a minimum of one (1) covered canopy over a deck area. Poles shall be a minimum of 3.5 inches (wall thickness minimum of 0.120") in diameter and made of Aluminum or steel. Designs incorporating other than post and platform construction are encouraged if they meet specifications for ASTM, CPSC and IPEMA compliance as outlined/stated elsewhere in this RFP. Proposers shall identify any deviation from these specifications.
- Amenities may include, but not be limited to, plastic slides, climbing walls/units/nets, ladders, play panels, transfer deck, fire pole, spinner, overhead glider, play accessories, didactic elements, landscape features, benches, etc.
- Poured In Place surfacing must be installed below bottom of slides and swings.
- The existing concrete circular border if all or portions are re-used in the bidder's proposal(s), needs to appropriately contain the play structure and components. It is imperative proposer field verify concrete border size and assess site conditions. For Scope B proposals, a 6" x 12" stand-up concrete containment border shall be included, for all new playground border that is not to be reused.
- Site shall have signage information provided appropriate to the structure/area.
- All plastic and coating products must be UV and color stabilized to resist fading.
- Supplier must be able to provide a tool kit for fasteners, parts manual (both hard copy and electronic) and touch up paint kit for all structure colors.

- All parts must have a corrosion resistant finish and be capped on the top and all ends.
- All metal decks must be manufactured from sheet steel conforming to ASTM specification A-569 and be finished with a vinyl coating.
- All connecting hardware used must be zinc plated or stainless steel, free of protrusions, vandal resistant and have a tamper proof design. Service kit for tamper proof fasteners must also be provided.

Containment Border and Surfacing Specifications:

- Provide and install engineered wood fiber surface material to meet the requirements of ASTM 1951 for accessibility. Documentation must be provided from the EWF manufacturer that it meets ASTM 1951 standards.
- Provide and install Poured in Place accessible route to swings, under swing area, to a transfer point on the main structure and at the bottom of any slide.
- Lump sum proposals for both Scope A and Scope B shall include all costs to provide 6″x12″ stand up concrete border for entire new perimeter(s) of play area(s) as determined by submitted design(s). Existing concrete curb may be maintained, modified or removed to facilitate your design. Existing asphalt paths are to remain in areas outside of delineated areas for Scope A and B Scope B proposals. All concrete curb should follow grade and be flush to top of existing asphalt paths.

Proposal Scope and Opportunity:

The goal and objective of this Request for Proposal for a replacement playground at Alpine Park is to deliver the maximum play value and enduring interest for families and children—in relation to the investment in a new playground and its associated site redevelopment. Therefore, the city is inviting up to two (2) different proposals per contractor/vendor, though only a single proposal may be submitted at the contractor's discretion. This RFP is challenging contractor/vendors to use their professional expertise and creativity to develop a unique playground befitting this community park. Proposers are encouraged to work with a landscape architect in the design and site work intended, particularly for the Scope B category.

Whether a single proposal is submitted or two, they must be categorized as 'Scope A' or 'Scope B', and accordingly be clearly identified on all submittals.

Scope A proposals shall be at a not-to-exceed amount of $100,000.

Scope B proposals shall be at a not-to-exceed amount of $170,000, (but can be less).

Communication with the City:

If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the known RFP holders.

Submittal Specifications and Requirements:

Each of the following items shall be considered an integral part of the Contractor's proposal and shall be submitted to the City on or before the date and time as stated on the Proposal Form below:

- One copy of the signed Proposal Form.
- List of all equipment included in the plans, with quantities. (Separate for Scope A and Scope B proposals)
- Electronic drawings and renderings (E.g. PDF's) to be used for evaluations and award. (Separate for Scope A and Scope B proposals)
- One copy of a play area equipment layout drawing to scale showing layout, safety zones, accessibility, border and outside dimensions. (Separate for Scope A and Scope B proposals)
- One complete copy of all warranty information.
- The contractor shall indicate all deviations from the specifications, if any.
- Provide documentation from the manufacturer or an independent consulting firm stating all equipment meets the current ADA standards and ASTM F1487 standards.
- Documentation that all equipment quoted is covered by product liability insurance.

~ End of Specifications ~

REFERANCE PHOTOS, AND PROJECT SCOPE DEFINITIONS

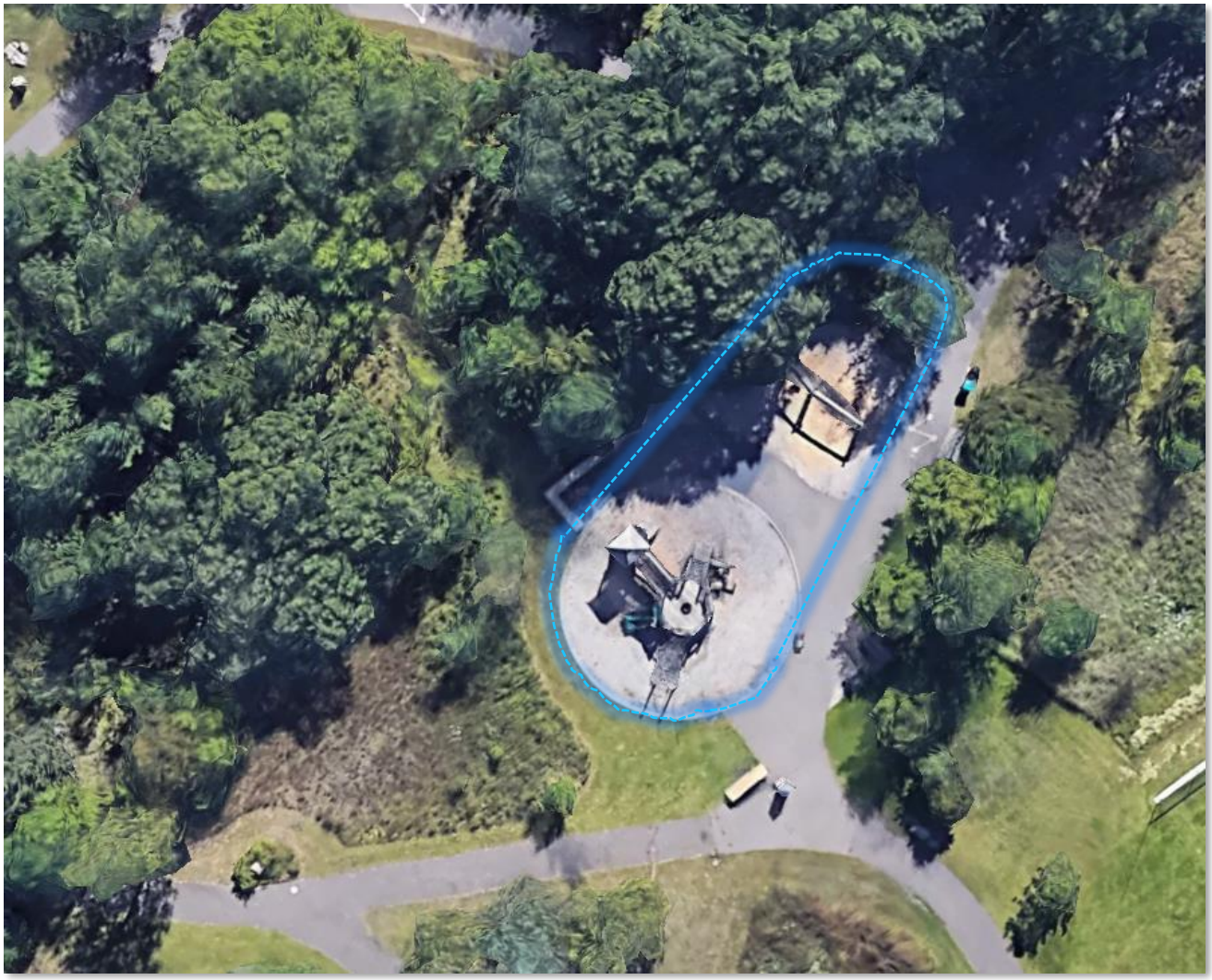


Park entrance (playground behind) – the alpine ice blue color may be repeated for elements of the play equipment.

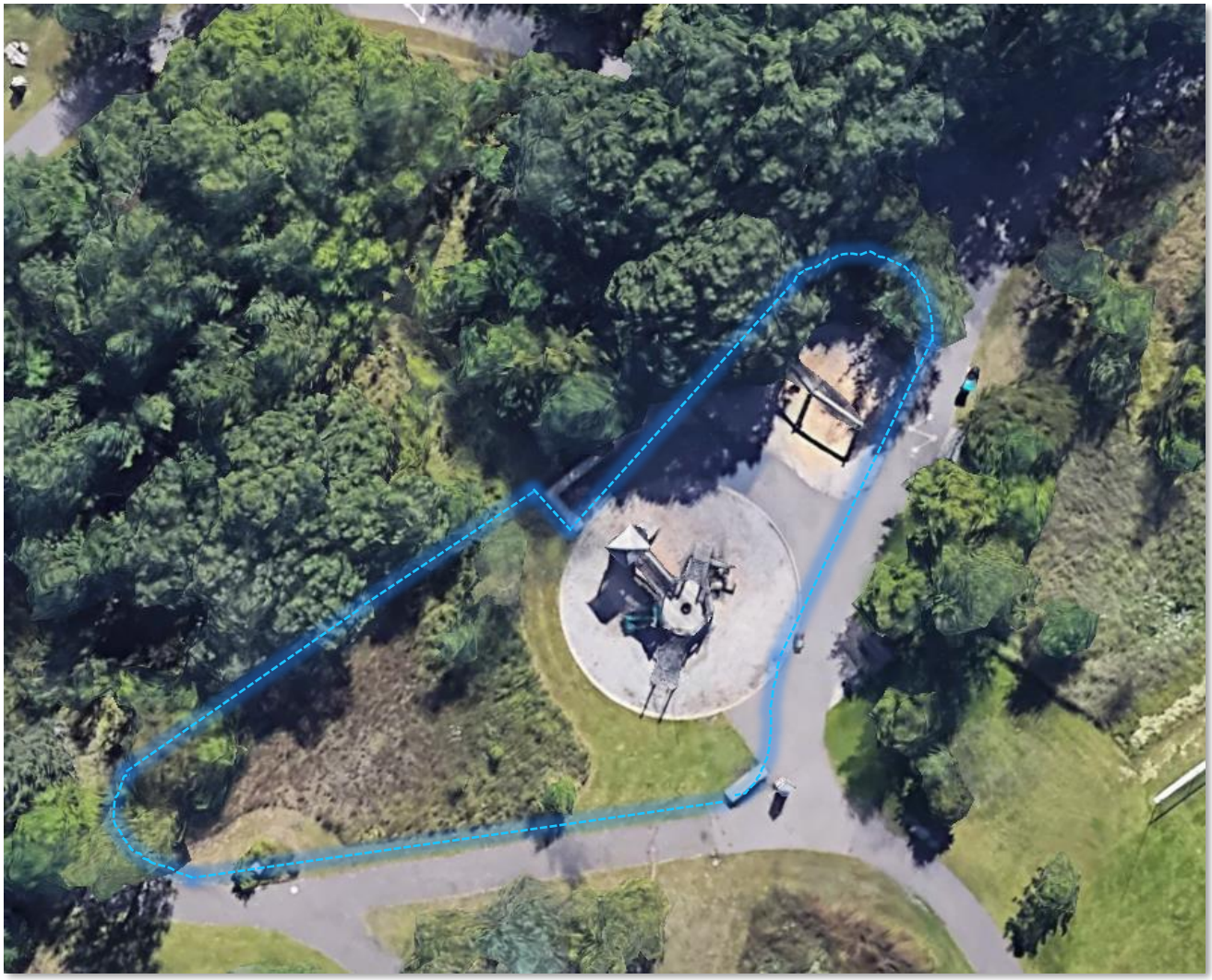




Play equipment to be removed/recycled.



Scope A Proposal available area



Scope B Proposal available area



Seating wall with boulders to remain and be protected.



Benches and fountain to be protected.



Swing to remain, *or* be replaced in some manner. (Pertains to either or both Scope A or B proposals)

Proposal for Design, Provision and Install of Play Equipment at Alpine Park.

$_____ **for all costs to complete installation of play structures and site work referenced in Proposal Scope A**.

$_____ **for all costs to complete installation of play structures and site work referenced in Proposal Scope B**.

In submitting the above proposal(s), I/We warrant the quoted amount valid for work to be completed on or before June 30th, 2024—and that all costs associated with the project are included, (equipment, fuel, materials, structures, delivery, installation, construction permits, taxes and service charges). Bidders/Contractors need only include this page (not the whole RFP) with their submittals.

Additionally, I/we acknowledge the specifications and provisions referenced herein and above.

Contractor name _____

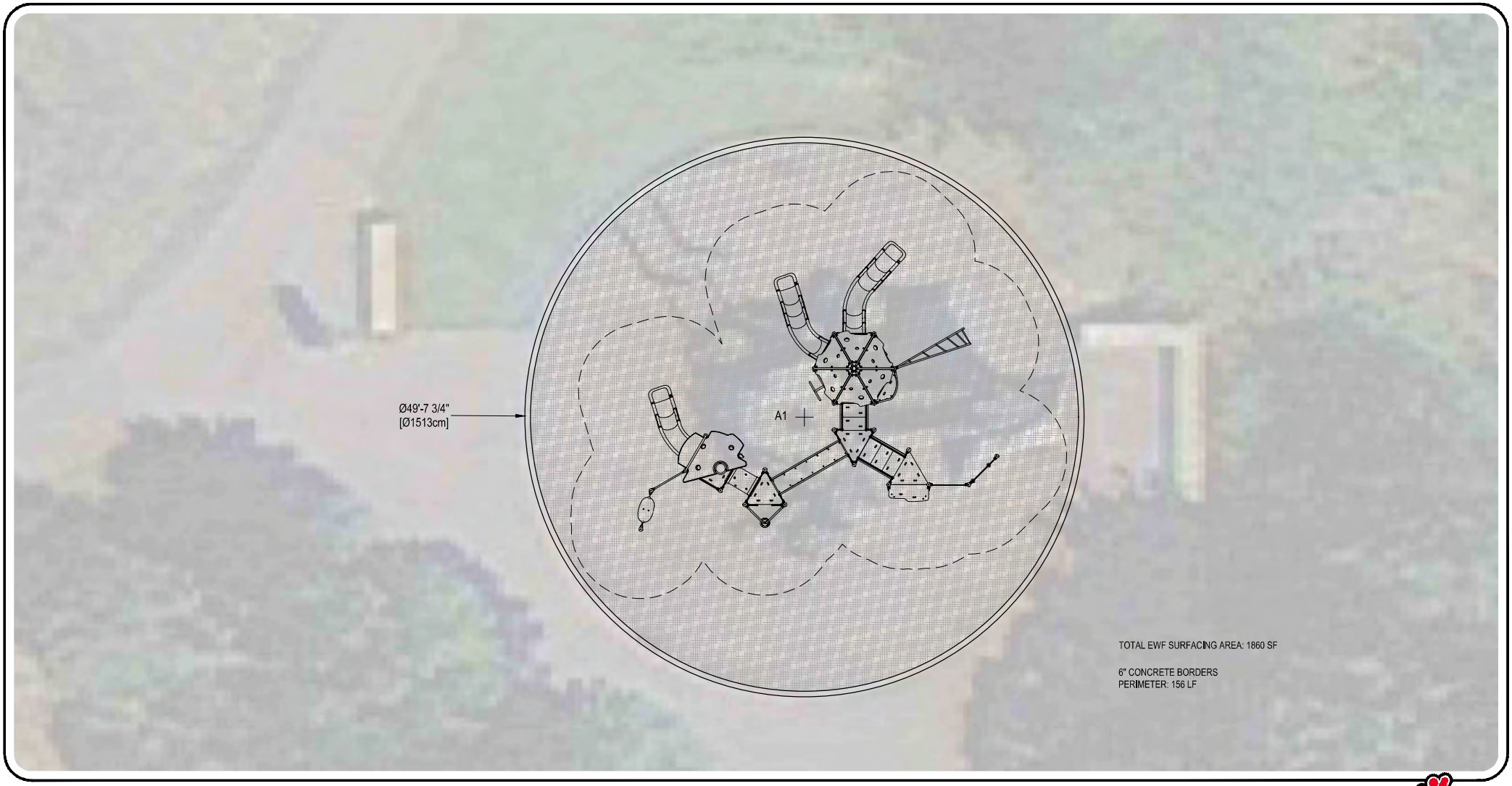
Owner or representative _____

Signature _____

Phone(s) _____

E-mail _____


KOMPAN
Let's play



TOTAL EWF SURFACING AREA: 1860 SF

6" CONCRETE BORDERS
PERIMETER: 156 LF

#	Product Number	Product Name	M,F,H,	Count
A	PCE410132-xx02	Denali with Roof	7'3"	1

ALPINE PARK
CITY OF RAMSEY

6600 Alpine Drive NW
Anoka, MN
Site Plan - Option 1

0 8 16

1/8"=1'-0" ON 11" x 17" SHEET

MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 5½" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT KOMPAN.COM/KOMPANMASTER

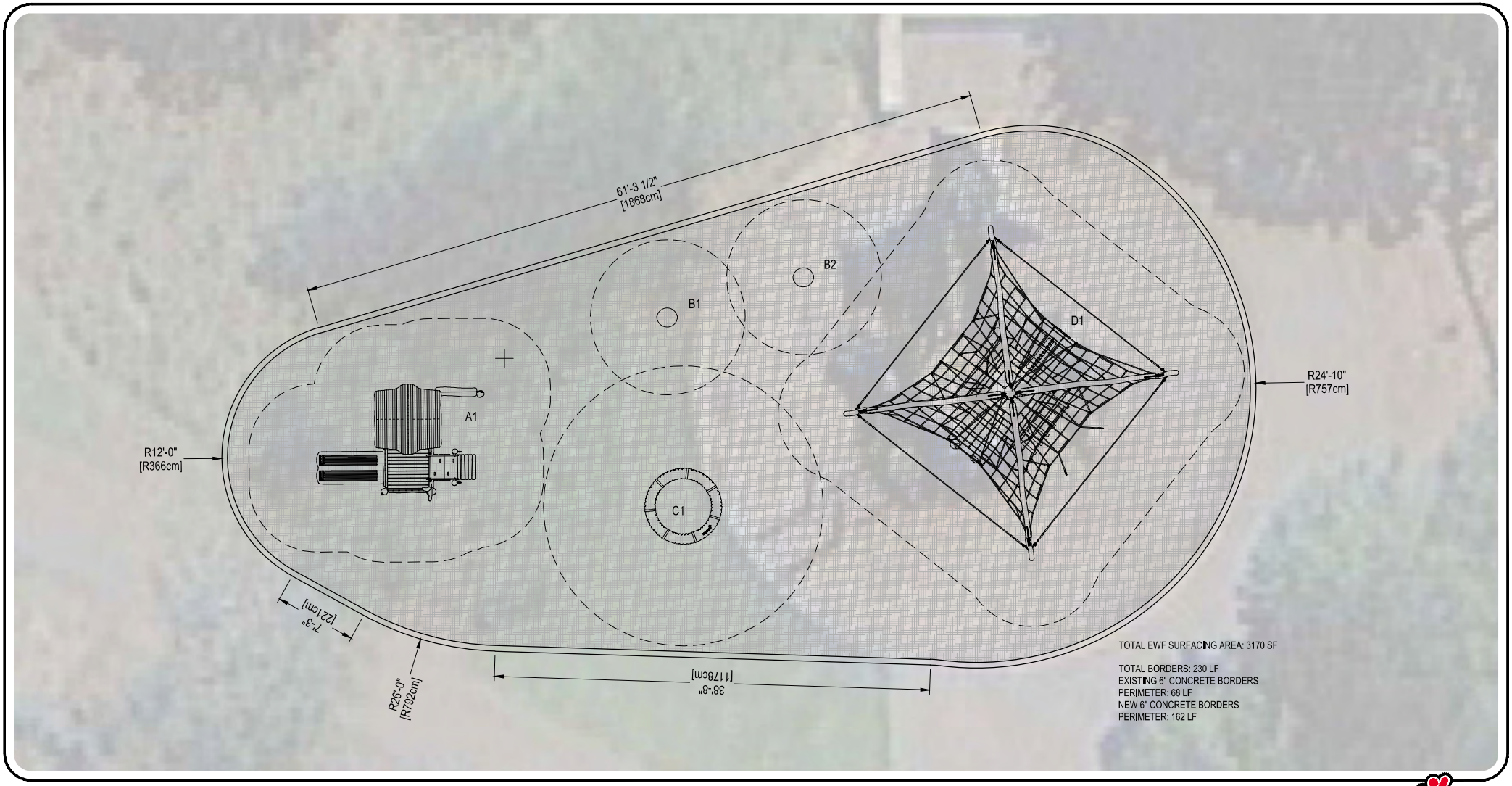
DIMENSIONS OF PLAY AREA, SITE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PREPARED AND PRINTED IN USA BY KOMPAN © 2023 KOMPAN, INC. AUSTIN, TX, USA 800-426-9788

KOMPAN Let's play

SALES REPRESENTATIVE John Engfer			SHEET
REVIEW BY DESIGN	DRAWN BY SurSub	DATE 01/02/2024	K1.0
REV. NO. -	REV. BY -	REV. DATE -	REVISION NOTES -

LAYOUT IS IN ACCORDANCE WITH ASTM F1487



#	Product Number	Product Name	M,F,H,	Count
A	NRO409-xx21	The Wizard's Hideaway	2'11"	1
B	ELE400024-xx17SC	Spinner Bowl	1'12"	2
C	GXY960014-xx17	Supernova	2'4"	1
D	NRO836-xx01	Jungle Dome	7'10"	1

ALPINE PARK
CITY OF RAMSEY

6600 Alpine Drive NW
Anoka, MN
Site Plan - Option 2

0 8 16

1/8"=1'-0" ON 11" x 17" SHEET

MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

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DIMENSIONS OF PLAY AREA, SITE AND ORIENTATION. LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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KOMPAN Let's play

SALES REPRESENTATIVE		SHEET
John Engfer		K1.0
REVIEW BY: DESIGN	DRAWN BY: SurSub	DATE: 01/02/2024
REV. NO. -	REV. BY -	REV. DATE -
REVISION NOTES -		

LAYOUT IS IN ACCORDANCE WITH ASTM F1487


ST. CROIX
RECREATION
FunPlaygrounds.com

Option A

St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082 US
16514301247
hannah@stcroixrec.com

Estimate

ESTIMATE # 6731
DATE 01/08/2024
EXPIRATION DATE 02/29/2024

ADDRESS
City of Ramsey
ALPINE PARK
PROPOSAL [redacted]

SHIP TO
City of Ramsey
Attn: Parks Department
14100 Jasper St NW
Ramsey, MN 55303
ATTN: MARIAH
ALBRECHT

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SHIP VIA
TRUCKLOAD

SALES REP
MIKE BASICH

ACTIVITY	QTY	RATE	AMOUNT
BCI 100-178955-1 BURKE CUSTOM PLAY ENVIRONMENT AS DEPICTED IN IMAGES AND DOCUMENTS ATTACHED AND IDENTIFIED AS PR#100-178955-1 (ALPINE PARK OPTION A)	1	67,953.00	67,953.00
Freight Freight quotes currently only valid for 15 days. Quote based on information currently listed on estimate. Modifications to delivery address, contact or offloading capability must be made prior to order. If made after order is placed, surcharges may apply.	1	3,500.00	3,500.00
Concrete Curb 175 Linear Feet of 6" wide by 12" tall concrete curb rectangular on prepared grade- w/2 # 4rebar continuous	175	43.00	7,525.00
ENGINEERED WOOD FIBER ENGINEERED WOOD FIBER 12" COMPACTED DEPTH	180	43.00	7,740.00
SF RUBBER RESILIENT 215 SQUARE FEET RUBBER PIP 50% BLACK 50% GREEN AT SWINGS	1	6,880.00	6,880.00
INSTALLATION *Please reference project manager/installer directly for specific scope of work, and/or additional information found in email correspondence, proposals, and estimates.	1	16,000.00	16,000.00
APPLIED DISCOUNT ADDITIONAL MFG. DISCOUNT APPLIED	1	-9,598.00	-9,598.00

MATERIAL ITEMS AS QUOTED ARE GOOD FOR 30 DAYS. FREIGHT QUOTES ARE GOOD FOR 15 DUE TO FUEL UNCERTAINTIES.
SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE.
PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED.
FAILURE TO PAY IN A TIMELY MANNER WILL BE SUBJECT TO INTEREST AT A RATE OF 1.5%/MONTH OR 18% ANNUALLY.

TOTAL **$100,000.00**

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

*LEAD TIMES AND SHIPPING DATES ARE BASED ON CURRENT INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE SUPPLY CHAINS & NATIONAL SHORTAGES.

**FOR BIDDING CONTRACTORS & SUPPLIERS: ST CROIX RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER(S), DESCRIPTION(S), QUANTITY AND COLOR(S) DIRECTLY WITH END USER

Accepted By

Accepted Date

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

Alpine Park

6600 Alpine Dr | Ramsey, MN 55303

ST. CROIX RECREATION
FunPlaygrounds.com

Option A



St. Croix Recreation Fun Playgrounds Inc.

1826 Tower Dr W | Stillwater, MN 55082 | 651-430-1247

Proposal 100-178955-1 | 1/4/2024

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

January 04, 2024

Mariah Albrecht
City of Ramsey Parks
7550 Sunwood Dr NW
Ramsey, MN 55303-5137
Phone: 763-433-9820

Dear Mariah Albrecht:

St. Croix Recreation Fun Playgrounds Inc. is delighted to provide City of Ramsey Parks with this playground equipment proposal.

This design was developed with your specific needs in mind, and we look forward to discussing this project further with you to ensure your complete satisfaction. St. Croix Recreation Fun Playgrounds Inc. is confident that this proposal will satisfy City of Ramsey Parks's functional, environmental, and safety requirements -- and most importantly -- bring joy and excitement to the children and families directly benefiting from your new playground.

You have our personal commitment to support this project and your organization in every manner possible, and we look forward to developing a long-standing relationship with City of Ramsey Parks. We appreciate your consideration and value this opportunity to earn your business.

Sincerely,

Mike Basich
Sales Representative

St. Croix Recreation Fun Playgrounds Inc.
1826 Tower Dr W
Stillwater, MN 55082
www.www.funplaygrounds.com
www.bciburke.com

Phone: 651-430-1247
Fax: -
mb@stcroixrec.com

COOPERATIVE PURCHASING OPTIONS

PLAYGROUNDS WITHOUT ALL THE PAPERWORK

Purchasing with contracts may sound intimidating, but getting your community playspace doesn't need to be a painful process of writing specifications, issuing RFP's and jumping through hoops – it can be simplified – we promise! As you continue planning for your new playground, review the Purchasing Contracts offered through our partners.

EQUALIS GROUP

Equalis is an innovative cooperative purchasing organization that believes in the power of partnership and that when you work together you achieve more. The basic premise of the Equalis cooperative purchasing organization is to leverage the combined buying power of all members for better pricing and favorable contract terms. Equalis Group uses the lead agency model for competitively bid contracts, provides our participants the savings they expect and offers efficiencies and peace of mind within the procurement process. It is our mission to continuously improve the measurable and meaningful impact of cooperative services for everyone throughout the supply chain.

GOVMVMT

GOVMVMT is a non-profit group purchasing organization that meets the highest industry standards while putting the public's interest at the forefront of everything they do. Each one of GOVMVMT's first-class suppliers has consciously joined their mission to create the most credible, ethical, and public agency-focused non-profit cooperative purchasing program in the country.

GSA

Federal parks, child development programs, military bases and other agencies are a major priority for BCI Burke, and agencies can purchase Burke playgrounds through Burke's GSA contract for installation virtually anywhere in the world.

OMNIA PARTNERS

OMNIA Partners, Public Sector (Subsidiary National IPA) is the largest and most experienced organization in purchasing and supply chain management. Comprised of participants and suppliers in the public sector, we bring together industry-leading buying power and world-class suppliers to offer an extensive portfolio of competitively solicited and publicly awarded contracts and partnerships. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education and non-profits.

SOURCEWELL

As a leader in cooperative purchasing, Sourcewell is passionate about helping members fulfill their public service missions. Sourcewell builds strong relationships with members and vendors to develop practical solutions together.

The easiest way to Join Our Movement is to call your local Representative at 800.266.1250 or v**isit bciburke.com/rep**. Our passion is bringing play to communities like yours and we can't wait to help you get started!

equalis GROUP

GSA Contract Holder

GOVMVMT

OMNIA PARTNERS

Sourcewell Awarded Contract Contract # 010521-BUR







Option A

DESIGN SUMMARY

St. Croix Recreation Fun Playgrounds Inc. is very pleased to present this Proposal for consideration for the Alpine Park located in Ramsey. BCI Burke Company, LLC has been providing recreational playground equipment for over 100 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of City of Ramsey Parks. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

The following is a summary of some of the key elements of our Proposal:

- Project Name: Alpine Park
- Project Number: 100-178955-1
- User Capacity: 47
- Age Groups: 5 to 12
- Dimensions: 77' 6"x75' 10"
- Designer Name: Leah Kirssin

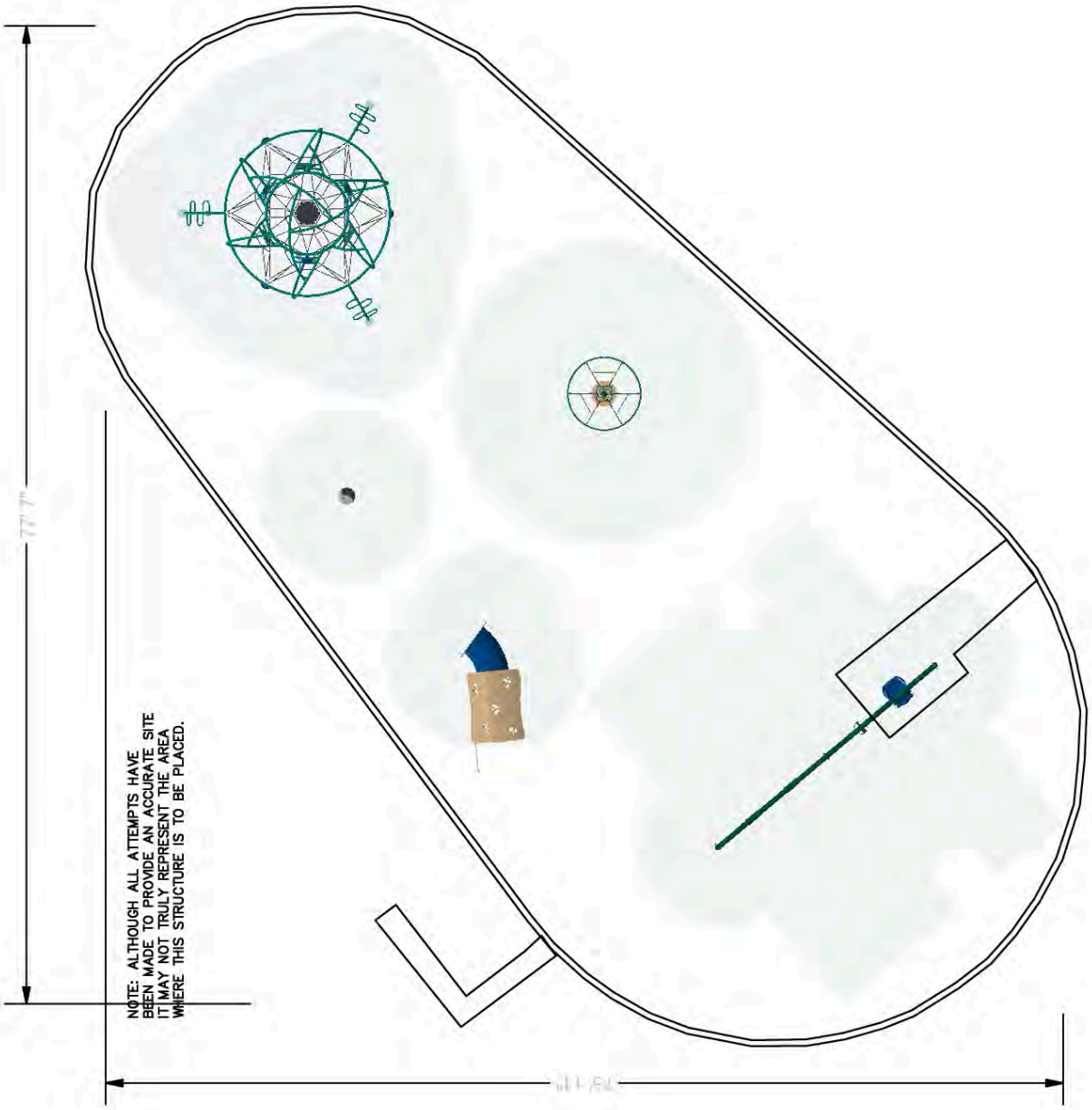
St. Croix Recreation Fun Playgrounds Inc. has developed a custom playground configuration based on the requirements as they have been presented for the Alpine Park playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 100-178955-1 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Alpine Park playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

Option A



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
9	4 / 2	0 / 0	0 / 0	7 / 1	4 / 1

OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.
Area: 5887.8 sq.ft.
Perimeter: 306.9 ft.
STRUCTURE SIZE: 11'x77' 7"
POST SIZE(S):

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES Burke Basics

GROUP:
BB-2765|Free Standing

DESIGNED FOR AGES:
5 to 12

Alpine Park
Ramsey, MN 55303

Burke
PLAY THAT MOVES YOU.

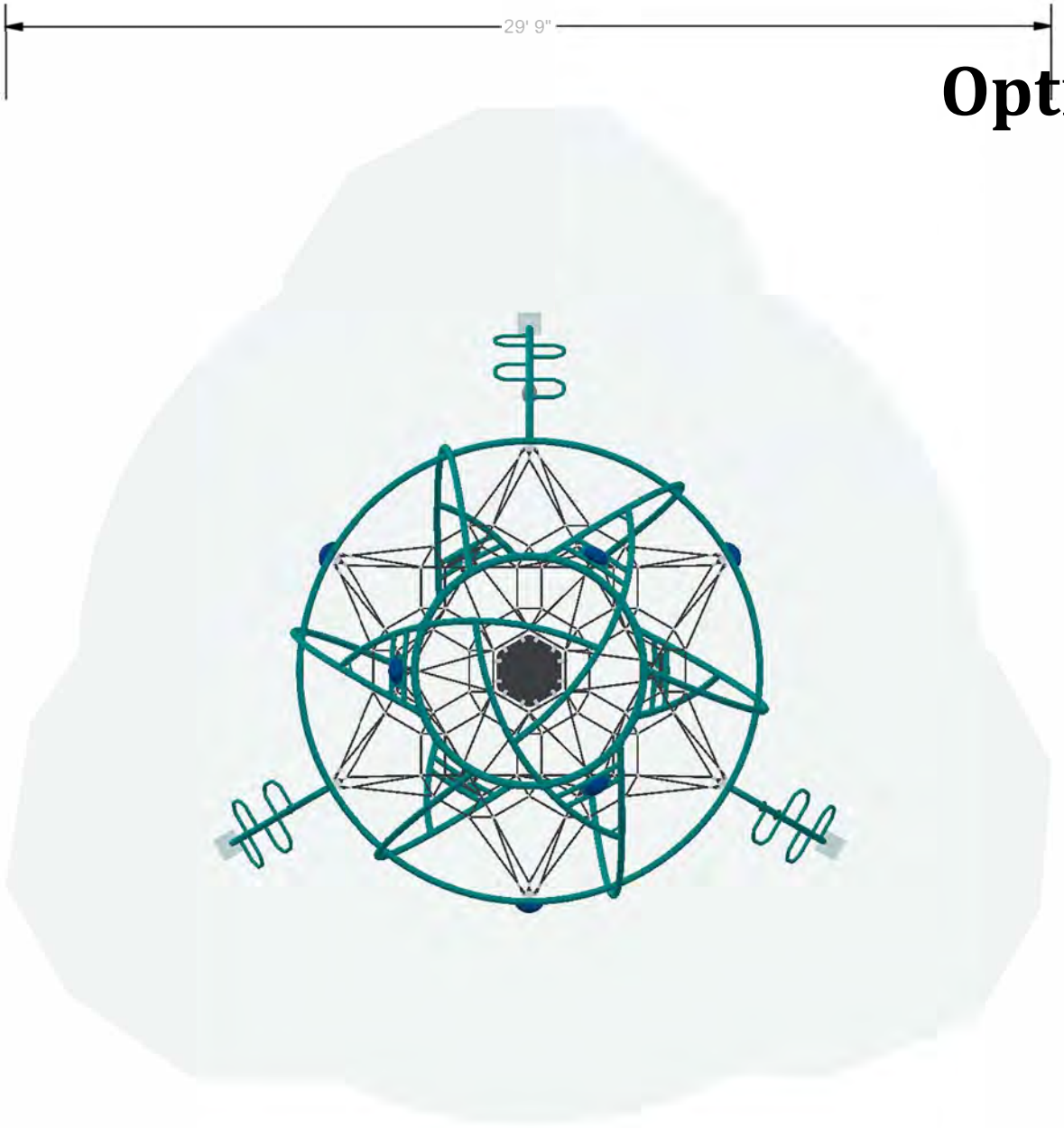
SITE PLAN VIEW

01/04/2024

St. Croix Recreation Fun Playgrounds Inc
100-178955-1

Designer: Leah Kirssin

Option A



SERIES Burke Basics

SITE PLAN VIEW

GROUP: BB-2765

DESIGNED FOR AGES: 5 to 12

Alpine Park
Ramsey, MN 55303

01/04/2024

St. Croix Recreation Fun Playgrounds
100-178955-1

Designer: Leah Kirssin

Burke
PLAY THAT MOVES YOU

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

OVERALL BOUNDING OF USE ZONES
Area: 5887.8 sq.ft.
Perimeter: 306.9 ft.
STRUCTURE SIZE: 11"x77' 7"
POST SIZE(S):

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

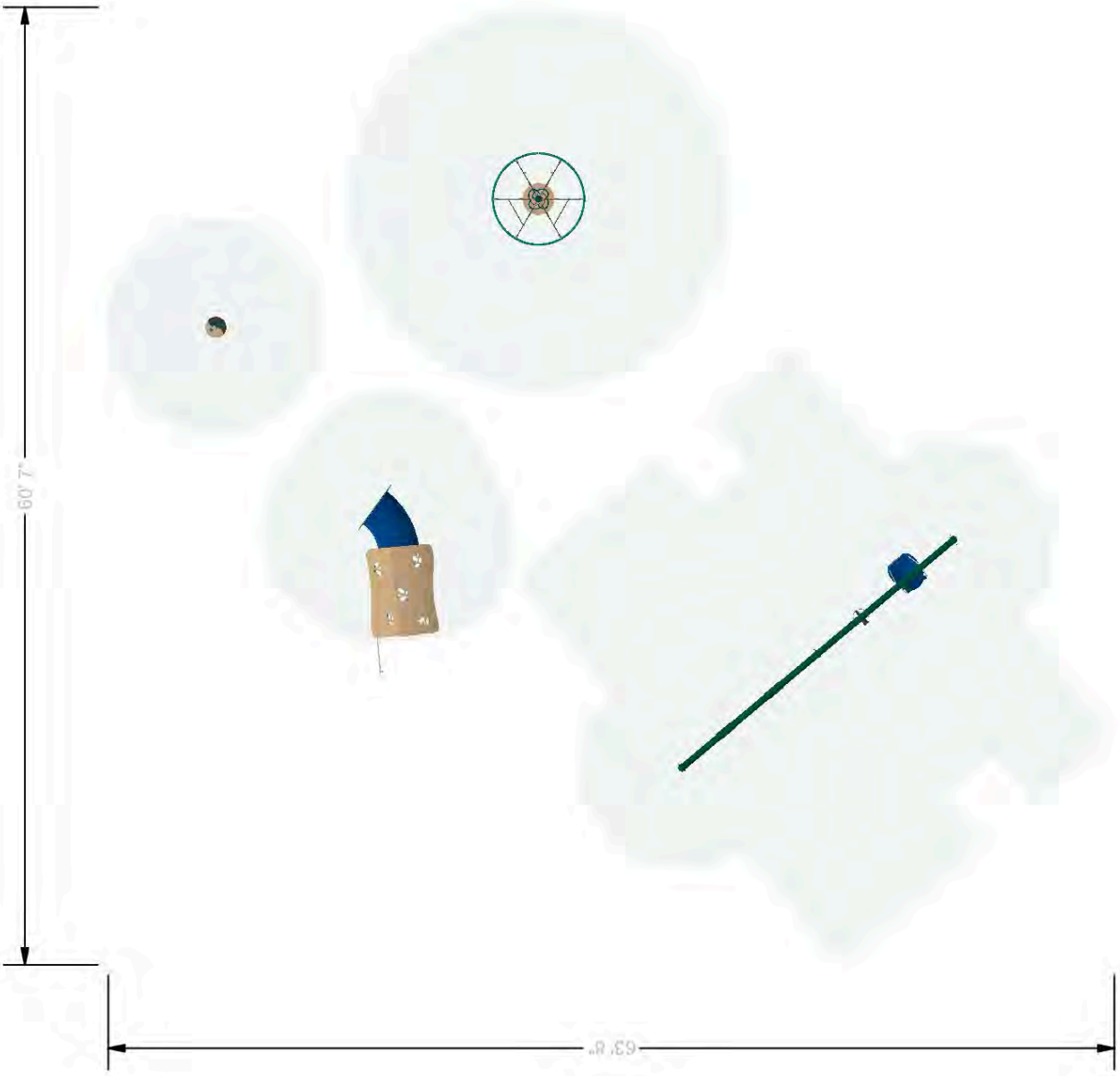
PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE	RAMP ACCESSIBLE	GROUND EVENTS	TYPES OF GROUND EVENTS
9	4 / 2	0 / 0	0 / 0	7 / 1	4 / 1

The use and layout of play components identified in this plan conform to the CPSC guildelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

Option A



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
9	4 / 2	0 / 0	0 / 0	7 / 1	4 / 1

OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.
Area: 5887.8 sq.ft.
Perimeter: 306.9 ft.
STRUCTURE SIZE: 11'x77' 7"
POST SIZE(S):

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES Burke Basics

SITE PLAN VIEW

GROUP:
Free Standing

DESIGNED FOR AGES:
5 to 12

Alpine Park
Ramsey, MN 55303

Burke
PLAY THAT MOVES YOU.

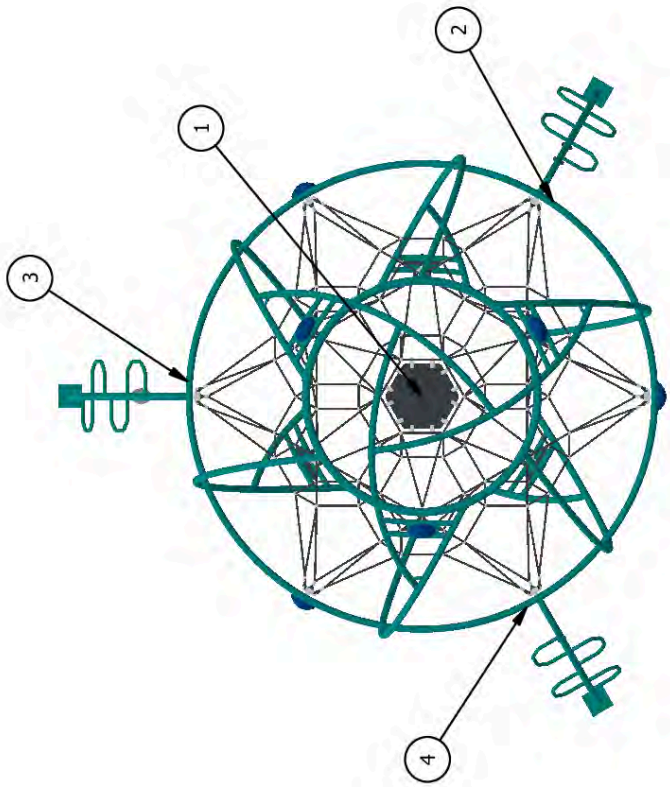
01/04/2024

St. Croix Recreation Fun Playgrounds Inc.
100-178955-1

Designer: Leah Kirssin

Option A

ITEM	COMP.	DESCRIPTION
1	560-2587	ROPEVENTURE REVOLV
2	560-2600	REVOLV ATTACHMENT CLIMBER-RAINDROPS
3	560-2597	REVOLV ATTACHMENT CLIMBER- BUBBLE MIRROR
4	560-2599	REVOLV ATTACHMENT CLIMBER- HYPNO



SERIES Burke Basics

COMPONENT VIEW

GROUP:
BB-2765

DESIGNED FOR AGES:
5 to 12

Alpine Park
Ramsey, MN 55303

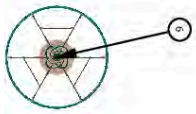
01/04/2024

St. Croix Recreation Fun Playgrounds Inc
100-178955-1

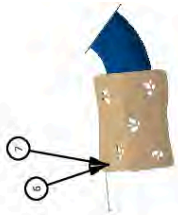
Designer: Leah Kirssin

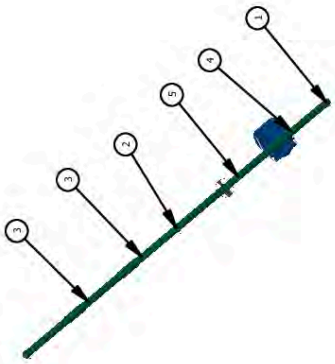
Option A

ITEM	COMP.	DESCRIPTION
1	550-0201	SINGLE POST SWING ASSEMBLY 5" OD
2	550-0202	SINGLE POST SWING ADD-ON 5" OD
3	550-0111	BELT SEAT, 8' SINGLE, STD CHAIN
4	550-0171	FREEDOM SWING SEAT, 8' BEAM, STD CHAIN
5	550-0099	TOT SEAT, 7' & 8' SINGLE, STD CHAIN
6	580-1376	PLAYHOUSE WITH TUNNEL
7	580-1374	FENCE, PLAYHOUSE TO FS
8	560-0457	SWIFT TWIST SPINNER
9	560-2611	SPINETIC W/O SPEED LIMITER









SERIES Burke Basics

GROUP:
Free Standing

DESIGNED FOR AGES:
5 to 12

Alpine Park
Ramsey, MN 55303

Burke
PLAY THAT MOVES YOU

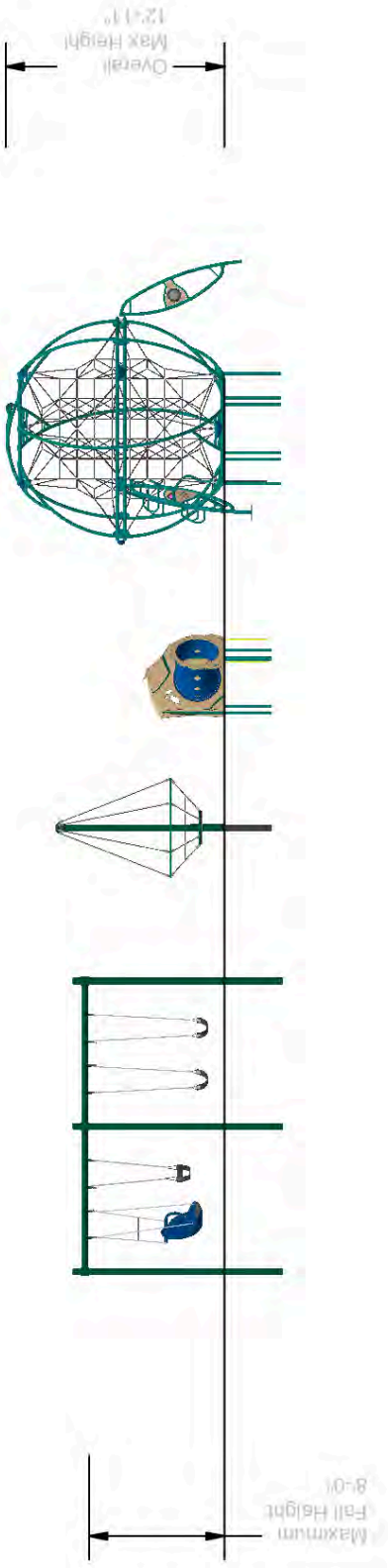
COMPONENT VIEW

01/04/2024

St. Croix Recreation Fun Playgrounds Inc
100-178955-1

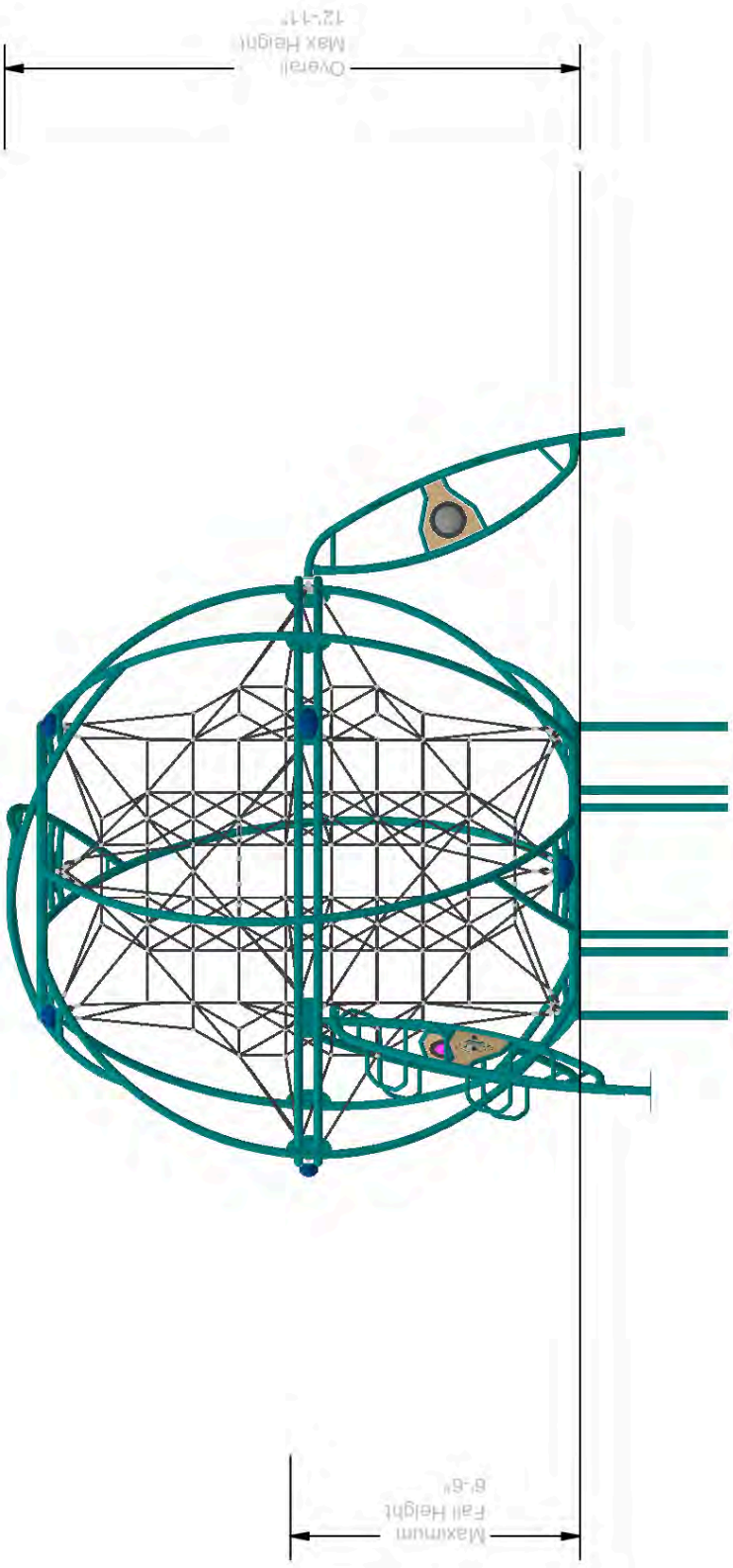
Designer: Leah Kirssin

Option A



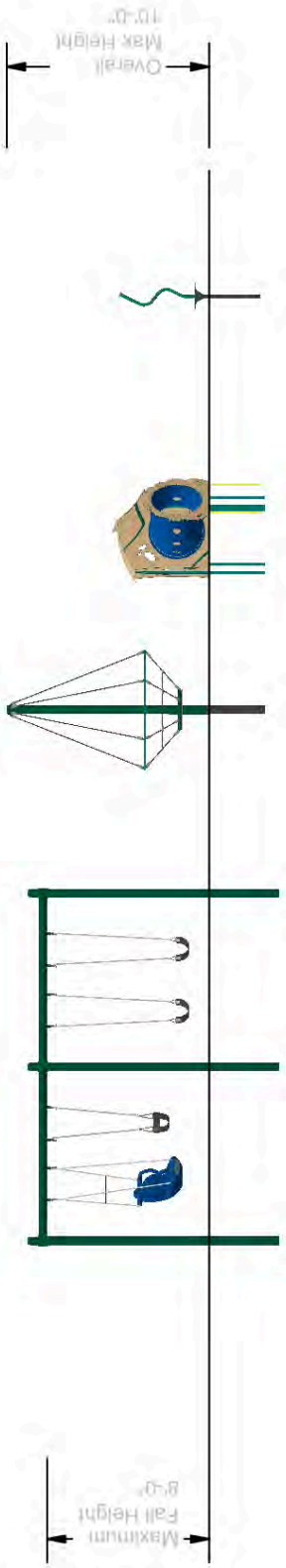
SERIES Burke Basics		**ELEVATION VIEW**
GROUP: BB-2765|Free Standing **DESIGNED FOR AGES:** 5 to 12	**Alpine Park** Ramsey, MN 55303 Burke PLAY THAT MOVES YOU.	01/04/2024 **St. Croix Recreation Fun Playgrounds Inc** **100-178955-1** Designer: Leah Kirssin

Option A



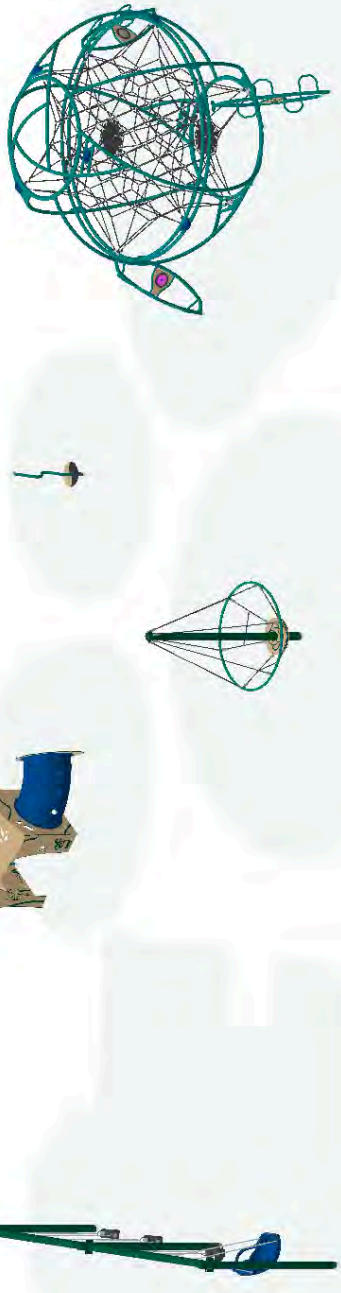
SERIES Burke Basics		**ELEVATION VIEW**
GROUP: BB-2765 **DESIGNED FOR AGES:** 5 to 12	**Alpine Park** Ramsey, MN 55303 Burke PLAY THAT MOVES YOU.	01/04/2024 **St. Croix Recreation Fun Playgrounds Inc** **100-178955-1** Designer: Leah Kirssin

Option A



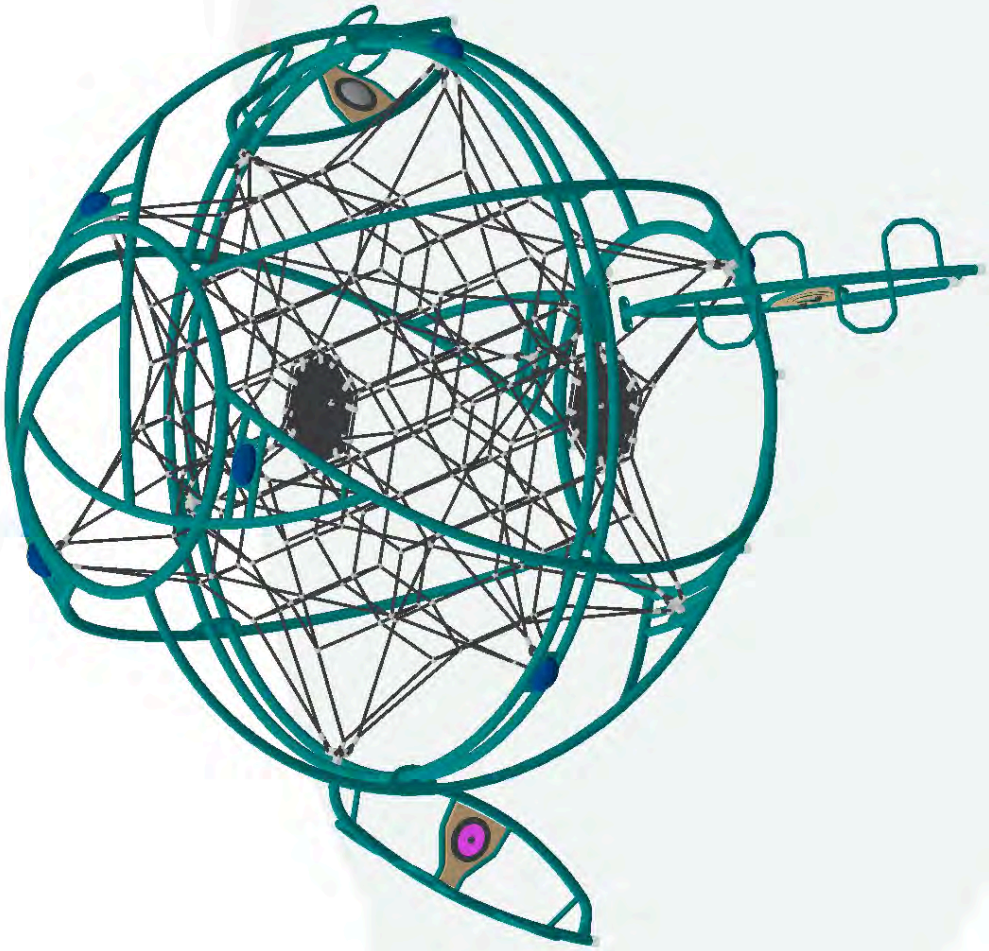
SERIES Burke Basics		**ELEVATION VIEW**
GROUP: Free Standing **DESIGNED FOR AGES:** 5 to 12	**Alpine Park** Ramsey, MN 55303 Burke PLAY THAT MOVES YOU.	01/04/2024 **St. Croix Recreation Fun Playgrounds Inc** **100-178955-1** Designer: Leah Kirssin

Option A



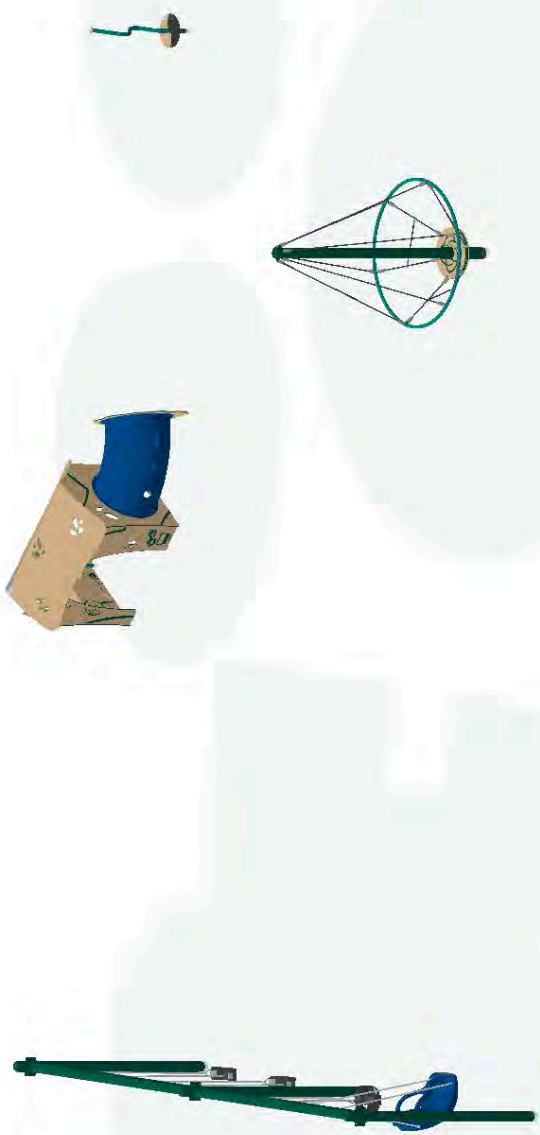
SERIES Burke Basics		ISOMETRIC VIEW
GROUP: BB-2765|Free Standing **DESIGNED FOR AGES:** 5 to 12	**Alpine Park** Ramsey, MN 55303 Burke PLAY THAT MOVES YOU.	01/04/2024 **St. Croix Recreation Fun Playgrounds Inc** **100-178955-1** Designer: Leah Kirssin

Option A



SERIES Burke Basics		ISOMETRIC VIEW
GROUP: BB-2765	**Alpine Park** Ramsey, MN 55303	01/04/2024
DESIGNED FOR AGES: 5 to 12	Burke PLAY THAT MOVES YOU	**St. Croix Recreation Fun Playgrounds Inc** **100-178955-1** Designer: Leah Kirssin

Option A



SERIES Burke Basics		ISOMETRIC VIEW
GROUP: Free Standing **DESIGNED FOR AGES:** 5 to 12	**Alpine Park** Ramsey, MN 55303 Burke PLAY THAT MOVES YOU.	01/04/2024 **St. Croix Recreation Fun Playgrounds Inc** **100-178955-1** Designer: Leah Kirssin

Burke
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Alpine Park

Proposal 100-178955-1 | 1/4/2024 | 2024 Pricing

The play components identified in this proposal are IPEMA certified. The use and layout of these components conform to the requirements of ASTMF1487. To verify product certification, visit www.ipema.org.

The space requirements shown in this proposal are to ASTM standards. Requirements for other standards may be different.

Component No.	Description	Qty	User Cap	Ext. User Cap	Weight	Ext. Weight
	BB-2765					
Burke Basics						
560-2587	ROPEVENTURE REVOLV	1	18	18	2059	2059
560-2597	REVOLV ATTACHMENT CLIMBER- BU...	1	2	2	75	75
560-2599	REVOLV ATTACHMENT CLIMBER- HYPNO	1	2	2	76	76
560-2600	REVOLV ATTACHMENT CLIMBER-RAI...	1	2	2	76	76
660-0101	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2
	Total User Capacity:			24		
	Total Weight:				2288 lbs.	
	Total Price:				$47,825	
	Free Standing					
Burke Basics						
550-0099	TOT SEAT, 7' & 8' SINGLE, STD...	1	1	1	12	12
550-0111	BELT SEAT, 8' SINGLE, STD CHAIN	2	1	2	10	20
550-0171	FREEDOM SWING SEAT, 8' BEAM, ...	1	1	1	38	38
550-0201	SINGLE POST SWING ASSEMBLY 5" OD	1	0	0	220	220
550-0202	SINGLE POST SWING ADD-ON 5" OD	1	0	0	145	145
560-0457	SWIFT TWIST SPINNER	1	1	1	52	52
560-2611	SPINETIC W/O SPEED LIMITER	1	8	8	257	257
580-1374	FENCE, PLAYHOUSE TO FS	1	2	2	27	27
580-1376	PLAYHOUSE WITH TUNNEL	1	8	8	400	400
660-0100	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2
	Total User Capacity:			23		
	Total Weight:				1173 lbs.	
	Total Price:				$20,128	

Special Notes:
Prices do not include freight, unloading, material storage, site excavation/preparation, removal of existing equipment, removal of excess soil from footing holes, site security, safety surfacing, installation, or sales tax (if applicable). Prices are based on standard colors per CURRENT YEAR BCI Burke Catalog. Custom colors, where available, would be an extra charge. **Pricing is valid for 30 days from the date of this proposal.**

Option A

Burke
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Alpine Park

Proposal 100-178955-1 | 1/4/2024 | 2024 Pricing

COLOR SELECTION LIST | Default Color Option

GROUP 1 (BB-2765)

Acc:	Aqua
Plastic:	Blue
Panel:	Tan-Green-Tan
Flat:	Tan

GROUP 2 (Free Standing)

Post:	Green
Deck:	Brown
Plastic:	Blue
Acc:	Aqua
Panel:	Tan-Green-Tan
Flat:	Tan

Option A

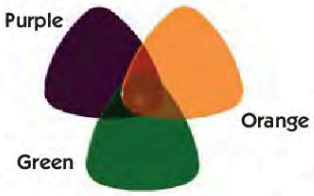
COLORS THAT MOVE YOU

POWDER COAT PAINT





SOLIS HUE TOPPERS



ROCKIT CLIMBERS


Granite


Sandstone

PLATFORMS



Blue | Brown | Gray | Recycled Plastic

HDPE PLASTIC PANELS

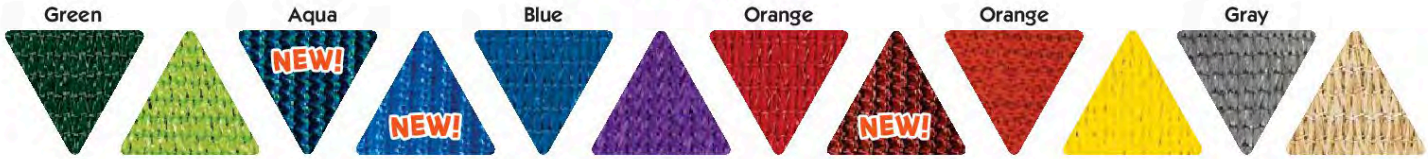


Green | Lime | Olive | Blue | Purple | Red | Orange | Yellow

Tan | Gray | Black | Brown | Green/Tan | Lime/Black | Olive/Black | Blue/White | Blue/Yellow

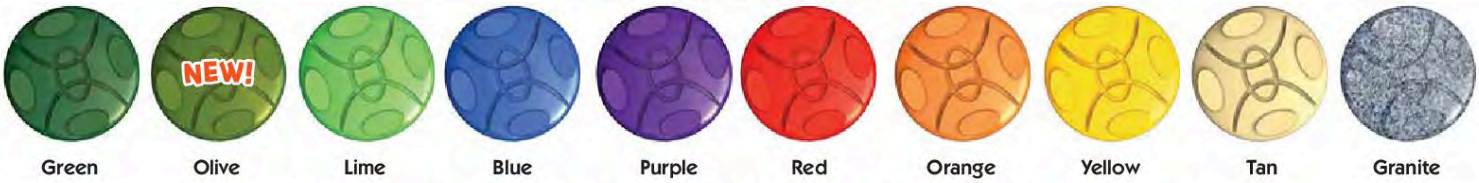
Purple/Gray | Red/White | Orange/Black | Yellow/Black | Yellow/Red | Tan/Green | Gray/Black | Black Gray | Brown/Tan

SHADE CANOPIES



Lime | Sky | Purple | Mahogany | Yellow | Sand

ROTOMOLD PLASTIC



Green | Olive | Lime | Blue | Purple | Red | Orange | Yellow | Tan | Granite

VISIT BCIBURKE.COM/COLOR TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BURKE GENERATIONS WARRANTY®

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products. In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Synergy™, Nucleus®, Voltage®, Little Buddies®, ELEVATE®, ACTIVATE®, INVIGORATE™) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKonnect® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Synergy™, Intensity®, Nucleus®, Voltage®, Little Buddies®, ELEVATE®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRC products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® and RopeVenture® cables and LEVEL X® flex bridge against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070. **01/2021**

Option B

St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082 US
16514301247
hannah@stcroixrec.com

Estimate

ESTIMATE # 6732
DATE 01/08/2024
EXPIRATION DATE 02/29/2024

ADDRESS
City of Ramsey
ALPINE PARK
PROPOSAL SCOPE B

SHIP TO
City of Ramsey
Attn: Parks Department
14100 Jasper St NW
Ramsey, MN 55303
ATTN: MARIAH
ALBRECHT

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SHIP VIA
TRUCKLOAD

SALES REP
MIKE BASICH

ACTIVITY	QTY	RATE	AMOUNT
BCI 100-178990-1 CUSTOM BURKE PLAY ENVIRONMENT INCLUDING ALL STRUCTURES AND COMPONENTS AS DEPICTED IN IMAGES, DRAWINGS AND MATERIALS LISTS IDENTIFIED AS PR#100-178990-1 ATTACHED. (PROPOSAL SCOPE B)	1	114,475.00	114,475.00
Freight Freight quotes currently only valid for 15 days. Quote based on information currently listed on estimate. Modifications to delivery address, contact or offloading capability must be made prior to order. If made after order is placed, surcharges may apply.	1	3,500.00	3,500.00
Concrete Curb 230 Linear Feet of 6" wide by 12" tall concrete curb rectangular on prepared grade- w/2 # 4 rebar continuous	1	10,750.00	10,750.00
ENGINEERED WOOD FIBER ENGINEERED WOOD FIBER 12" COMPACTED DEPTH	220	38.00	8,360.00
SF RUBBER RESILIENT 350 SQUARE FEET RUBBER PIP 50% BLACK 50% GREEN AT SWINGS, SLIDE EXITS	1	11,200.00	11,200.00
INSTALLATION *Please reference project manager/installer directly for specific scope of work, and/or additional information found in email correspondence, proposals, and estimates.	1	32,000.00	32,000.00
APPLIED DISCOUNT ADDITIONAL MFG. DISCOUNT APPLIED	1	-30,285.00	-30,285.00

MATERIAL ITEMS AS QUOTED ARE GOOD FOR 30 DAYS. FREIGHT QUOTES ARE GOOD FOR 15 DUE TO FUEL UNCERTAINTIES.
SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE.
PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED.
FAILURE TO PAY IN A TIMELY MANNER WILL BE SUBJECT TO INTEREST AT A RATE OF 1.5%/MONTH OR 18% ANNUALLY.

TOTAL **$150,000.00**

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

*LEAD TIMES AND SHIPPING DATES ARE BASED ON CURRENT INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE SUPPLY CHAINS & NATIONAL SHORTAGES.

**FOR BIDDING CONTRACTORS & SUPPLIERS: ST CROIX RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER(S), DESCRIPTION(S), QUANTITY AND COLOR(S) DIRECTLY WITH END USER

Accepted By

Accepted Date

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

Ramsey Alpine Park Option 2

6600 Alpine Dr, Ramsey, MN, 55303 | Ramsey, MN 55303

Option B



St. Croix Recreation Fun Playgrounds Inc.

1826 Tower Dr W | Stillwater, MN 55082 | 651-430-1247

Proposal 100-178990-1 | 1/5/2024

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

January 05, 2024

Mariah Albrecht
City of Ramsey Parks Department
7550 Sunwood Dr. NW
Ramsey, MN 55303
Phone: 763-433-9820

Dear Mariah Albrecht:

St. Croix Recreation Fun Playgrounds Inc. is delighted to provide City of Ramsey Parks Department with this playground equipment proposal.

This design was developed with your specific needs in mind, and we look forward to discussing this project further with you to ensure your complete satisfaction. St. Croix Recreation Fun Playgrounds Inc. is confident that this proposal will satisfy City of Ramsey Parks Department's functional, environmental, and safety requirements -- and most importantly -- bring joy and excitement to the children and families directly benefiting from your new playground.

You have our personal commitment to support this project and your organization in every manner possible, and we look forward to developing a long-standing relationship with City of Ramsey Parks Department. We appreciate your consideration and value this opportunity to earn your business.

Sincerely,

Mike Basich
Sales Representative

St. Croix Recreation Fun Playgrounds Inc.
1826 Tower Dr W
Stillwater, MN 55082
www.www.funplaygrounds.com
www.bciburke.com

Phone: 651-430-1247
Fax: -
mb@stcroixrec.com

COOPERATIVE PURCHASING OPTIONS

PLAYGROUNDS WITHOUT ALL THE PAPERWORK

Purchasing with contracts may sound intimidating, but getting your community playspace doesn't need to be a painful process of writing specifications, issuing RFP's and jumping through hoops – it can be simplified – we promise! As you continue planning for your new playground, review the Purchasing Contracts offered through our partners.

EQUALIS GROUP

Equalis is an innovative cooperative purchasing organization that believes in the power of partnership and that when you work together you achieve more. The basic premise of the Equalis cooperative purchasing organization is to leverage the combined buying power of all members for better pricing and favorable contract terms. Equalis Group uses the lead agency model for competitively bid contracts, provides our participants the savings they expect and offers efficiencies and peace of mind within the procurement process. It is our mission to continuously improve the measurable and meaningful impact of cooperative services for everyone throughout the supply chain.

GOVMVMT

GOVMVMT is a non-profit group purchasing organization that meets the highest industry standards while putting the public's interest at the forefront of everything they do. Each one of GOVMVMT's first-class suppliers has consciously joined their mission to create the most credible, ethical, and public agency-focused non-profit cooperative purchasing program in the country.

GSA

Federal parks, child development programs, military bases and other agencies are a major priority for BCI Burke, and agencies can purchase Burke playgrounds through Burke's GSA contract for installation virtually anywhere in the world.

OMNIA PARTNERS

OMNIA Partners, Public Sector (Subsidiary National IPA) is the largest and most experienced organization in purchasing and supply chain management. Comprised of participants and suppliers in the public sector, we bring together industry-leading buying power and world-class suppliers to offer an extensive portfolio of competitively solicited and publicly awarded contracts and partnerships. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education and non-profits.

SOURCEWELL

As a leader in cooperative purchasing, Sourcewell is passionate about helping members fulfill their public service missions. Sourcewell builds strong relationships with members and vendors to develop practical solutions together.

The easiest way to Join Our Movement is to call your local Representative at 800.266.1250 or v**isit bciburke.com/rep**. Our passion is bringing play to communities like yours and we can't wait to help you get started!

equalis GROUP

GSA Contract Holder

GOVMVMT

OMNIA PARTNERS

Sourcewell Awarded Contract Contract # 010521-BUR







DESIGN SUMMARY

St. Croix Recreation Fun Playgrounds Inc. is very pleased to present this Proposal for consideration for the Ramsey Alpine Park Option 2 located in Ramsey. BCI Burke Company, LLC has been providing recreational playground equipment for over 100 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of City of Ramsey Parks Department. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

The following is a summary of some of the key elements of our Proposal:

- Project Name: Ramsey Alpine Park Option 2
- Project Number: 100-178990-1
- User Capacity: 154
- Age Groups: 5 to 12
- Dimensions: 87' 2"x90' 1"
- Designer Name: Leah Kirssin

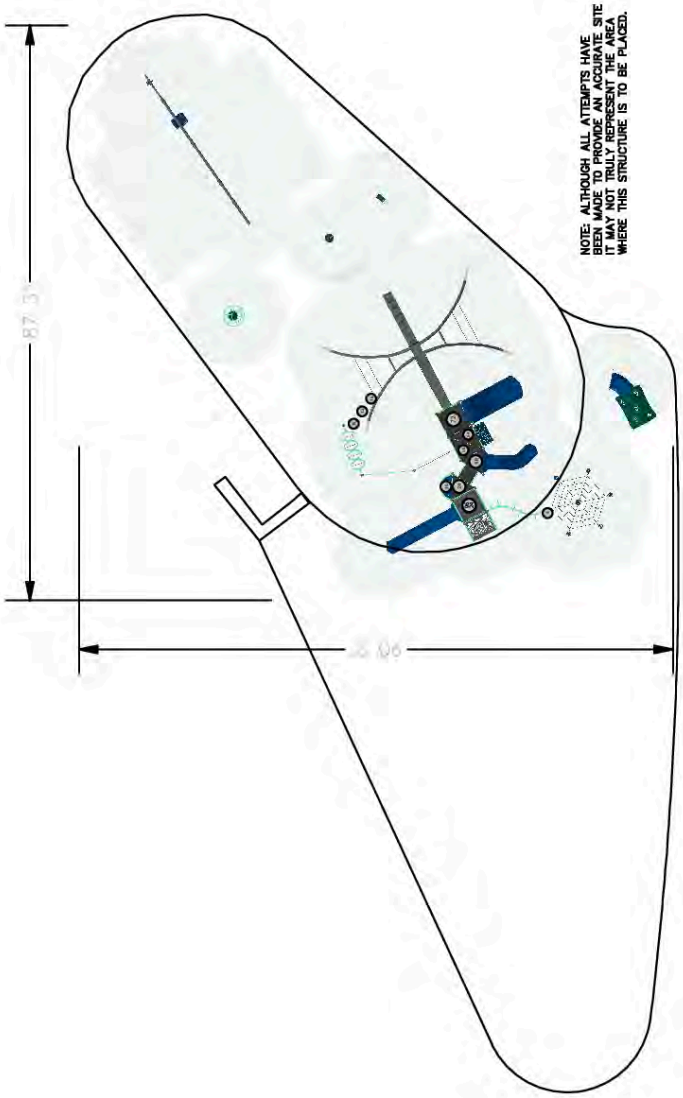
St. Croix Recreation Fun Playgrounds Inc. has developed a custom playground configuration based on the requirements as they have been presented for the Ramsey Alpine Park Option 2 playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 100-178990-1 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Ramsey Alpine Park Option 2 playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

Option B



PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
28	10 / 5	10 / 0	0 / 0	20 / 3	8 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

OVERALL BOUNDING OF USE ZONES
Area:7855.2 sq.ft.
Perimeter:354.6 ft.
STRUCTURE SIZE:90' 2"x87' 3"
POST SIZE(S):5"

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES LINE: Nucleus | Intensity | Burke Basics

SITE PLAN VIEW

GROUP:
Structure | Free Standing

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

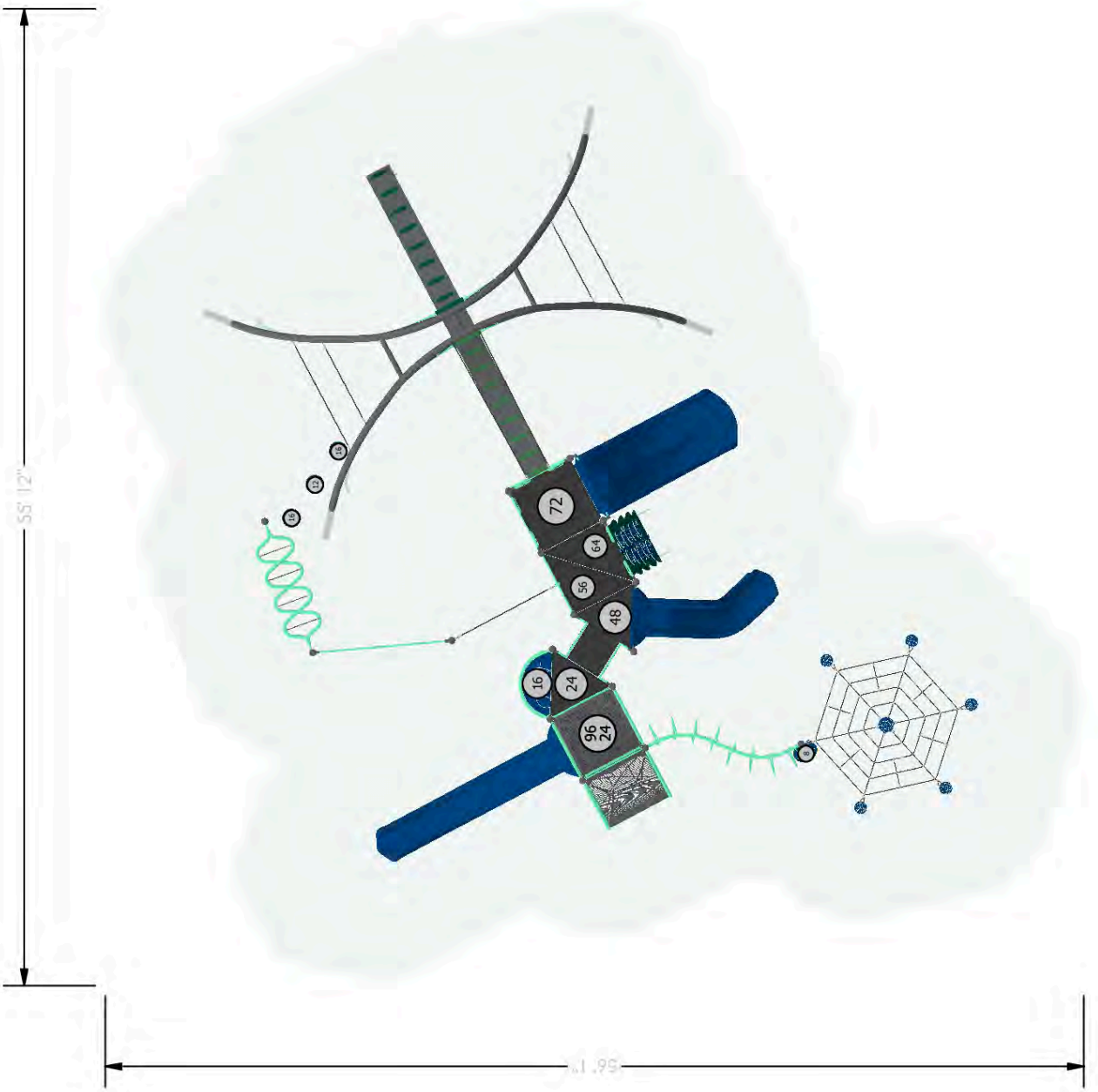
01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

Option B



PLAYGROUND ACCESSIBILITY (Provided/Required)

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SITE PLAN VIEW

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

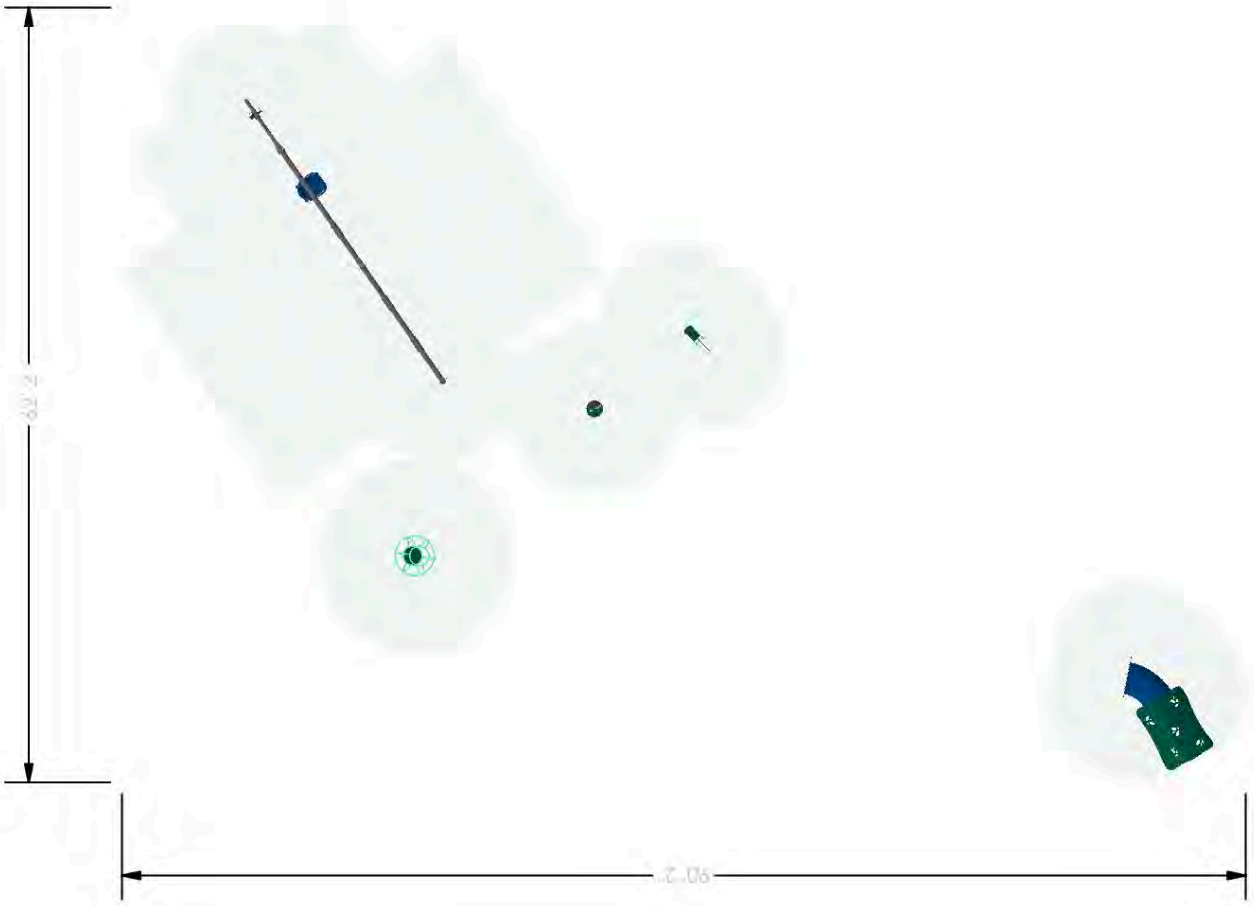
01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Burke
PLAY THAT MOVES YOU.

Option B



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SERIES LINE: Burke Basics

GROUP:
Free Standing

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

Burke
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SITE PLAN VIEW

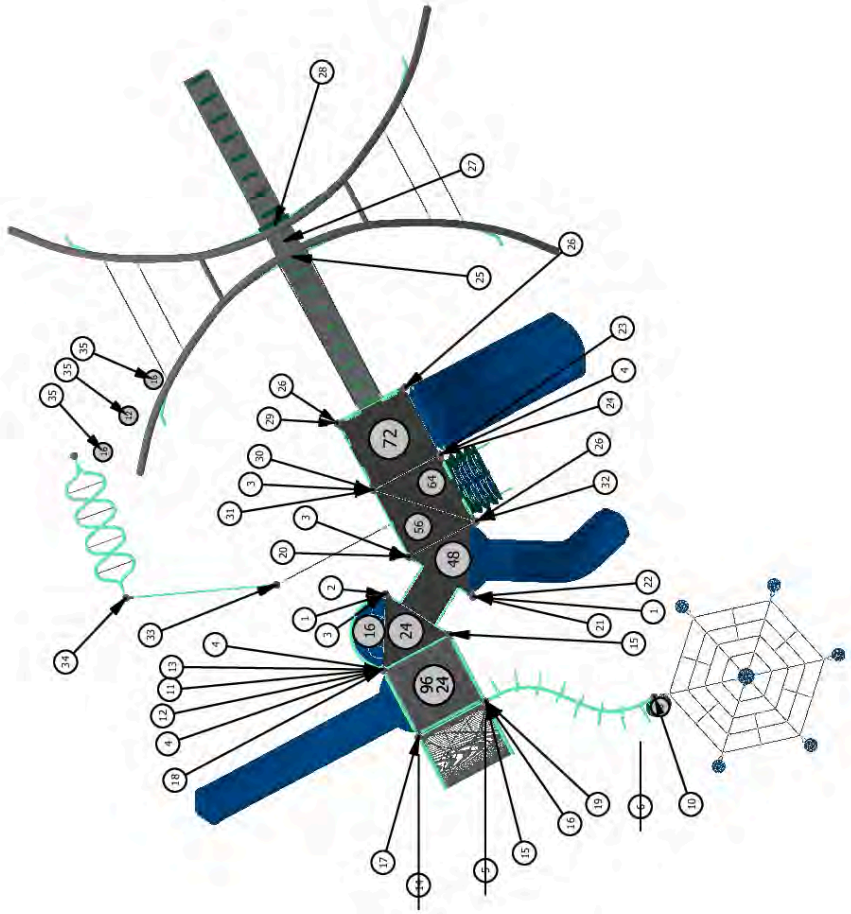
01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Option B

ITEM	COMP.	DESCRIPTION
1	270-0129	TRIANGLE PLATFORM
2	470-0075	CRESCENT PLATFORM
3	270-0009	8" CLOSURE PLATE, ELLIPSE
4	270-0130	SQUARE PLATFORM
5	370-1679	S OVERHEAD, NUCLEUS
6	370-0814	WOBBLY WEB NET
7	670-0412	WOBBLY WEB POST, MED
8	670-0411	WOBBLY WEB POST, TALL
9	670-0413	WOBBLY WEB POST, SHORT
10	370-1608	OVISTEP LAUNCH PAD
11	570-1858	3-IN-A-ROW PANEL, ABOVE PLATFORM
12	470-0758	VELO XL SLIDE, 88"-96" W/O HOOD
13	470-0967	SLIDE HOOD, LOW SIDE WALL
14	370-1649	EVOLUTION, DECK TO ROOF CLIMBER
15	570-0100	EVOLUTION BARRIER
16	470-0015	EVOLUTION SQUARE ROOF
17	470-0008	EVOLUTION SIDE ROOF SUPPORT, LEFT
18	470-0003	EVOLUTION TOP ROOF SUPPORT, SINGLE
19	470-0009	EVOLUTION SIDE ROOF SUPPORT, RIGHT
20	370-0039	EVOLUTION 24" TRANSITION STAIR W/ BARRIERS
21	470-0660	VIPER L 48-56 W/O HOOD
22	470-0805	SLIDE HOOD, HIGH SIDE WALL
23	270-0301	SPLIT SQUARE PLATFORMCLOSURE PLATE
24	470-0803	CONTOUR SLIDE, 64"-72"
25	370-1634	LEVEL X LINK
26	270-0120	EVOLUTION UNITARY ENCLOSURE
27	560-2613	LEVEL X ALLY CENTER
28	560-2605	LEVEL X GROUND LINK
29	370-0865	TREE BRANCH CLIMBER 72"
30	370-0197	TRANGO TWO CLIMBER
31	270-0292	EVOLUTION CENTER MOUNT ENCLOSURE
32	370-0804	JUNGLE VINE CLIMBER 64"
33	370-0033	ODYSSEY POST LINK DOUBLE
34	370-0808	TWISTING TRAVERSE
35	560-0453	STEP SPOT POD 8-16"



SERIES LINE: Nucleus | Intensity | Burke Basics

COMPONENT VIEW

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

01/05/2024

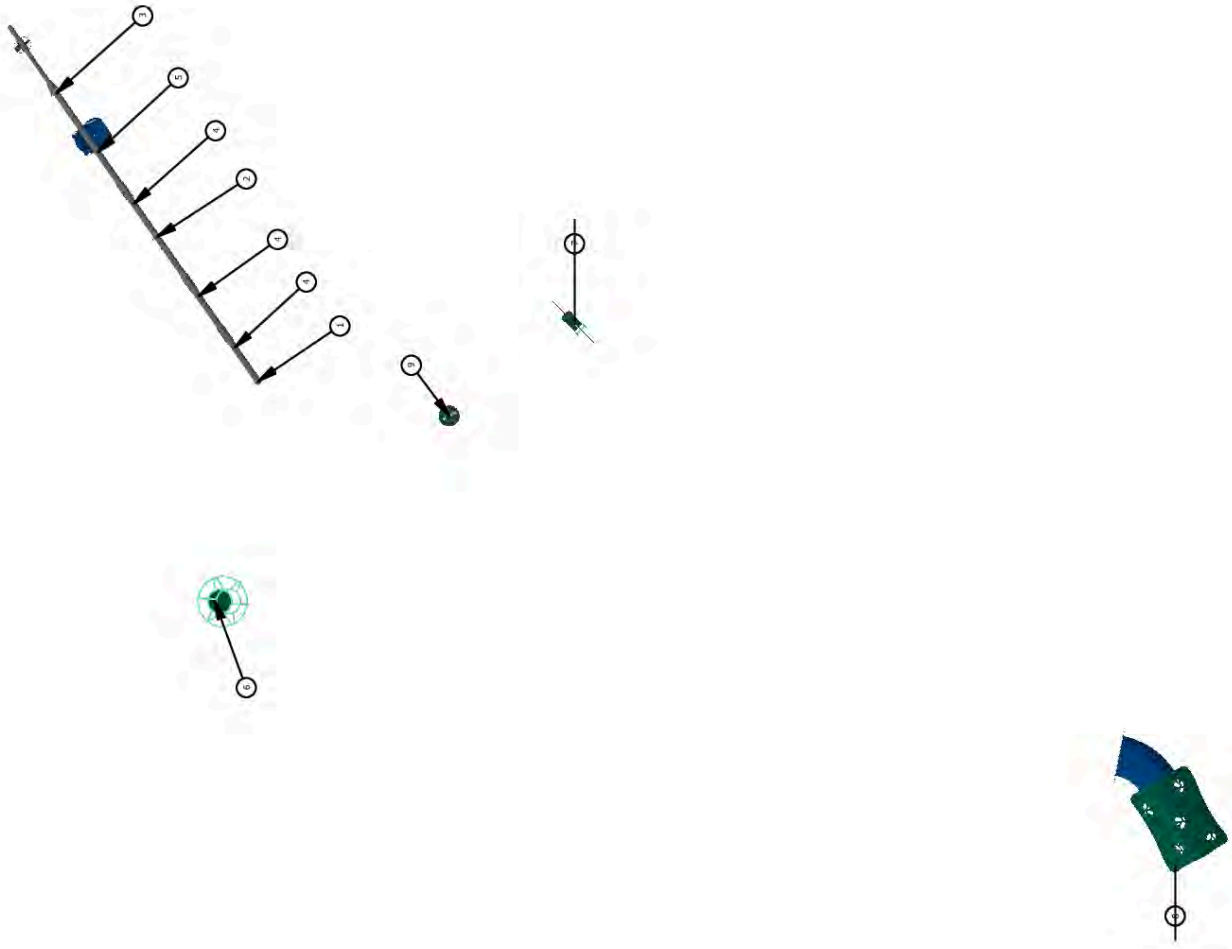
St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Burke
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Option B

ITEM	COMP.	DESCRIPTION
1	550-0201	SINGLE POST SWING ASSEMBLY 5" OD
2	550-0202	SINGLE POST SWING ADD-ON 5" OD
3	550-0183	TOT BAY, ADD-ON, GALV CHAIN
4	550-0111	BELT SEAT, 8' SINGLE, STD CHAIN
5	550-0171	FREEDOM SWING SEAT, 8' BEAM, STD CHAIN
6	560-2586	COMET I
7	570-2692	RACCOON ROCKER
8	580-1376	PLAYHOUSE WITH TUNNEL
9	560-0457	SWIFT TWIST SPINNER



SERIES LINE: Burke Basics

GROUP:
Free Standing

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

Burke
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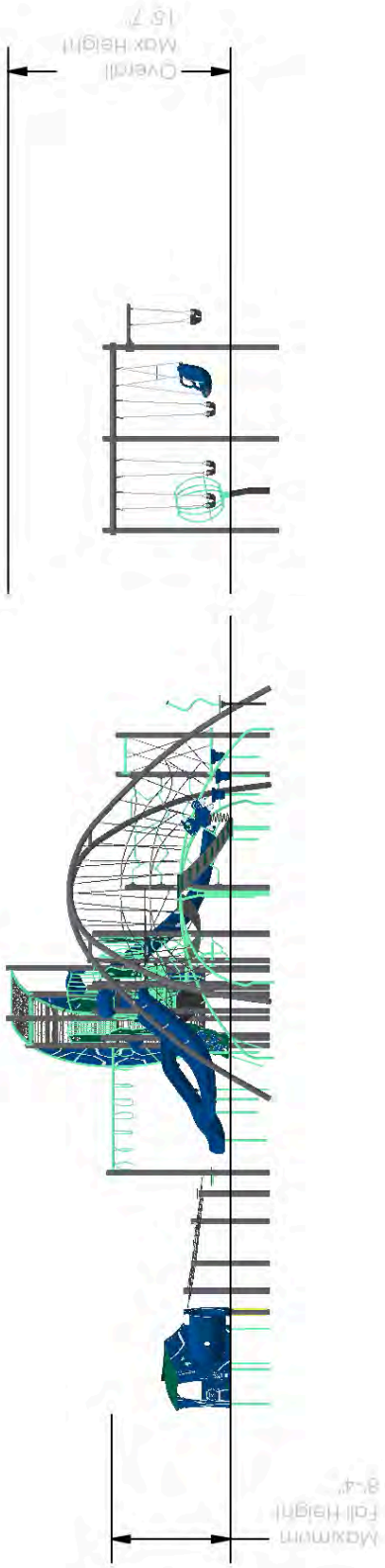
COMPONENT VIEW

01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Option B



SERIES LINE: Nucleus | Intensity | Burke Basics

ELEVATION VIEW

GROUP:
Structure | Free Standing

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

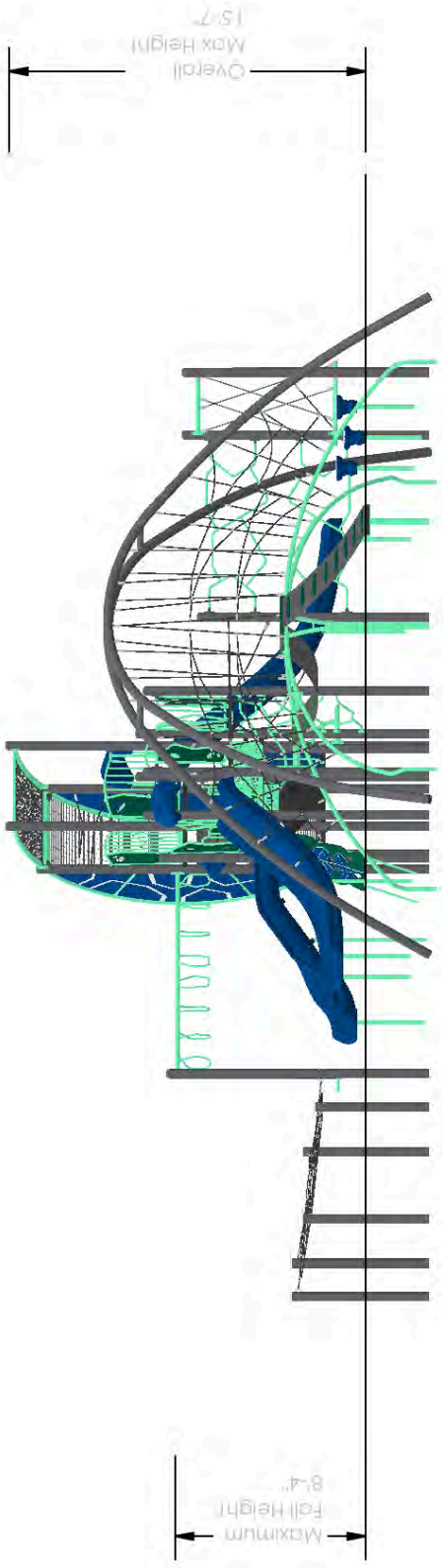
01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

BCI BURKE COMPANY, LLC | PO BOX 549 FOND DU LAC, WI 54936-0549 | 920.921.9220 | BCIBURKE.COM

Option B



SERIES LINE: Nucleus | Intensity | Burke Basics

ELEVATION VIEW

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

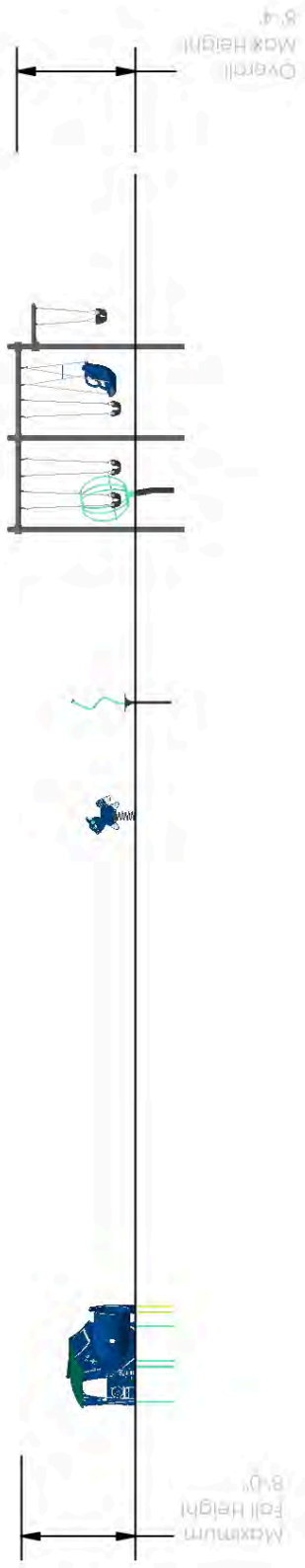
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St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

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Option B



SERIES LINE: Burke Basics

GROUP:
Free Standing

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

ELEVATION VIEW

01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Option B



SERIES LINE: Nucleus | Intensity | Burke Basics

ISOMETRIC VIEW

GROUP:
Structure | Free Standing

DESIGNED FOR AGES:
5 to 12

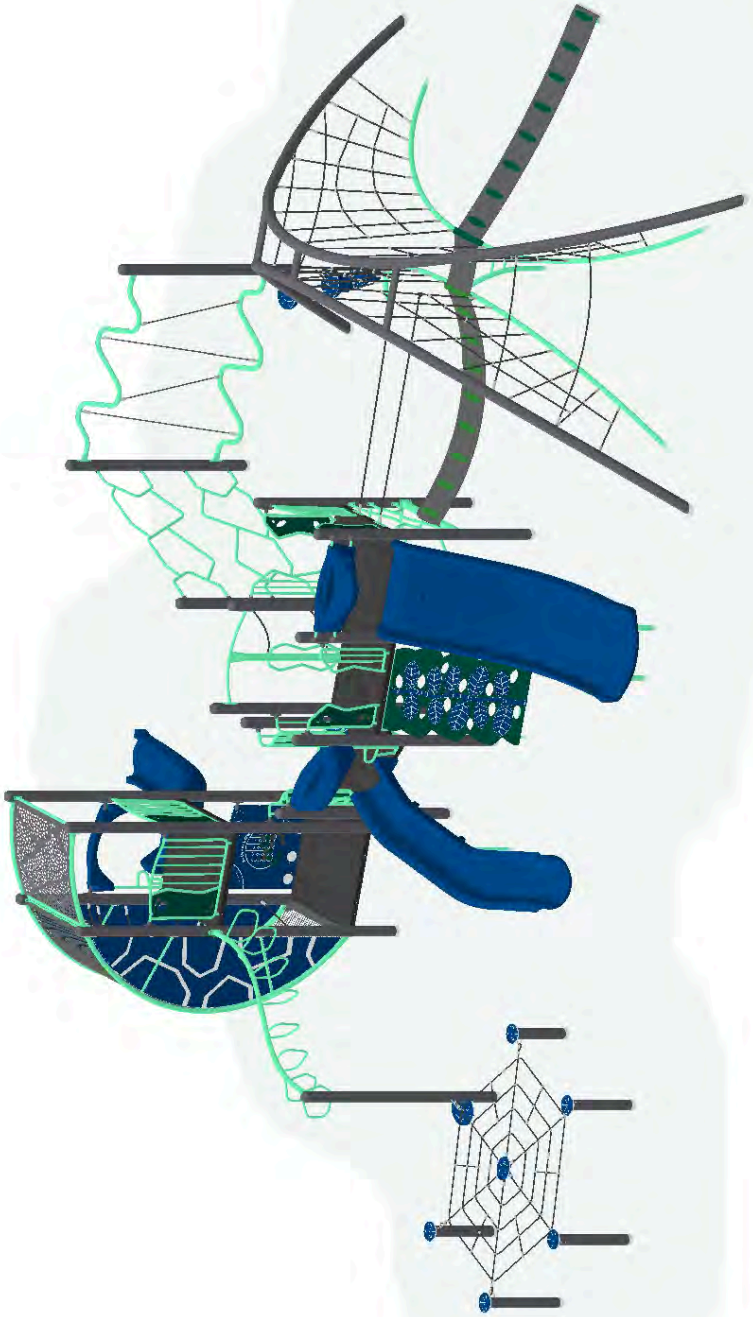
Ramsey Alpine Park Option 2
Ramsey, MN 55303

01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Option B



SERIES LINE: Nucleus | Intensity | Burke Basics

ISOMETRIC VIEW

GROUP:
Structure

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

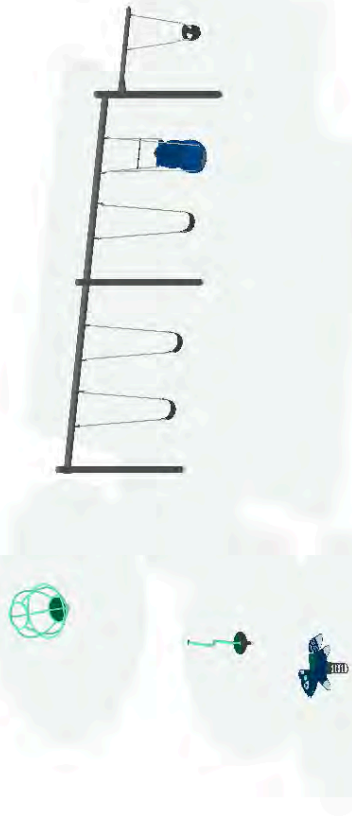
01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Burke
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Option B





SERIES LINE: Burke Basics		ISOMETRIC VIEW
GROUP: Free Standing **DESIGNED FOR AGES:** 5 to 12	**Ramsey Alpine Park Option 2** Ramsey, MN 55303 Burke PLAY THAT MOVES YOU.	01/05/2024 **St. Croix Recreation Fun Playgrounds** **100-178990-1** Designer: Leah Kirssin

Ramsey Alpine Park Option 2

Proposal 100-178990-1 | 1/5/2024 | 2024 Pricing

The play components identified in this proposal are IPEMA certified. The use and layout of these components conform to the requirements of ASTMF1487. To verify product certification, visit www.ipema.org.

The space requirements shown in this proposal are to ASTM standards. Requirements for other standards may be different.

Component No.	Description	Qty	User Cap	Ext. User Cap	Weight	Ext. Weight
	Structure					
Nucleus						
072-0500-116C	5" OD X 116" CAPPED POST	1	0	0	61	61
072-0500-120C	5" OD X 120" CAPPED POST	1	0	0	63	63
072-0500-124C	5" OD X 124" CAPPED POST	1	0	0	65	65
072-0500-128C	5" OD X 128" CAPPED POST	2	0	0	67	134
072-0500-136C	5" OD X 136" CAPPED POST	1	0	0	71	71
072-0500-140C	5" OD X 140" CAPPED POST	1	0	0	74	74
072-0500-148C	5" OD X 148" CAPPED POST	3	0	0	78	234
072-0500-152C	5" OD X 152" CAPPED POST	2	0	0	80	160
072-0500-204C	5" OD X 204" CAPPED POST	2	0	0	107	214
072-0500-220C	5" OD X 220" CAPPED POST	2	0	0	115	230
270-0009	8" CLOSURE PLATE, ELLIPSE	3	0	0	8	24
270-0120	EVOLUTION UNITARY ENCLOSURE	3	0	0	34	102
270-0129	TRIANGLE PLATFORM	2	2	4	48	96
270-0130	SQUARE PLATFORM	3	6	18	106	318
270-0292	EVOLUTION CENTER MOUNT ENCLOSURE	1	0	0	40	40
270-0301	SPLIT SQUARE PLATFORMCLOSURE ...	1	4	4	108	108
370-0039	EVOLUTION 24" TRANSITION STAI...	1	4	4	181	181
370-0197	TRANGO TWO CLIMBER	1	5	5	12	12
370-0804	JUNGLE VINE CLIMBER 64"	1	2	2	111	111
370-0865	TREE BRANCH CLIMBER 72"	1	4	4	33	33
370-1649	EVOLUTION, DECK TO ROOF CLIMBER	1	7	7	472	472
470-0003	EVOLUTION TOP ROOF SUPPORT, S...	1	0	0	13	13
470-0008	EVOLUTION SIDE ROOF SUPPORT, ...	1	0	0	18	18
470-0009	EVOLUTION SIDE ROOF SUPPORT, ...	1	0	0	18	18
470-0015	EVOLUTION SQUARE ROOF	1	0	0	42	42
470-0075	CRESCENT PLATFORM	1	1	1	52	52
470-0660	VIPER L 48-56 W/O HOOD	1	2	2	126	126
470-0758	VELO XL SLIDE, 88"-96" W/O HOOD	1	2	2	134	134
470-0803	CONTOUR SLIDE, 64"-72"	1	4	4	232	232
470-0805	SLIDE HOOD, HIGH SIDE WALL	1	0	0	32	32
470-0967	SLIDE HOOD, LOW SIDE WALL	1	0	0	37	37
570-0100	EVOLUTION BARRIER	2	0	0	52	104
570-1858	3-IN-A-ROW PANEL, ABOVE PLATFORM	1	2	2	45	45
600-0104	NPPS SUPERVISION SAFETY KIT	1	0	0	3	3
660-0103	MAINTENANCE KIT, STRUCTURE	1	0	0	7	7
660-0104	INSTALLATION KIT, STRUCTURE	1	0	0	5	5

Intensity

370-0033	ODYSSEY POST LINK DOUBLE	1	4	4	78	78
370-0808	TWISTING TRAVERSE	1	5	5	103	103
370-0814	WOBBLY WEB NET	1	10	10	36	36
370-1608	OVISTEP LAUNCH PAD	1	1	1	10	10
370-1679	S OVERHEAD, NUCLEUS	1	7	7	59	59
670-0411	WOBBLY WEB POST, TALL	2	0	0	59	118
670-0412	WOBBLY WEB POST, MED	2	0	0	55	110
670-0413	WOBBLY WEB POST, SHORT	1	0	0	50	50

Structure

Burke Basics

370-1634	LEVEL X LINK	1	2	2	45	45
560-0453	STEP SPOT POD 8-16"	3	1	3	19	57
560-2605	LEVEL X GROUND LINK	1	1	1	9	9
560-2613	LEVEL X ALLY CENTER	1	41	41	1124	1124

Total User Capacity: 133
Total Weight: 5470 lbs.
Total Price: $96,179

Free Standing

Burke Basics

550-0111	BELT SEAT, 8' SINGLE, STD CHAIN	3	1	3	10	30
550-0171	FREEDOM SWING SEAT, 8' BEAM, ...	1	1	1	38	38
550-0183	TOT BAY, ADD-ON, GALV CHAIN	1	1	1	51	51
550-0201	SINGLE POST SWING ASSEMBLY 5" OD	1	0	0	220	220
550-0202	SINGLE POST SWING ADD-ON 5" OD	1	0	0	145	145
560-0457	SWIFT TWIST SPINNER	1	1	1	52	52
560-2586	COMET I	1	6	6	154	154
570-2692	RACCOON ROCKER	1	1	1	65	65
580-1376	PLAYHOUSE WITH TUNNEL	1	8	8	400	400
660-0101	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2

Total User Capacity: 21
Total Weight: 1157 lbs.
Total Price: $18,296

Special Notes:
Prices do not include freight, unloading, material storage, site excavation/preparation, removal of existing equipment, removal of excess soil from footing holes, site security, safety surfacing, installation, or sales tax (if applicable). Prices are based on standard colors per CURRENT YEAR BCI Burke Catalog. Custom colors, where available, would be an extra charge. **Pricing is valid for 30 days from the date of this proposal.**

Option B

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

Ramsey Alpine Park Option 2

Proposal 100-178990-1 | 1/5/2024 | 2024 Pricing

COLOR SELECTION LIST | PlaygroundColorOption:1

GROUP 1 (Structure)

Deck:	Gray
Post:	Charcoal
Panel:	Blue-White-Blue
Acc:	Mint
Flat:	Green
Plastic:	Blue

GROUP 2 (Free Standing)

Post:	Charcoal
Deck:	Gray
Plastic:	Blue
Flat:	Green
Acc:	Mint
Panel:	Gray-Black-Gray | Blue-White-Blue

Option B

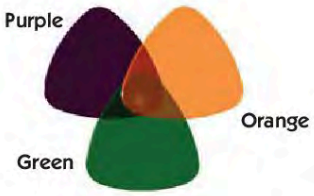
COLORS THAT MOVE YOU

POWDER COAT PAINT





SOLIS HUE TOPPERS



ROCKIT CLIMBERS


Granite


Sandstone

PLATFORMS



Blue | Brown | Gray | Recycled Plastic

HDPE PLASTIC PANELS

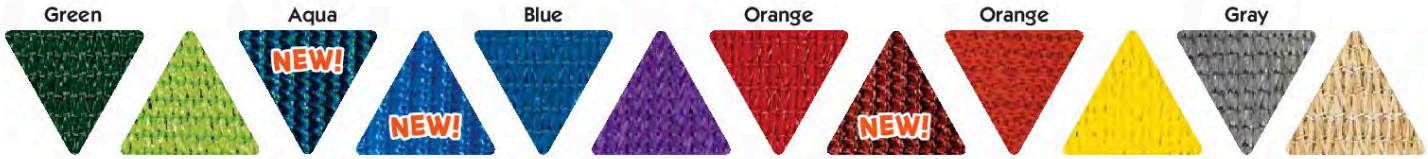


Green | Lime | Olive | Blue | Purple | Red | Orange | Yellow

Tan | Gray | Black | Brown | Green/Tan | Lime/Black | Olive/Black | Blue/White | Blue/Yellow

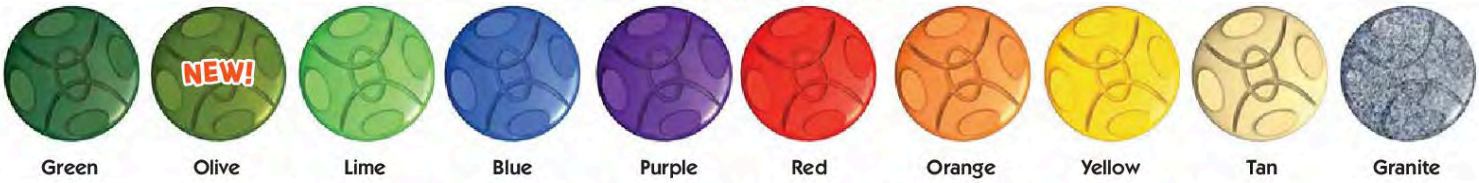
Purple/Gray | Red/White | Orange/Black | Yellow/Black | Yellow/Red | Tan/Green | Gray/Black | Black Gray | Brown/Tan

SHADE CANOPIES



Lime | Sky | Purple | Mahogany | Yellow | Sand

ROTOMOLD PLASTIC



Green | Olive | Lime | Blue | Purple | Red | Orange | Yellow | Tan | Granite

VISIT BCIBURKE.COM/COLOR TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BURKE GENERATIONS WARRANTY®

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products. In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Synergy™, Nucleus®, Voltage®, Little Buddies®, ELEVATE®, ACTIVATE®, INVIGORATE™) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKonnect® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Synergy™, Intensity®, Nucleus®, Voltage®, Little Buddies®, ELEVATE®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRC products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® and RopeVenture® cables and LEVEL X® flex bridge against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070. **01/2021**

MIDWEST
PLAYSCAPES

Option A

Alpine Park - Scope A

Design Number: MW010524-1 - Bill Of Material

Ref. No.	Part No.	Description	Quantity
	Posts		
1	ZZCH0028	3.5in OD x 136in STEEL POST W/ RIVETED CAP	5
2	ZZCH0068	3.5in OD x 184in STEEL POST POST W/RIVETED CAP	1
3	ZZCH0076	3.5in OD x 200in STEEL POST W/RIVETED CAP	6
4	ZZCH0256	3.5in OD x 212in STEEL POST W/CAP	2
5	ZZCH0891	FILLER POST- MIGHTY DESCENT SLIDE 96in DECK (CH)	1
	Decks & Kick Plates		
6	ZZCH0616	SQUARE COATED DECK ASSEMBLY	2
7	zzCH0619	FULL HEX COATED DECK ASSEMBLY	1
	ADA Items		
8	ZZCH2027	TRANSFER STATION W/BARRIERS (48in DECK)	1
9	ZZUN2019	APPROACH STEP FOR TRANSFER STATION	1
	Slides		
10	ZZCH2696	GLIDE SLIDE (72in DECK)	1
11	ZZCH4696	MIGHTY DESCENT	1
	Climbers		
12	ZZCH4706	VERTICLIMBER 96in	1
13	ZZCH6989	INCLINED CLIFF HANGER (72in DECK)	1
14	ZZCH7439	ROCK CLIMBER (48in DECK)	1
15	ZZCH7957	SILO CLIMBER (72in DECK)	1
16	ZZCH8280	HOPSCOTCH CLIMBER (72in DECK)	1
17	ZZCH8339	STEEL CURVE CLIMBER	1
	Balance		
18	ZZUN7140	STATIONARY BUTTONS (12in)	2
19	ZZUN7146	STATIONARY BUTTONS (18in)	1
	Audible Activities		
20	ZZCH4556	7in BELL (POST MOUNT)	1
	Roofs & Arches		
21	ZZCH9887	CARNIVAL ROOF - SMALL PERF (HEX)	1
22	ZZCH9898	CARNIVAL ROOF HEX CAP	1
	Stairs and Ladders		
23	ZZCH9170	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	2
	Additional Tool & Maintenance Kits		
24	ZZUN1471	INSTALLER HARDWARE KIT	1
25	ZZUN9910	SURFACING WARNING LABEL KIT	2
26	ZZUN9930	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	1
27	ZZUN9936	MAINTENANCE BOOK	1
28	ZZXXGNGUID	GENERAL INSTALLERS GUIDE	2

Alpine Park - Scope A

Option A

Design Number: MW010524-1 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
1	ZZXX0065	1	SPIN CUP	Certified	57.21			301	1	2.00	0.12	1
2	ZZXX0260	2	BELT SEAT W/SILVER SHIELD CHAIN FOR 8ft TOP RAIL	Certified	17.60			108	2	0.50	0.00	2
3	ZZXX0265	1	INFANT SEAT W/SILVER SHIELD FOR 8ft TOP RAIL	Certified	11.31			90	1	0.25	0.00	1
4	ZZXX0483	1	COZY COCOON - SPINNING	Certified	132.00			834	3	1.50	0.13	1
5	ZZXX0818	1	8ft SINGLE POST SWING ASSEMBLY	N/A	257.68			159	0	2.00	0.24	0
6	ZZXX0819	1	8ft SINGLE POST SWING ADD-A-BAY	N/A	169.58			109	0	2.00	0.12	0
7	ZZXX0882	1	PLAYHOUSE	Certified	858.20			3,178	20	10.00	0.45	18
8	ZZXX0892	1	ACCESSIBLE SWING SEAT- 8ft TOP RAIL	Certified	51.90			639	1	0.50	0.00	1
9	ZZCH0028	5	3.5in OD x 136in STEEL POST W/ RIVETED CAP	Certified	217.55			293	0	5.00	0.63	0
10	ZZCH0068	1	3.5in OD x 184in STEEL POST POST W/RIVETED CAP	Certified	57.11			78	0	1.00	0.13	0
11	ZZCH0076	6	3.5in OD x 200in STEEL POST W/RIVETED CAP	Certified	366.06			503	0	6.00	0.75	0
12	ZZCH0256	2	3.5in OD x 212in STEEL POST W/CAP	Certified	124.02			187	0	2.00	0.26	0
13	ZZCH0891	1	FILLER POST- MIGHTY DESCENT SLIDE 96in DECK (CH)	N/A	44.50			13	0	0.75	0.13	0
14	ZZCH0616	2	SQUARE COATED DECK ASSEMBLY	Certified	109.72			348	6	2.00	0.00	0
15	zzCH0619	1	FULL HEX COATED DECK ASSEMBLY	Certified	151.26			444	6	1.50	0.00	0
16	ZZCH2027	1	TRANSFER STATION W/BARRIERS (48in DECK)	Certified	261.30			492	3	2.50	0.09	0
17	ZZUN2019	1	APPROACH STEP FOR TRANSFER STATION	Certified	35.83			72	1	1.00	0.04	0
18	ZZCH2696	1	GLIDE SLIDE (72in DECK)	Certified	151.63			653	2	1.50	0.03	1
19	ZZCH4696	1	MIGHTY DESCENT	Certified	748.80			1,285	8	7.00	0.18	1
20	ZZCH4706	1	VERTICLIMBER 96in	Certified	142.40			91	2	1.50	0.13	1
21	ZZCH6989	1	INCLINED CLIFF HANGER (72in DECK)	Certified	144.40			615	2	2.50	0.06	1
22	ZZCH7439	1	ROCK CLIMBER (48in DECK)	Certified	136.38			555	3	2.00	0.03	1
23	ZZCH7957	1	SILO CLIMBER (72in DECK)	Certified	82.32			144	1	1.50	0.06	1

Alpine Park - Scope A

Option A

Design Number: MW010524-1 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
24	ZZCH8280	1	HOPSCOTCH CLIMBER (72in DECK)	Certified	82.50			161	2	2.00	0.06	1
25	ZZCH8339	1	STEEL CURVE CLIMBER	Certified	48.50			101	1	1.50	0.06	1
26	ZZUN7140	2	STATIONARY BUTTONS (12in)	Certified	54.24			179	2	1.50	0.26	2
27	ZZUN7146	1	STATIONARY BUTTONS (18in)	Certified	27.92			92	1	0.75	0.13	1
28	ZZCH4556	1	7in BELL (POST MOUNT)	Certified	4.61			41	1	0.25	0.00	1
29	ZZCH9887	1	CARNIVAL ROOF - SMALL PERF (HEX)	N/A	158.93			538	0	3.00	0.00	0
30	ZZCH9898	1	CARNIVAL ROOF HEX CAP	Certified	4.60			65	0	0.25	0.00	0
31	ZZCH9170	2	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	Certified	270.48			592	2	4.00	0.00	0
32	ZZUN1471	1	INSTALLER HARDWARE KIT	N/A				57				
33	ZZUN9910	2	SURFACING WARNING LABEL KIT	N/A	0.10			1	0	0.50	0.00	0
34	ZZUN9930	1	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	N/A				90				
35	ZZUN9936	1	MAINTENANCE BOOK	N/A	1.00			TBD	0	0.25	0.00	0
36	ZZXXGNGUIC	2	GENERAL INSTALLERS GUIDE	N/A				1				
				Totals:	**4,981.64**	**801**	**1,404**	**13,109**	**71**	**70.50**	**4.08**	**36**
					2,241.74 Kg	**360 Kg**	**632 Kg**	**13 Metric Tons**			**3.10 m3**	

Alpine Park - Scope A

Option A

Design Number: MW010524-1 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events

ASTM F1487

The lay-out for this custom playscape, design number MW010524-1, has been configured to meet the requirements of the ASTM F1487 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487 standard and have not been tested. IPEMA certification can be verified on the IPEMA website, www.ipema.org. In the interest of playground safety, IPEMA provides a Third Party Certification Service which validates compliance.

2010 ADA Standards for Accessible Design

The lay-out was also designed to meet the 2010 Standards published 15-Sep-2010, by the Department of Justice when installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.

Installation Times

Installation times are based on one experienced installer. A crew of three experienced individuals can perform the installation within the given time, each member working 1/3 of the given hours. [Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours on the installation for a total of 30 hours on the project.]

Carbon Footprint

The CO2e (carbon footprint given in Kilograms and Metric Tons) listed above is a measure of the environmental impact this play structure represents from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate culture that is focused on eliminating carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification; PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.

Pre-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rods, flat bars and H-channels.

Post-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld Systems' product. E.g. **20% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product.

** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.

Alpine Park - Scope B

Option B

Design Number: MW010524-2 - Bill Of Material

Ref. No.	Part No.	Description	Quantity
	Posts		
1	ZZCH0048	3.5in OD x 160in STEEL POST W/ RIVETED CAP	9
2	ZZCH0256	3.5in OD x 212in STEEL POST W/CAP	4
3	ZZPM0036GZ	5in OD X 144in STEEL POST (GROUND ZERO)	7
4	ZZPM0056GZ	5in OD X 168in STEEL POST W/ CAP (GROUND ZERO)	2
	Decks & Kick Plates		
5	ZZCH0616	SQUARE COATED DECK ASSEMBLY	1
6	ZZCH0617	TRIANGULAR COATED DECK ASSEMBLY	1
7	zzCH0619	FULL HEX COATED DECK ASSEMBLY	1
	ADA Items		
8	ZZCH2027	TRANSFER STATION W/BARRIERS (48in DECK)	1
9	ZZUN2019	APPROACH STEP FOR TRANSFER STATION	1
	Slides		
10	ZZCH3126	GLIDE SLIDE (48in DECK)	1
11	ZZCH3205	SLITHER SLIDE ENTRY/ SLIDE-A-SIDE	1
12	ZZCH4696	MIGHTY DESCENT	1
13	ZZUN3208	SLITHER SLIDE 2.0 (RIGHT SECTION)	2
14	ZZUN3219	SLITHER SLIDE ROLLER SECTION	2
15	ZZUN3249	SLITHER SLIDE 2.0 SUPPORT LEG 3ft-6in	1
	Barriers		
16	ZZCH4288	ACCESS GATE	1
	Climbers		
17	ZZCH6987	INCLINED CLIFF HANGER (48in DECK)	1
18	ZZCH7170	8ft TOWER CLIMBER	1
19	ZZCH7950	SILO CLIMBER (48in DECK)	1
20	ZZCH8939	TRANSITION CLIMBER- CHALLENGER	2
21	ZZUN8727	PLAYCUBE- GROUND LEVEL	3
22	ZZUN8737	PLAYCUBES- SUPPORT POST- 3 CUBES HIGH	1
23	ZZUN8747	PLAYCUBES- ABOVE GROUND- 3 SIDED CONNECTION	1
24	ZZUN8768	INCLINED PASSAGE	3
	Ground Zer0 Climbers		
25	ZZPM0297	POST W/ LADDER CLIMBER (36in OR 48in DECK)	2
26	ZZPM5001	TWIN OVERLAY	1
27	ZZPM5003	PITCH CROSSING	1
28	ZZPM5004	TWO-POINT WEDGE	3
29	ZZPM5007	THREE-POINT TRAVERSE - DOUBLE	1
30	ZZPM5008	STEP AROUND	15
	Balance		
31	ZZUN7136	UNITY STEPPER - SMALL	3
32	ZZUN7137	UNITY STEPPER - MEDIUM	2
	Roofs & Arches		
33	ZZCH9828	CARNIVAL ROOF - SMALL PERF (SQUARE)	1
34	ZZCH9856	CARNIVAL ROOF SQUARE CAP	1

Alpine Park - Scope B

Option B

Design Number: MW010524-2 - Bill Of Material

Ref. No.	Part No.	Description	Quantity
35	ZZCH9887	CARNIVAL ROOF - SMALL PERF (HEX)	1
36	ZZCH9898	CARNIVAL ROOF HEX CAP	1
	Stairs and Ladders		
37	ZZCH9170	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	1
	Additional Tool & Maintenance Kits		
38	ZZUN1471	INSTALLER HARDWARE KIT	1
39	ZZUN9910	SURFACING WARNING LABEL KIT	2
40	ZZUN9930	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	1
41	ZZUN9936	MAINTENANCE BOOK	1
42	ZZXXGNGUID	GENERAL INSTALLERS GUIDE	2

Option B

Alpine Park - Scope B

Design Number: MW010524-2 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre- Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
1	ZZXX0065	1	SPIN CUP	Certified	57.21		301	1	2.00	0.12	1
2	ZZXX0260	2	BELT SEAT W/SILVER SHIELD CHAIN FOR 8ft TOP RAIL	Certified	17.60		108	2	0.50	0.00	2
3	ZZXX0265	1	INFANT SEAT W/SILVER SHIELD FOR 8ft TOP RAIL	Certified	11.31		90	1	0.25	0.00	1
4	ZZXX0483	1	COZY COCOON - SPINNING	Certified	132.00		834	3	1.50	0.13	1
5	ZZXX0818	1	8ft SINGLE POST SWING ASSEMBLY	N/A	257.68		159	0	2.00	0.24	0
6	ZZXX0819	1	8ft SINGLE POST SWING ADD-A-BAY	N/A	169.58		109	0	2.00	0.12	0
7	ZZXX0880	1	COMMUNITY HELPERS W/ TUNNEL	Certified	1,703.10		5,705	20	12.00	1.10	12
8	ZZXX0887	1	CHATTERY	Certified	587.50		1,480	10	10.00	0.48	2
9	ZZXX0892	1	ACCESSIBLE SWING SEAT- 8ft TOP RAIL	Certified	51.90		639	1	0.50	0.00	1
10	ZZCH0048	9	3.5in OD x 160in STEEL POST W/ RIVETED CAP	Certified	451.89		612	0	9.00	1.13	0
11	ZZCH0256	4	3.5in OD x 212in STEEL POST W/CAP	Certified	248.04		374	0	4.00	0.52	0
12	ZZPM0036GZ	7	5in OD X 144in STEEL POST (GROUND ZERO)	Certified	562.87		822	0	10.50	1.26	0
13	ZZPM0056GZ	2	5in OD X 168in STEEL POST W/ CAP (GROUND ZERO)	Certified	194.02		271	0	2.00	0.36	0
14	ZZCH0616	1	SQUARE COATED DECK ASSEMBLY	Certified	54.86		174	3	1.00	0.00	0
15	ZZCH0617	1	TRIANGULAR COATED DECK ASSEMBLY	Certified	29.90		120	2	1.00	0.00	0
16	zzCH0619	1	FULL HEX COATED DECK ASSEMBLY	Certified	151.26		444	6	1.50	0.00	0
17	ZZCH2027	1	TRANSFER STATION W/BARRIERS (48in DECK)	Certified	261.30		492	3	2.50	0.09	0
18	ZZUN2019	1	APPROACH STEP FOR TRANSFER STATION	Certified	35.83		72	1	1.00	0.04	0
19	ZZCH3126	1	GLIDE SLIDE (48in DECK)	Certified	119.73		492	2	1.50	0.03	1
20	ZZCH3205	1	SLITHER SLIDE ENTRY/ SLIDE-A-SIDE	Certified	120.20		339	2	2.00	0.03	1
21	ZZCH4696	1	MIGHTY DESCENT	Certified	748.80		1,285	8	7.00	0.18	1
22	ZZUN3208	2	SLITHER SLIDE 2.0 (RIGHT SECTION)	Certified	39.18		267	0	0.50	0.00	0
23	ZZUN3219	2	SLITHER SLIDE ROLLER SECTION	Certified	67.60		944	0	0.50	0.00	0

Option B

Alpine Park - Scope B

Design Number: MW010524-2 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
24	ZZUN3249	1	SLITHER SLIDE 2.0 SUPPORT LEG 3ft-6in	Certified	15.01			62	0	0.25	0.03	0
25	ZZCH4288	1	ACCESS GATE	Certified	17.34			65	0	0.50	0.00	0
26	ZZCH6987	1	INCLINED CLIFF HANGER (48in DECK)	Certified	107.60			447	1	2.00	0.06	1
27	ZZCH7170	1	8ft TOWER CLIMBER	Certified	115.62			263	2	2.00	0.90	1
28	ZZCH7950	1	SILO CLIMBER (48in DECK)	Certified	74.18			134	1	1.50	0.06	1
29	ZZCH8939	2	TRANSITION CLIMBER- CHALLENGER	Certified	110.28			429	4	5.00	0.00	2
30	ZZUN8727	3	PLAYCUBE- GROUND LEVEL	Certified	454.86			1,287	12	4.50	0.36	3
31	ZZUN8737	1	PLAYCUBES- SUPPORT POST- 3 CUBES HIGH	Certified	15.20			23	0	1.00	0.03	0
32	ZZUN8747	1	PLAYCUBES- ABOVE GROUND- 3 SIDED CONNECTION	Certified	99.58			375	3	1.50	0.00	1
33	ZZUN8768	3	INCLINED PASSAGE	Certified	106.80			110	9	3.00	0.00	3
34	ZZPM0297	2	POST W/ LADDER CLIMBER (36in OR 48in DECK)	Certified	149.62			263	2	1.00	0.26	2
35	ZZPM5001	1	TWIN OVERLAY	Certified	284.60			3,360	8	2.00	0.00	1
36	ZZPM5003	1	PITCH CROSSING	Certified	165.30			771	2	4.00	0.15	1
37	ZZPM5004	3	TWO-POINT WEDGE	Certified	301.80			2,146	12	7.50	0.30	3
38	ZZPM5007	1	THREE-POINT TRAVERSE - DOUBLE	Certified	172.80			1,066	6	3.00	0.10	1
39	ZZPM5008	15	STEP AROUND	Certified	102.00			1,608	15	7.50	0.00	15
40	ZZUN7136	3	UNITY STEPPER - SMALL	Certified	89.91			207	3	3.00	0.39	3
41	ZZUN7137	2	UNITY STEPPER - MEDIUM	Certified	109.42			290	2	2.00	0.26	2
42	ZZCH9828	1	CARNIVAL ROOF - SMALL PERF (SQUARE)	N/A	116.18			341	0	2.00	0.00	0
43	ZZCH9856	1	CARNIVAL ROOF SQUARE CAP	Certified	4.61			23	0	0.25	0.00	0
44	ZZCH9887	1	CARNIVAL ROOF - SMALL PERF (HEX)	N/A	158.93			538	0	3.00	0.00	0
45	ZZCH9898	1	CARNIVAL ROOF HEX CAP	Certified	4.60			65	0	0.25	0.00	0
46	ZZCH9170	1	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	Certified	135.24			296	1	2.00	0.00	0
47	ZZUN1471	1	INSTALLER HARDWARE KIT	N/A				57				
48	ZZUN9910	2	SURFACING WARNING LABEL KIT	N/A	0.10			1	0	0.50	0.00	0

Alpine Park - Scope B

Design Number: MW010524-2 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
49	ZZUN9930	1	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	N/A				90				
50	ZZUN9936	1	MAINTENANCE BOOK	N/A	1.00			TBD	0	0.25	0.00	0
51	ZZXXGNGUID	2	GENERAL INSTALLERS GUIDE	N/A				1				
				Totals:	**8,985.94**	**1,714**	**2,999**	**30,448**	**148**	**134.25**	**8.72**	**63**
					4,043.67 Kg	**771 Kg**	**1,350 Kg**	**30 Metric Tons**			**6.63 m3**	

Option B

Alpine Park - Scope B

Design Number: MW010524-2 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events

ASTM F1487

The lay-out for this custom playscape, design number MW010524-2, has been configured to meet the requirements of the ASTM F1487 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487 standard and have not been tested. IPEMA certification can be verified on the IPEMA website, www.ipema.org. In the interest of playground safety, IPEMA provides a Third Party Certification Service which validates compliance.

2010 ADA Standards for Accessible Design

The lay-out was also designed to meet the 2010 Standards published 15-Sep-2010, by the Department of Justice when installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.

Installation Times

Installation times are based on one experienced installer. A crew of three experienced individuals can perform the installation within the given time, each member working 1/3 of the given hours. [Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours on the installation for a total of 30 hours on the project.]

Carbon Footprint

The CO2e (carbon footprint given in Kilograms and Metric Tons) listed above is a measure of the environmental impact this play structure represents from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate culture that is focused on eliminating carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification; PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.

Pre-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rods, flat bars and H-channels.

Post-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld Systems' product. E.g. **20% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product.

** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.

MIDWEST PLAYSCAPES

PROUDLY SERVING
MINNESOTA
WISCONSIN
IOWA
NORTH DAKOTA
SOUTH DAKOTA
SINCE 1991





ABOUT US

Since 1991, Midwest Playscapes, Inc. has been establishing an excellent reputation as the premier playground and park consultant in Minnesota and the Dakotas. Our clients include: architects, schools, Faith-based organizations, multi-housing and park and rec. departments. Our services include: design, consultation, sales, construction, inspection, auditing, relocation, and replacement parts services. As a generational family owned business, every Midwest Playscapes employee is committed to ensuring excellent customer service in order to establish strong and lasting partnerships with our clients. We are happy to provide references upon request. We have extensive training and experience in playground, picnic shelter, and landscape construction, including over 2,000 company installations and 500 community built projects.

OUR SERVICES

DESIGN

Partnering with our clients, we design playgrounds, parks, and landscapes which offer the most beautiful, exciting, and inclusive experience possible. We specialize in inclusive playgrounds; working closely with child developmental psychologists, schools which specialize in support for children with Autism Spectrum Disorders (ASD), and other experts to design our inclusive playgrounds. We look forward to consulting you on the design, planning, and construction of your next inclusive playground.

PLANING

We offer complimentary consultation services to our clients, evaluating their needs, informing them of their options, and advising them in creating a plan to accomplish their project goals, within their budget constraints. Our consultation services include: Inclusive Playground Design, 3D CAD Design, Site Planning, Fund Raising, ADA Evaluation, Equipment Inspection/Audit/Repair/Install/Relocation and more.

CONSTRUCTION

Our design consultants work closely with our clients and on-staff Installers (CPSI/RISC), to ensure perfect implementation of the plan during the construction phase. Using our in-house installation crews, we are able to ensure quality installations done in a timely and professional manner. We offer both full and community-build style installations.

SAFETY INSPECTIONS

Our playground designers, consultants, and installers are certified by the National Playground Safety Institute as Certified Playground Safety Inspectors and can provide full written playground audits or simple visual inspections.

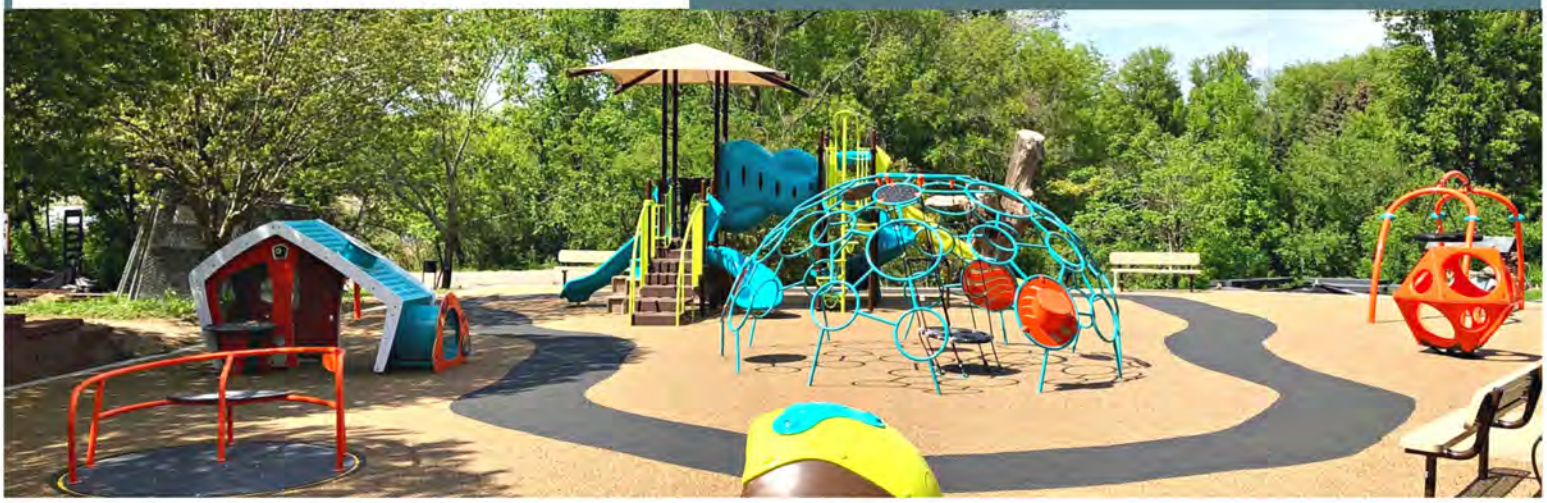
RELOCATION & RE-SURFACING

We are available to assist you in relocating playgrounds of any size, regardless of manufacturer, anywhere in the Midwest. Contact us to find out how we can resurface your playground from sand/pea gravel to an inclusive and accessible surface like poured in place or artificial turf.

1-800-747-1452 or 952-895-8888
INFO@MIDWESTPLAYSCAPES.COM
www.MIDWESTSPLAYSCAPES.com

MIDWEST PLAYSCAPES

8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
1-800-747-1452



For over 30 years, Midwest Playscapes, Inc. continues to be a leader in the commercial recreation industry. We take pride in serving our communities through the creation of sustainable, accessible, inclusive, playgrounds, fitness areas, splash-pads, and public spaces. We proudly represent industry-leading manufacturers including: Playworld Systems, Duncan & Grove, Waterplay, ID Sculptures, Outdoor-Fit, RCP Shelters, USA Shade, Bison Sports & Rec, and more.

OUR STAFF

Our staff of experienced professionals includes: 4 Certified Playground Safety Inspectors, 3 Inclusive Design Certified Project Planners, a dedicated placement parts person, factory certified installers, a dedicated installation coordinator, an in-house CAD design department, and 3 fully outfitted installation crews.

MIDWEST PLAYSCAPES
PLAYWORLD
Agency of The Year
North America,
2021

We conduct business in Minnesota, Wisconsin, South Dakota, North Dakota, and Iowa, an area encompassing over 17 million people. Our first priority has always been providing the best possible customer service and we believe our track record reflects that core value.

MANUFACTURER AWARDS

- 2021 PLAYWORLD DEALER OF THE YEAR
- 2021 $5 MILLION CLUB
- 2017 NATIONAL LEADER, CUSTOMER SATISFACTION AWARD.
- 2016 CUSTOMER SATISFACTION AWARD.
- 2001-2017 MEMBER OF PLAYWORLD SYSTEMS MILLION DOLLAR CLUB.
- 2012 & 2010 PLAYWORLD SYSTEMS MOST IMPROVED ORGANIZATION.
- 2014, 2012, 2010, 2002, & 2001 BRONZE AWARD OF EXCELLENCE.
- 2004 AWARD OF EXCELLENCE FOR CUSTOMER SATISFACTION & SERVICE.
- 2010 ONE OF PLAYWORLD SYSTEMS TOP THREE DISTRIBUTORS OF THE YEAR.
- 1999 AND 2000 SILVER AWARD OF EXCELLENCE FOR CUSTOMER SATISFACTION AND SERVICE.

PROUDLY REPRESENTING

RCP Shelters, Inc.
USASHADE & Fabric Structures.
Berliner
ID SCULPTURE
WATERPLAY BY MAKR
PLAYWORLD
OUTDOOR-FIT exercise systems

Contract #: 20.9 - MWP
The Minnesota Service Cooperatives

Contract #: 218098
DEPARTMENT OF ADMINISTRATION
STATE PROCUREMENT

Contact#: 010521 PlayPower
Sourcewell

COOPERATIVE Purchasing CONNECTION

Proposal for Design, Provision and Install of Play Equipment at Alpine Park.

$ 100,000.00 **for all costs to complete installation of play structures and site work referenced in Proposal Scope A.**

$ 170,000.00 **for all costs to complete installation of play structures and site work referenced in Proposal Scope B.**

In submitting the above proposal(s), I/We warrant the quoted amount valid for work to be completed on or before June 30th, 2024—and that all costs associated with the project are included, (equipment, fuel, materials, structures, delivery, installation, construction permits, taxes and service charges). Bidders/Contractors need only include this page (not the whole RFP) with their submittals.

Additionally, I/we acknowledge the specifications and provisions referenced herein and above.

Contractor name Midwest Playscapes

Owner or representative Dominic Dvorak

Signature Dominic Dvorak

Phone(s) 952-895-8888

E-mail dom@midwestplayscapes.com

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MIDWEST PLAYSCAPES

8632 Eagle Creek Circle, Savage, MN 55378
www.MIDWESTPLAYSCAPES.com

direct: 952.895.8888
fax:952.895.8889
toll free: 800.747.1452

playscapes@earthlink.net

Option A

BBB BETTER BUSINESS BUREAU.

Quotation

Project: Alpine Park - Scope A - City of Ramsey
Contact: Mariah Albrecht
Ship To: 6600 Alpine Drive NW
Ramsey, MN 55303
Email: malbrecht@cityoframsey.com
Shipping Contact Name:

Phone: 763-433-9820
Fax:
Bill To:

Date: 1/8/24

Qty	Design/Item #	Description		Total
1	MW010524-1	Playworld Playground *Price includes all play equipment, Poured-in-Place, and Engineered Wood Fiber as shown on design #MW010524-1	$	95,674.00
133 linear ft		6" x 12" Concrete Curb Border	$	3,325.00
		Discount	$	(15,272.00)
		Subtotal	$	83,727.00
		Freight	$	3,500.00
		Sales Tax		
		Local Sales Tax		
		Total	$	87,227.00

Tax Exempt #_____ * Please provide certificate

Options

☐ **Add $12,773 for installation of all play equipment and safety surfacing shown in design #MW010524-1, and all site prep including removal and disposal of existing play equipment and safety surfacing.**

NOTE: Any Insurance requirements above $1,000,000 General Liability will be subject to a surcharge

NOTE: UNLESS OTHERWISE NOTED, prices shown are material only. They **DO NOT** include: assembly, installation, border, safety surfacing, drain tile, geotextile fabric, removal of existing equipment, site preparation, excavation or site restoration, unloading of equipment, disposal of packaging material, storage of equipment, additional insurance and bonding would be extra, unless otherwise stated above. If playground equipment or materials are stored off site, customer is responsible for transporting equipment to job site.

Prices firm for 30 days, subject to review thereafter. Our terms are net 30. A finance charge of 1.5% will be imposed on the outstanding balance unpaid for more than 30 days after the shipment of materials. Equipment shall be invoiced seperately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.Once customer has signed quotation, your order cannot be changed or canceled.Please allow TBD weeks for delivery after receipt of order. Standard manufacturing design, specification, and construction apply unless noted otherwise. Customer is responsible for the identification and marking of all underground utilities (public or private) to include drain tile and sprinkler systems. Area must be accessible to Bobcat and other equipment necessary for installation or additional fees will be charged. Freight quote is based on customer unloading equipment and checking in all equipment for any missing parts. If product is refused by customer upon delivery for any reason (unless damaged), without prior authorization from Midwest Playscapes, Inc., the customer agrees to pay 20% restocking fee plus freight charges. Price does not include prevailing wages, unless otherwise noted. If we can be of Other Assistance, please feel free to contact us.

Signed: Dominic Dvorak
Dominic Dvorak

Accepted _____
Date: _____
Printed Name: _____

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MIDWEST PLAYSCAPES
8632 Eagle Creek Circle, Savage, MN 55378
www.MIDWESTPLAYSCAPES.com
direct: 952.895.8888
fax:952.895.8889
toll free: 800.747.1452
playscapes@earthlink.net

Option B

BBB BETTER BUSINESS BUREAU

Quotation

Project: Alpine Park - Scope B - City of Ramsey
Contact: Mariah Albrecht
Ship To: 6600 Alpine Drive NW
Ramsey, MN 55303
Email: malbrecht@cityoframsey.com
Shipping Contact Name:

Phone: 763-433-9820
Fax:
Bill To:

Date: 1/8/24

Qty	Design/Item #	Description		Total
1	MW010524-2	Playworld Playground *Price includes all play equipment, Poured-in-Place, and Engineered Wood Fiber as shown on design #MW010524-2	$	169,606.00
284 linear ft		6" x 12" Concrete Curb Border	$	7,100.00
		Discount	$	(32,421.00)
		Subtotal	$	144,285.00
		Freight	$	3,800.00
		Sales Tax		
		Local Sales Tax		
		Total	$	148,085.00

Tax Exempt #_____ * Please provide certificate

Options

☐ **Add $21,915 for installation of all play equipment and safety surfacing shown in design #MW010524-2, and all site prep including removal and disposal of existing play equipment, safety surfacing, and a portion of existing curb.**

NOTE: Any Insurance requirements above $1,000,000 General Liability will be subject to a surcharge

NOTE: UNLESS OTHERWISE NOTED, prices shown are material only. They **DO NOT** include: assembly, installation, border, safety surfacing, drain tile, geotextile fabric, removal of existing equipment, site preparation, excavation or site restoration, unloading of equipment, disposal of packaging material, storage of equipment, additional insurance and bonding would be extra, unless otherwise stated above. If playground equipment or materials are stored off site, customer is responsible for transporting equipment to job site.

Prices firm for 30 days, subject to review thereafter. Our terms are net 30. A finance charge of 1.5% will be imposed on the outstanding balance unpaid for more than 30 days after the shipment of materials. Equipment shall be invoiced seperately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.Once customer has signed quotation, your order cannot be changed or canceled.Please allow TBD weeks for delivery after receipt of order. Standard manufacturing design, specification, and construction apply unless noted otherwise. Customer is responsible for the identification and marking of all underground utilities (public or private) to include drain tile and sprinkler systems. Area must be accessible to Bobcat and other equipment necessary for installation or additional fees will be charged. Freight quote is based on customer unloading equipment and checking in all equipment for any missing parts. If product is refused by customer upon delivery for any reason (unless damaged), without prior authorization from Midwest Playscapes, Inc., the customer agrees to pay 20% restocking fee plus freight charges. Price does not include prevailing wages, unless otherwise noted. If we can be of Other Assistance, please feel free to contact us.

Signed: Dominic Dvorak
Dominic Dvorak

Accepted _____
Date: _____
Printed Name: _____

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NO FAULT LLC
3112 Valley Creek Drive, Ste. C
Baton Rouge, LA 70808
225-215-7760 www.nofault.com

NO FAULT SAFETY SURFACE
PRODUCT WARRANTY - Five (5) Yr. FULL

Project Name: **SAMPLE WARRANTY**
Address:

NF Job No.:
Customer:
Date of Completion:

NO FAULT LLC ("NF") warrants to the original purchaser (established as "Customer" above) that the No Fault Safety Surface ("NFSS"), installed under the above referenced Project, will conform to the NFSS specifications and remain free from defects in materials and workmanship for a period of five (5) years, per the terms and conditions provided herein.

This limited warranty shall provide for one hundred percent (100%) of the cost to repair or replace of any defective materials or workmanship in the surface area(s) that fail during the warranty period. This includes a failure of the surface to maintain impact attenuation values at or below 1000 HIC and/or 200 GMAX, when tested in accordance with the ASTM F1292 version effective at the time of installation. This warranty shall commence on the date of substantial completion (as established above) and shall expire exactly three years later. This limited warranty is expressly made in lieu of any other warranties and is exclusive to the original Customer.

All warranty claims shall be made in writing to NF within thirty (30) days of the Customer's knowledge thereof. The written notification from the Customer shall include the following: the date of the first notice of the failure, details of the failure, photos of the failed area and a request for a warranty claim meeting with NF at the installation site (if applicable). NF shall determine the validity of all claims after sufficient evidence has been gathered. NF shall then replace, repair, or make a refund for any claims validated by it. Any refund, credit or allowance provided to the Customer on a warranty claim is exercisable only if said allowance is used to accommodate replacement with NF's then current surfacing system. NF's liability for warranty claims shall in no event exceed the cost of repair or replacement of such area(s) that have failed. Customer agrees that in no event shall NF have any liability to Customer for loss of use or loss of profits or any form of consequential damages.

Any dispute as to whether and to what extent there is a NFSS product failure and subsequent valid warranty claim within the meaning of this warranty shall be initially dealt with by joint investigation and discussion between NF and Customer in order to achieve a mutually agreeable solution. If a solution cannot be reached within thirty (30) days, then either the Customer or NF may submit the matter to an accredited arbitrator who is a member of the American Arbitration Association and who shall make a determination in accordance with the rules and regulation of the American Arbitration Association. The decision of the Arbitrator shall be binding on both parties.

This warranty does not include normal wear and tear, discoloration or fading as a result of ultraviolet rays, shrinkage (which is an inherent characteristic of elastic rubber), any damages to the surface during the curing period, or improper sub-base design or construction, including but not limited to surface cracking along expansion joints or separating from an adjacent border, curb, walkway, or existing surface. If the underlying sub-base materials fail for any reason whatsoever (including hydrostatic pressure, cracking, shifting, heaving), then NF's warranty shall be rendered invalid.

NF is under no obligation or responsibility to repair and/or replace the NFSS product if damaged by lawn and landscaping equipment; vehicular traffic; vandalism (including burns, cuts, gouges, etc.); product misuse, abuse or alteration; improper drainage; improper or lack of maintenance; any foreign residue that may be deposited on the surface; any foreign matter from surrounding areas (i.e. any substance other than those indicated on NF's MSDS sheets) that may be siphoned through, migrated in, lodged in and/or harden the surface; sharp objects (high heels, spikes, etc.); use of unapproved cleaning materials; or acts of God.
Specifically regarding Underwater, Water Play, and Pool-deck applications, foreign or excessive chemicals in the water can cause potential damage to the NFSS product resulting in fading, chalking, bleeding, and/or degradation. Pool chemicals and water treatments such as "Ozone" and chlorine levels with a ppm of greater than 3 will harm and degrade the NFSS product. NF will not warrant the NFSS product when foreign or excessive chemicals are used in or around the surface installation. NF will not warrant against mold or mildew caused by improper drainage and/or improper sloping around the pool area, sauna area, steam area or shower area. Recommended minimum slope for positive drainage is 2% for areas over 2000 SF.

Scanned with CamScanner

Customer acknowledges that the limited warranty will be voided if the Customer fails to follow the NFSS Maintenance Guidelines (attached hereto); keep maintenance and impact attenuation testing records; or fails to make payment in a timely manner as per the terms and conditions of the agreed contract. Customer also acknowledges and agrees that it will not, under any circumstance, make alterations to the NFSS without the written authorization of NF. Any unauthorized alteration by the Customer could result in the termination of any existing warranty for the NFSS and shall also give rise to the duty of the Customer to hold harmless, defend and indemnify NF from any claim, suit or cause of action, personal injury, death, or property damage arising out of or related to said alteration.

WARNING: Surface areas can become extremely hot due to exposure of direct sunlight. Shoes and/or socks must be worn at all times. Customer is responsible for proper supervision of children when in contact with the surface. In addition, warning signs are recommended to be posted in all areas to prevent small children from touching or crawling on to surface areas that may be hot due to extended sun exposure in excessive temperatures. During winter and/or seasons when temperatures fall below 32°F, the impact attenuation performance of the NFSS system can be compromised. In this case, it is recommended to discontinue use until surface is no longer frozen. No Fault Sport Group assumes no liability to such exposure of surfacing temperature as this should be monitored prior to use of surfacing. No Fault Sport Group also assumes no liability to the expansion and contraction of the surfacing during freeze/thaw events.

NO REPRESENTATIVE OF THE SELLER HAS AUTHORITY TO MAKE ANY REPRESENTATION OR PROMISES EXCEPT AS STATED HEREIN. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE THAT EXTEND BEYOND THE WARRANTIES CONTAINED IN THIS DOCUMENT. NF SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES TO THE STRUCTURE OR ITS CONTENTS ARISING UNDER ANY THEORY OF LAW WHATSOEVER.

NO FAULT LLC: _____

Jay Ratelle, Vice President of Operations

Warranty issue date: _____

Scanned with CamScanner

PLAYWORLD LIMITED WARRANTY

Playworld Systems, Inc. warrants its products against structural failure due to defects in materials and workmanship for the warranty periods and material categories prescribed below.

1. LIMITED WARRANTY FOR AS LONG AS YOU OWN THE PRODUCT: Steel and aluminum deck support posts, stainless steel hardware, clamps, deck hangers, post caps, and cast aluminum parts, except as otherwise specified below.

2. LIMITED TWENTY-FIVE (25) YEAR WARRANTY: Spring Mates® aluminum castings.

3. LIMITED FIFTEEN (15) YEAR WARRANTY: Perforated steel decks and stairs, steel rails, stationary weldments, rotationally-molded and sheet plastic components, recycled plastic lumber, roof panels, and stainless steel slides, except as otherwise specified below by product family type.

4. LIMITED TEN (10) YEAR WARRANTY: Fiberglass signage, accessible swing seats, Fun Centers™, FirstPlay™ play structures, pre-cast PolyFiberCrete® or reinforced concrete products, Timber Stacks™ Robinia timbers and galvanized hardware, Hat Shade fabric and components, Shade Canopy fabric and components, Hypar Shade fabric and components, and Shadesure and Colourshade FR fabrics. (Note Exception: Limited Five (5) Year Warranty on fabrics in colors Red, Yellow, Electric Purple, Zesty Lime, Cinnamon, and Olive.)

5. LIMITED FIVE (5) YEAR WARRANTY: Steel reinforced cable net and rope fittings and connections (Note Exception: Warranty does not cover normal wear and tear such as fraying or fading of cable coating), PlaySimple® play structures, DropZone Tower™, LiveWire Zip Line™, AeroGlider™, Border Timbers™, flex treads, wood and polycarbonate panels, Eco-Armor coating and PVC coating (against cracking and peeling), site amenities (i.e. benches, tables, litter receptacles, and bike racks), GFRP (Glass Fiber Reinforced Polymer) products, and motion/moving play components and parts.

6. LIMITED THREE (3) YEAR WARRANTY: Steel coil and C springs, flat webbing nets (excluding normal wear and tear), electronic panel speakers, sound chips, and circuit boards.

7. LIMITED ONE (1) YEAR WARRANTY: NEOS®, electronic based play products, swing chain, swing clevises, swing galvanized attachment hardware, molded rubber bumpers, handholds, swing seats, and any other materials or custom products not covered above. (*For NEOS only, an extended 3-year warranty is available for purchase, providing 4 years of cumulative coverage.)

BUYER'S REMEDY: If any products prove defective or non-conforming under normal use and within the above-prescribed warranty periods and material categories, Buyer must promptly notify Playworld Systems, Inc. in writing at 1000 Buffalo Road, Lewisburg, PA 17837 USA. Playworld may elect to inspect the alleged defect at Buyer's site or at Playworld's facility. Buyer shall not return products to Playworld unless authorized by Playworld to do so. Authorized returns must be properly packaged and shipped prepaid and insured, at Buyer's expense. Upon verification of warranty coverage, Playworld may elect, in its sole discretion, to repair defective or non-conforming products, or replace them by delivering products or parts free of charge to the site. Playworld's limited warranties do not cover the cost of labor to remove defective or non-conforming parts or to install repaired or replacement parts. By use of these limited warranties, Buyer accepts their terms and limitations, and waives any rights it would otherwise have to claim or assert that such warranties fail of their essential purpose. Buyer agrees that venue for any court action to enforce these limited warranties shall be in Union County in the State of Pennsylvania.

LIMITATIONS: All warranty periods begin on the date of Playworld's invoice. Repaired and/or replacement parts are warranted only for the balance of the original limited warranty period. Warranties extend only to the original Buyer/end user for products purchased from Playworld or a Playworld authorized reseller, and are not transferable.

Warranties apply only to Playworld products that are erected and installed in conformance with Playworld installation instructions, and that are maintained and inspected in conformance with Playworld maintenance and operational instructions.

Warranties specifically do not cover Playworld products:

- for cosmetic damage or flaws occurring under normal use, such as surface scratches, minor chips, hairline cracks, dents, marring, efflorescence, color fade, discoloration, corrosion/rust, fraying, or warping of recycled plastic lumber;
- that have been modified, altered, or repaired by unauthorized third parties;
- that have not been used as designed or intended, or misused;
- to which non-Playworld parts have been added or substituted;
- that have been removed from their original location and re-installed elsewhere;
- for changes in appearance of natural materials over time or cosmetic defects such as checks or splits in timber components;
- or that have been damaged due to excessive wear and tear, vandalism, abnormal use, abuse, negligence, environmental factors (such as wind-blown sand, salt spray, or airborne emissions from industrial sources), extreme weather (such as hail, flooding, lightning, tornados, sandstorms, earthquakes, or wind storms), and acts of God.

Playworld does not warrant that any particular color will be available for any specific period of time, and reserves the right, in its sole discretion, to discontinue any color for any reason.

THE FOREGOING LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY FOR SELLER'S PRODUCTS, AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, IN LAW OR IN FACT. SELLER SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR PURPOSE, AND ANY IMPLIED WARRANTIES ARISING OUT OF COURSE OF DEALING OR PERFORMANCE OR TRADE USAGE. SELLER SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES, OR ANY LOSS OF REVENUE, PROFIT, OR USE ARISING OUT OF A BREACH OF THIS WARRANTY OR IN CONNECTION WITH THE SALE, INSTALLATION, MAINTENANCE, USE, OPERATION, OR REPAIR OF ANY PRODUCT. IN NO EVENT WILL SELLER BE LIABLE FOR ANY AMOUNT GREATER THAN THE PURCHASE PRICE OF A DEFECTIVE PRODUCT.

Safety & Standards

CERTIFICATIONS AND SAFETY STANDARDS: ISO 14001 certification guarantees that Playworld Systems, Inc. meets the highest standards for environmental-responsible manufacturing.

ISO 9001 certification guarantees that Playworld Systems, Inc. meets stringent quality-control standards in manufacturing our play equipment.

The Consumer Product Safety Commission (CPSC) – Look for "CPSC Pub.325" to see Playworld Systems, Inc.'s CPSC-compliant products.

- **CPSIA** – Playworld Systems, Inc.'s products meet or exceed the requirements of the Consumer Products Safety Improvement Act (CPSIA) of 2008.

The European Norm (EN) covers general safety requirements and test methods. Look for "EN1176" to see Playworld Systems, Inc.'s EN-compliant products.

The European RoHS directive restricts the use of six hazardous materials in the manufacture of electronic equipment, and seeks to reduce the amount of hazardous materials entering electronic products. All Playworld Systems, Inc.'s electronic products are RoHS compliant.

- **Singaporean Standard** – Based primarily on the ASTM standards, the Singaporean Standard is widely used throughout Asia.

Playworld Systems, Inc. is a founding member of the **International Play Equipment Manufacturers Association (IPEMA)**, a member-driven organization whose mission is to assist in providing safe environments for children to play. In the interest of playground safety, IPEMA provides a third-party certification service, whereby a designated independent laboratory, TUV America, validates a participant's certification of conformance to the following standards:

- **ASTM F1487** – Standard Consumer Safety Performance Specification for Playground Equipment for Public Use
- **CAN/CSA Z614** – Guideline on Children's Play Spaces and Equipment
- **ASTM F1292** – Standard Specification for Impact Attenuation Under and Around Playground Equipment

The use of the corresponding IPEMA certification logos (shown left) signify that Playworld Systems, Inc. has received written validation from an independent laboratory that the product associated with the use of the logo conforms with the requirements of the indicated standard. Check the IPEMA website (ipema.org) to confirm product validation.

Playworld Systems, Inc. is proud to hold these prestigious designations. For more information regarding the above standards, visit **Playworld.com/Standards** or contact your local Playworld Systems, Inc. representative.

TERMS OF SALE • PRICES: Prices are subject to change without notice. Unless otherwise stated in writing, all prices are F.O.B. Lewisburg, PA, USA, and shall be exclusive of installation, surfacing, transportation, insurance, taxes, license fees, customs fees, duties, premiums, fees, and other charges. DESIGN: Playworld Systems, Inc. continually improves play equipment to better serve our customers and therefore reserves the right to change the design specifications without notice.

MIDWPLA-01 DELSBERND

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/18/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CIA Insurance 122 W Main St, PO Box 38 Lime Springs, IA 52155	CONTACT NAME: PHONE (A/C, No, Ext): (563) 566-2621 FAX (A/C, No): (563) 566-0906 E-MAIL ADDRESS:
INSURED Midwest Playscapes Inc 8632 Eagle Creek Cir Savage, MN 55378	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Cincinnati Specialty Underwriters Insurance Company 13037 INSURER B : Cincinnati Insurance Company 10677 INSURER C : Cincinnati Casualty Company 28665 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	X	X	CSU0209172	5/20/2023	5/20/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			CSU0209172	6/1/2023	6/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 2,500			CSU0209172	5/20/2023	5/20/2024	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	EWC 0654880	6/1/2023	6/1/2024	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Midwest Playscapes, Inc
8632 Eagle Creek Circle
Savage, MN 55378

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David Elsbernd

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Option A - $100,000

Option B - $ 170,000

KOMPAN
Let's play



Sliding

Climbing





Rocking

Training



Balancing

Activity Hyperlinks







Alpine Park
Option 1

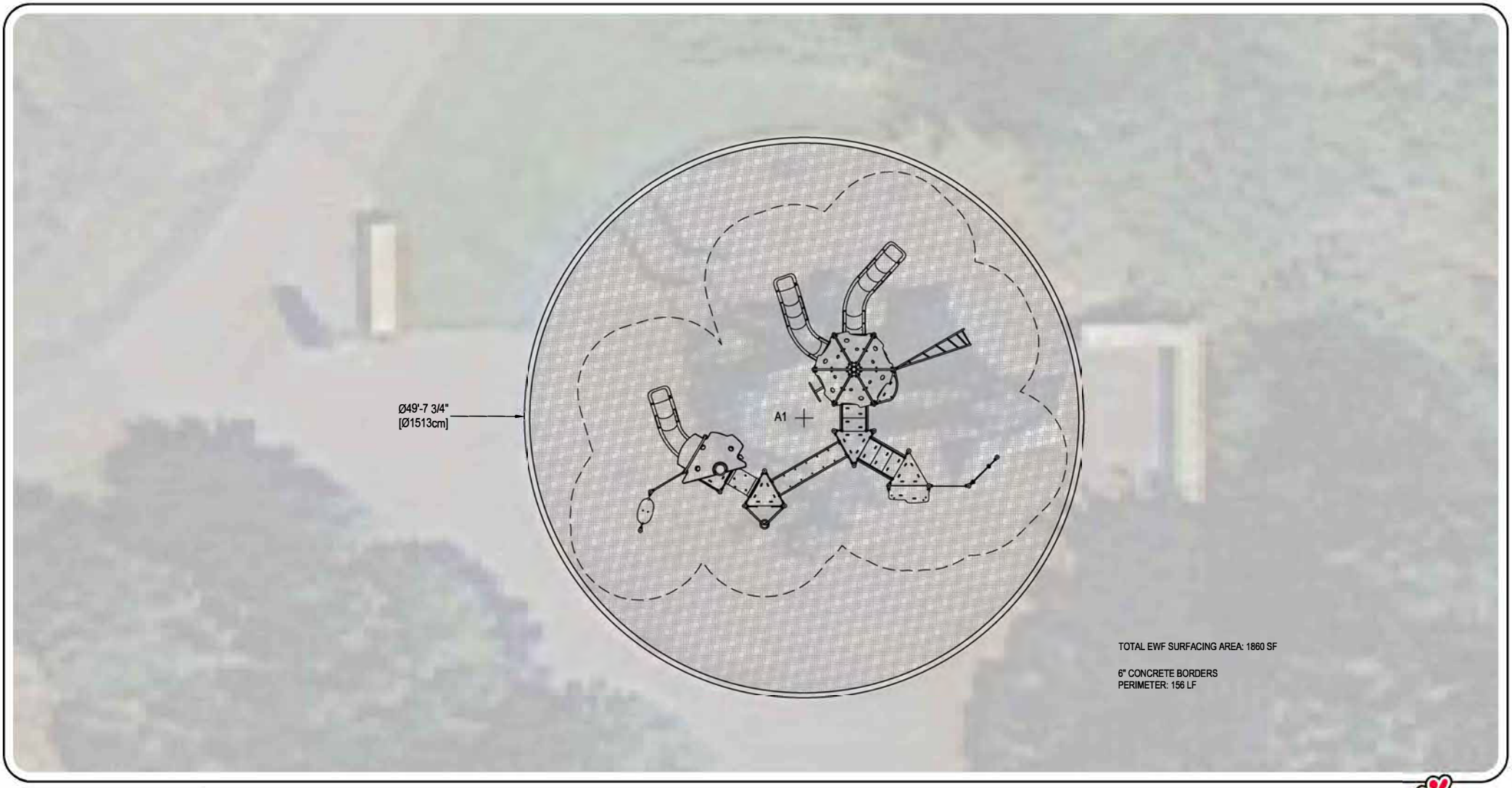
2-12 AGE RANGE

36 USERS

15 PLAY ACTIVITIES



Option A



TOTAL EWF SURFACING AREA: 1860 SF

6" CONCRETE BORDERS
PERIMETER: 156 LF

#	Product Number	Product Name	M.F.H.	Count
A	PCE410132-xx02	Denali with Roof	7'3"	1

ALPINE PARK
CITY OF RAMSEY

6600 Alpine Drive NW
Anoka, MN
Site Plan - Option 1

0 8 16

1/8"=1'-0" ON 11" x 17" SHEET

MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND IS CORE WITH KOMPAN SALES REPOR. PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BEREAD CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITEPREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THECODE OF CONDUCT.

SLAB BY OTHERS UNLES S OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 5% OF 3,000 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BEFOUND AT KOMPAN.COMKOMPANMASTER

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGSTO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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KOMPAN
Let's play

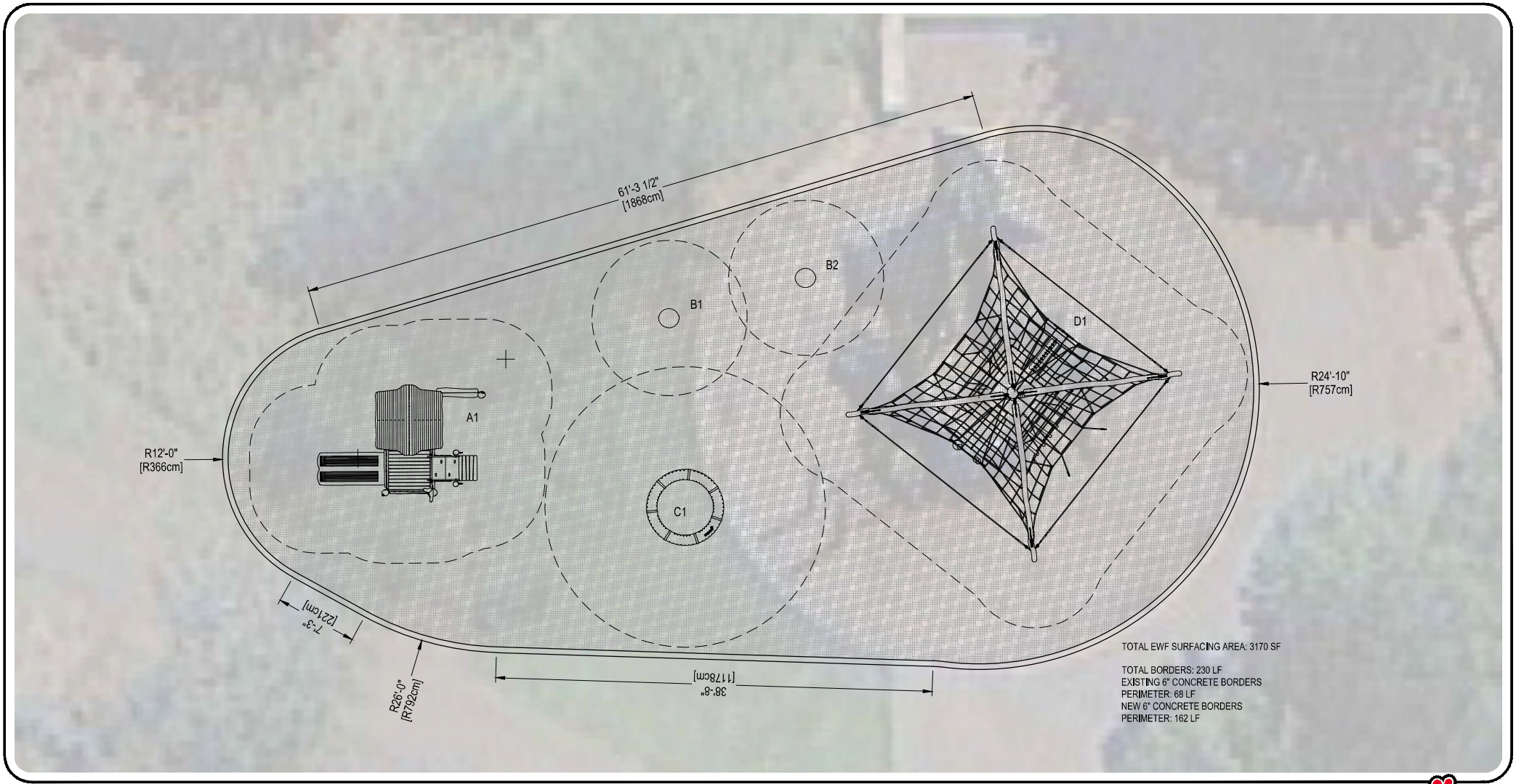
SALES REPRESENTATIVE John Engfer			SHEET
REVIEW BY DESIGN	DRAWN BY SurSub	DATE 01/02/2024	K1.0
REV. NO. -	REV. BY -	REV. DATE -	REVISON NOTES -

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

Option A


KOMPAN
Let's play
Spinning
Gathering
Sliding
Training
Climbing
Activity Hyperlinks
Alpine Park
Option 2
2-12
AGE RANGE
71
USERS
7
PLAY ACTIVITIES

Option B



#	Product Number	Product Name	M,F,H,	Count
A	NRO409-xx21	The Wizard's Hideaway	2'11"	1
B	ELE400024-xx17SC	Spinner Bowl	1'12"	2
C	GXY960014-xx17	Supernova	2'4"	1
D	NRO836-xx01	Jungle Dome	7'10"	1

ALPINE PARK
CITY OF RAMSEY

6600 Alpine Drive NW
Anoka, MN
Site Plan - Option 2

0 8 16

1/8"=1'-0" ON 11" x 17" SHEET

MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 5½" OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT KOMPAN.COM/KOMPANMASTER

DIMENSIONS OF PLAY AREA, SITE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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KOMPAN Let's play

SALES REPRESENTATIVE John Engfer			SHEET
REVIEW BY DESIGN	DRAWN BY SurSub	DATE 01/02/2024	K1.0
REV. NO. -	REV. BY -	REV. DATE -	REVISION NOTES -

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

Option B



Option A - $100,000

Option B - $150,000

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

ALPINE PARK PLAYGROUND IMPROVEMENT OPTION A

PROPOSAL #: 100-178955-1



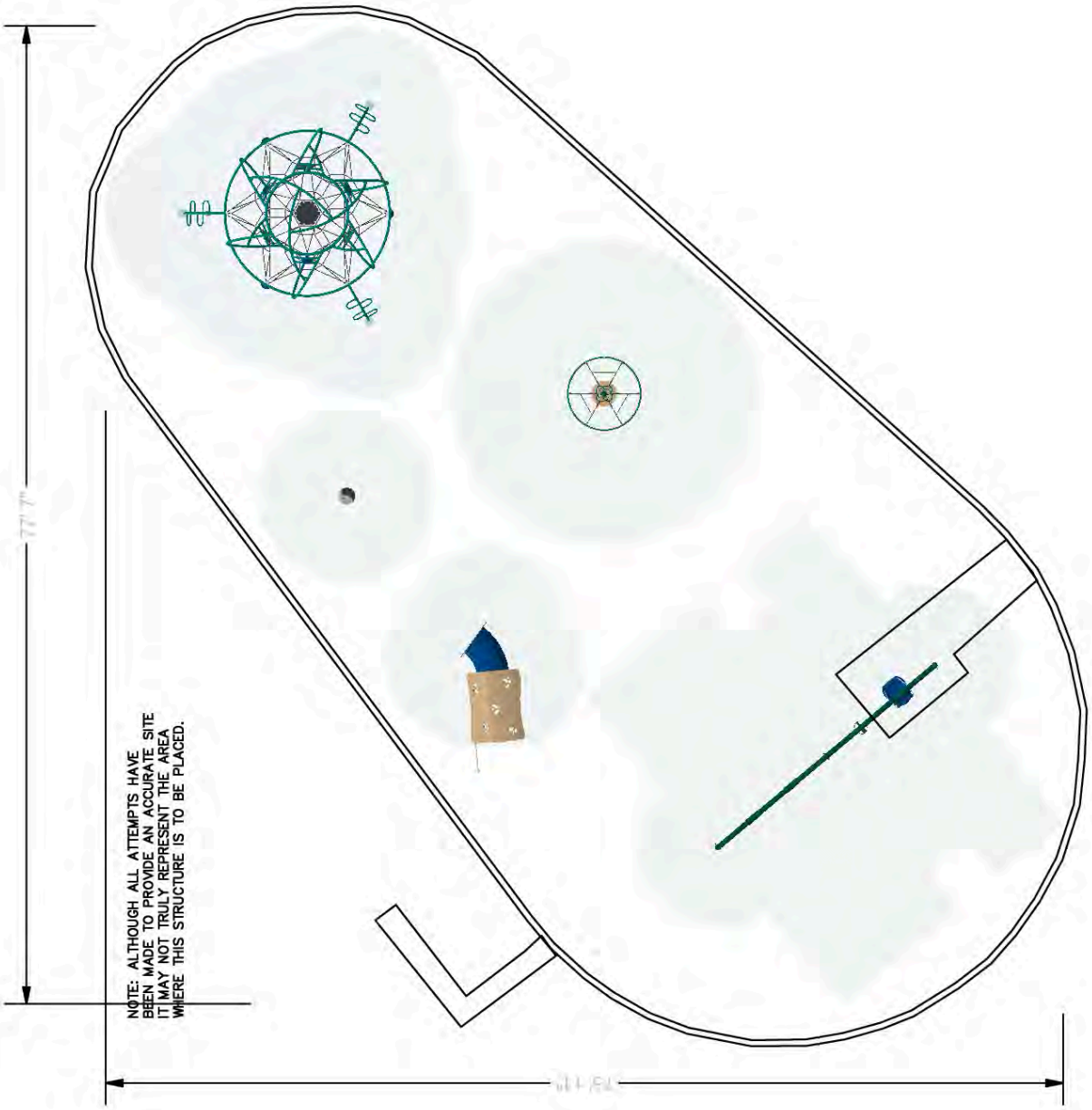
3D Designer: Kendra

Option A


Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250
ALPINE PARK PLAYGROUND IMPROVEMENT OPTION A
PROPOSAL #: 100-178955-1
ST.CROIX
RECREATION
3D Designer: Kendra

Option A

Option A



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
9	4 / 2	0 / 0	0 / 0	7 / 1	4 / 1

OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.
Area: 5887.8 sq.ft.
Perimeter: 306.9 ft.
STRUCTURE SIZE: 11'x77' 7"
POST SIZE(S):

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES Burke Basics

SITE PLAN VIEW

GROUP:
BB-2765|Free Standing

DESIGNED FOR AGES:
5 to 12

Alpine Park
Ramsey, MN 55303

Burke
PLAY THAT MOVES YOU.

01/04/2024

St. Croix Recreation Fun Playgrounds Inc.
100-178955-1

Designer: Leah Kirssin

PROPOSAL #: 100-178990-1

RAMSEY ALPINE PARK OPTION 2

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250



ST. CROIX RECREATION

3D Designer: Kendra

Option B

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

RAMSEY ALPINE PARK OPTION 2

PROPOSAL #: 100-178990-1

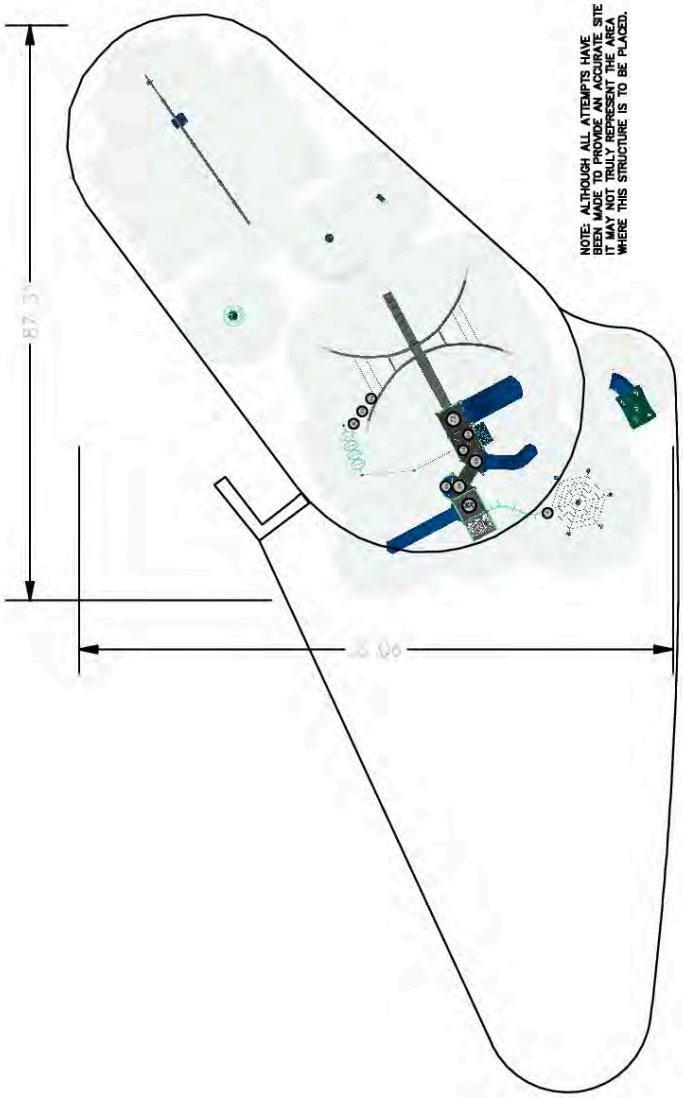


ST. CROIX RECREATION

3D Designer: Kendra

Option B

Option B



PLAYGROUND ACCESSIBILITY (Provided/Required)

TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
28	10 / 5	10 / 0	0 / 0	20 / 3	8 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

OVERALL BOUNDING OF USE ZONES
Area:7855.2 sq.ft.
Perimeter:354.6 ft.
STRUCTURE SIZE:90' 2"x87' 3"
POST SIZE(S):5"

**The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES LINE: Nucleus | Intensity | Burke Basics

SITE PLAN VIEW

GROUP:
Structure | Free Standing

DESIGNED FOR AGES:
5 to 12

Ramsey Alpine Park Option 2
Ramsey, MN 55303

01/05/2024

St. Croix Recreation Fun Playgrounds
100-178990-1

Designer: Leah Kirssin

Burke
PLAY THAT MOVES YOU.

MIDWEST
PLAYSCAPES

Option A - $100,000

Option B - $170,000

Option A

Alpine Park

Scope A

MW010524-1

Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Dark Brown	Sky	Forest Green-Sand	Brown
Beige	Brownstone		
Azure			

Option A

Alpine Park

Scope A

MW010524-1

Sales Representative

MIDWEST PLAYSCAPES

8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

Option A

Alpine Park

Scope A

MW010524-1

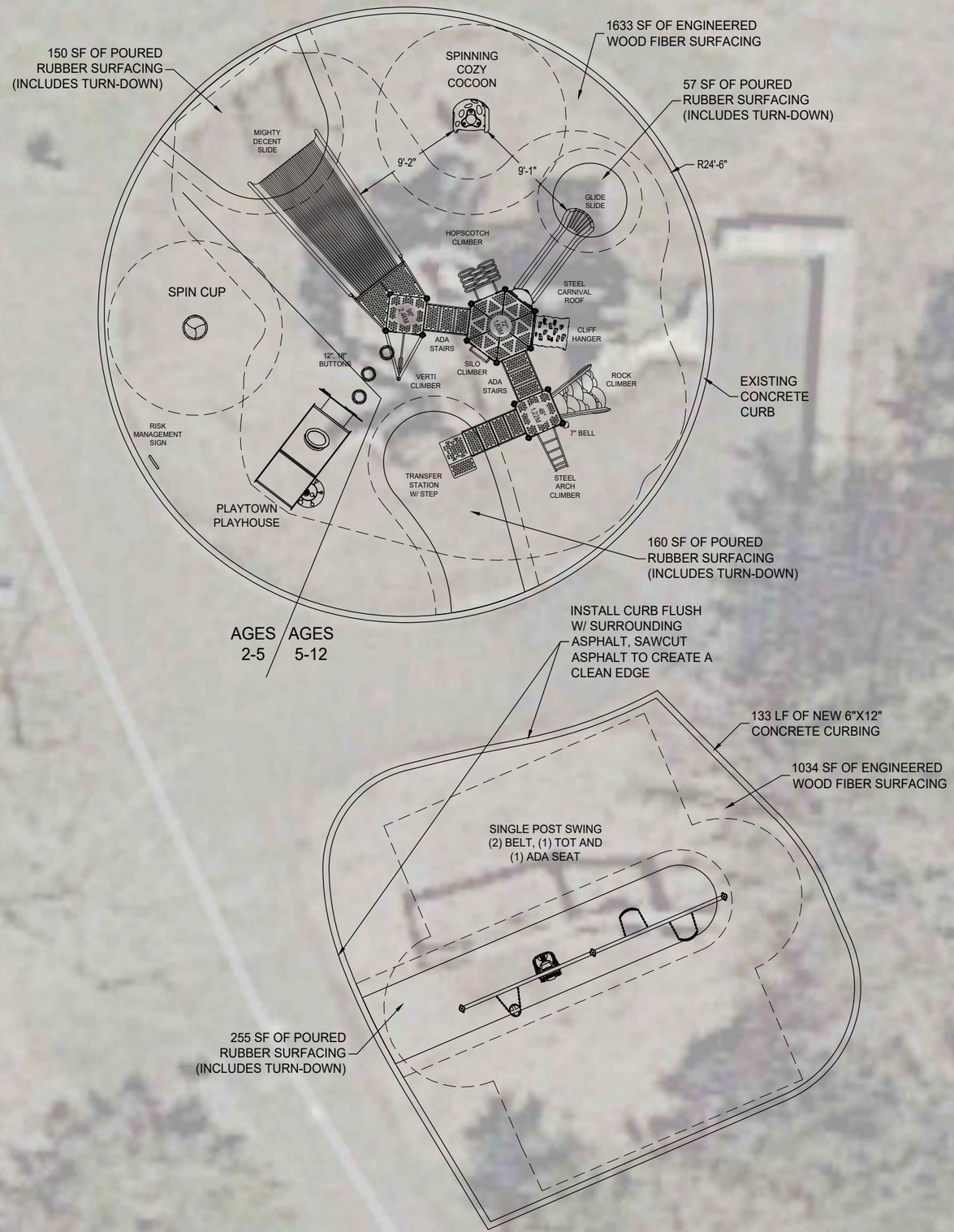
Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

Option A



*PLAYGROUND SUPERVISION REQUIRED

PLAYWORLD

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

EQUIPMENT SIZE:

USE ZONE:

AREA: see plan

PERIMETER:

FALL HEIGHT: 8 Ft.

USER CAPACITY: 71

AGE GROUP: 2-12

✓ ASTM F1487-17
✓ CPSC #325

PROJECT NO:	SCALE:
MW010524-1	1" = 10'-0"
DRAWN BY: TKA	Paper Size B
DATE: 1-5-24	

Alpine Park - Scope A

City of Ramsey, MN

Option B

Alpine Park

Scope B

MW010524-2

Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Dark Brown	Sky	Forest Green-Sand	Brown
Beige	Brownstone		
Azure			

Option B

Alpine Park

Scope B

MW010524-2

Sales Representative

MIDWEST PLAYSCAPES

8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378

PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

Option B

Alpine Park

Scope B

MW010524-2

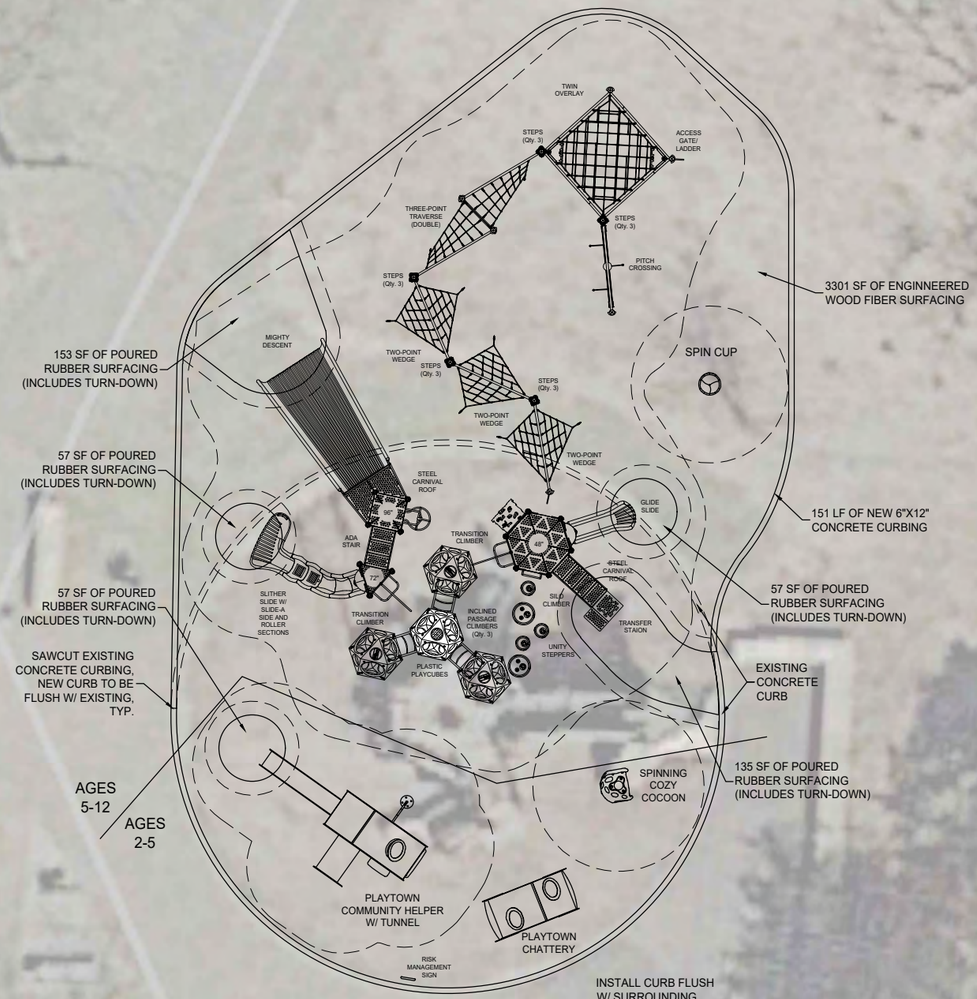
Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

Option B



*PLAYGROUND SUPERVISION REQUIRED

PLAYWORLD

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

EQUIPMENT SIZE:

USE ZONE:

AREA: see plan

PERIMETER:

FALL HEIGHT: 8 Ft.

USER CAPACITY: 148

AGE GROUP: 2-12

✓ ASTM F1487-17
✓ CPSC #325

PROJECT NO:	SCALE:
MW010524-2	NTS
DRAWN BY: TKA	Paper Size B
DATE: 1-5-24	

Alpine Park - Scope B

City of Ramsey, MN

KOMPAN
Let's play

Option A



Sliding



Climbing



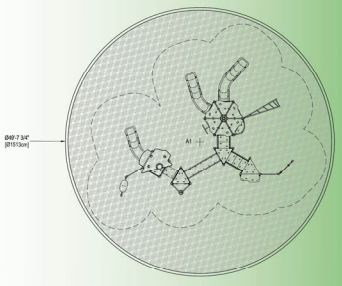
Rocking

Training



Balancing

Activity Hyperlinks







Alpine Park
Option 1

2-12 AGE RANGE

36 USERS

15 PLAY ACTIVITIES



Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

ALPINE PARK PLAYGROUND IMPROVEMENT OPTION A

PROPOSAL #: 100-178955-1



ST. CROIX RECREATION

3D Designer: Kendra

Option A

Alpine Park

Scope A

MW010524-1

Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Dark Brown	Sky	Forest Green-Sand	Brown
Beige	Brownstone		
Azure			

Top Choice for Option A

Alpine Park

Scope A

MW010524-1

Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Dark Brown	Sky	Forest Green-Sand	Brown
Beige	Brownstone		
Azure			

Option B


KOMPAN
Let's play
Spinning
Gathering
Sliding
Training
Climbing
Activity
Hyperlinks
Alpine Park
Option 2
2-12
AGE
RANGE
71
USERS
7
PLAY
ACTIVITIES

Option B

PROPOSAL #: 100-178990-1

RAMSEY ALPINE PARK OPTION 2

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PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250



ST. CROIX RECREATION

3D Designer: Kendra

Option B

Alpine Park

Scope B

MW010524-2

Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Dark Brown	Sky	Forest Green-Sand	Brown
Beige	Brownstone		
Azure			

Top Choice for Option B

PROPOSAL #: 100-178990-1

RAMSEY ALPINE PARK OPTION 2

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250



ST. CROIX RECREATION

3D Designer: Kendra

Top Choice for Option A - $100,000

Alpine Park

Scope A

MW010524-1

Sales Representative

MIDWEST PLAYSCAPES
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Dark Brown	Sky	Forest Green-Sand	Brown
Beige	Brownstone		
Azure			

Top Choice for Option B - $150,000

PROPOSAL #: 100-178990-1

RAMSEY ALPINE PARK OPTION 2

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250



ST. CROIX RECREATION

3D Designer: Kendra

Top A vs. Top B = Our Top Pick $150,000



PROPOSALS MUST BE RECEIVED BY:
2:00 PM on Thursday, December 4th,
2023 Deliver by e-mail ONLY to:
Marsha Weidner
Ramsey, MN 55303
763-433-9820

E-mail to: MWeidner@cityoframsey.com

REQUEST FOR PROPOSAL

Refurbish Playground at River's Bend Park



PROPOSAL SPECIFICATIONS

To remove 14 wooden decks and replace with treated wood and prepare the surface of 42 square posts—and subsequently stain all wood.

I/We agree to furnish all labor, wood and supplemental materials as needed, and site security to perform the work below.

- Mobilization and material handling and fitting necessary to remove and replace 14 wood decks, that are approximately 40" square, comprised of treated wood, approximately 2 ¼ thick.
- Contractor responsible for viewing the project, to review the scope of work, and confirm measurements and materials as needed.
- Contractor shall also supply and install 13 square post caps, matching green in color.
- Contractor may address project specific questions or request a meeting on site by contacting Parks & Asst. Public Works Director, Mark Riverblood @ mriverblood@cityoframsey.com
- Additional detail and incidental work are specified below.
- This Request for Quotation shall be a not-to-exceed amount. The Contractor must include within his/her quote any time or materials necessary to complete the work in a professional and quality manner. There will be no Change Orders.
- Work site may be required to be enclosed with temporary safety fencing—if the contractor is not physically on site. Fencing is **not required** if there are no equipment or loose items/tools anywhere on site, and all play equipment is completely safe for public use. Wet Paint signs are to be placed on the equipment if the stain is not dry, and fencing is not up.

Work and Staging Areas:

Confine work activities to the playground area and a direct route from the parking lot, to that necessary to remove and install play equipment components. No mechanized equipment shall be left overnight at the park (unless fenced), and no construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval is required for Sunday work.

A dumpster is not anticipated to be needed on site, and no construction related disposal is to be placed in the trash receptacle at the park. Contractor may dispose of any playground remnants in the dumpster at Public Works, 14199 Jaspar Street.

Liquidated Damages:

Liquidated damages shall be deducted from the approved quoted amount, in a sum of $30 dollars per weekday (M-F) for non-completion after April 30th, 2024.

Warranty/Guarantee:

The Contractor warrants and guarantees to the Owner that all installation Work will be of good quality and free from faults or defects in accordance with this RFQ. All defective Work may be rejected.

If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to final payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

Specification Detail:
The Contractor shall conduct his/her work in conformance with the specifications set forth herein, and in accordance with safe construction practices. Additionally, the Contractor must be licensed to work in the City of Ramsey, at the time work may commence. Further:

- All exposed deck edges shall be properly chamfered with a router, belt sander or other means before stain is applied.
- If additional deck fasteners are needed they shall be stainless steel and of vandal resistant design, or secured with lock-tite or similar product.
- 36 square posts (approx. 3" 3/4) are approximately 8' to 9' in height, and 6 are 4' foot in height. These are to be lightly scuffed with a wire brush or sandpaper in line with the grain to remove areas of lichen and to lightly prepare the surface to accept semi-transparent wood stain. Stain color to be Gun Stock brown or a tone approved by the City.
- The dolphin spring-rider shall be repainted blue with a grey snout, and the 4 burnished steel balls (handles and foot pegs) may remain unpainted.
- All vertical posts that are set into steel bracket 'feet' shall be inspected for missing paint. Areas with missing paint shall be appropriately scuffed and prepped with paint applied to cover over missing areas and surface rust. A rust prep product may be used also, at the discretion of the contractor. (The City does not expect these repainted areas to remain intact for a long period of time.)
- Two areas *depicted below shall have the paint removed to fully reveal the galvanized metal or stainless-steel plates – *or* appropriately painted brown.
- <u>All non-wood surfaces</u> shall be pressure washed with detergent or pressure washed following the application of cleanser to remove lichen and any other soil. The City shall supply the water source.

REFERANCE PHOTOS

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Existing deck conditions, and stainless deck fasteners



Bottom side of same deck fasteners

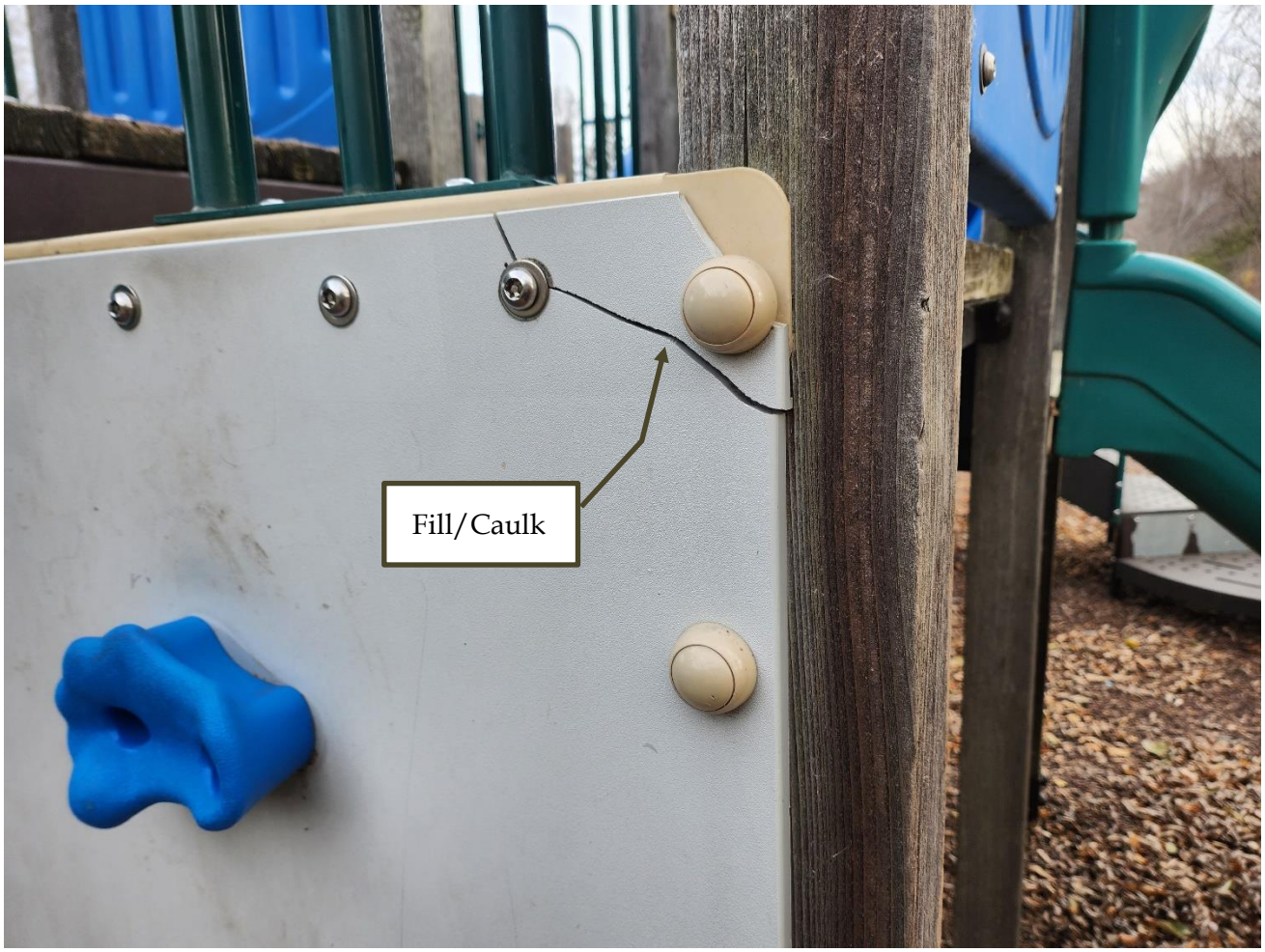


Example vertical posts to be scuffed/prepped and stained.



*Remove or add paint





Caulk crack with matching color material.



Example of lichen and soil to be removed by cleaning product and pressure washing.

<u>All non-wood surfaces</u> shall be pressure washed with detergent or pressure washed following the application of cleanser to remove lichen and any other soil.

~ End of Specifications ~

Proposal to Refurbish Play Equipment at River's Bend Park.

$_____ for all costs to refurbish play structures as specified.

In submitting the above quote, I/We warrant the quote valid for work to be completed on or before April 30th, 2024. (Contractor need only submit this page.)

Additionally, I/we acknowledge the specifications and provisions referenced herein and above.

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____

E-mail _____

PROPOSALS MUST BE RECEIVED BY:
2:00 PM on Thursday, December 14th,
2023 Deliver by e-mail to:
Mariah Albrecht
Ramsey, MN 55303
763-433-9820

E-mail to: Malbrecht@cityoframsey.com

REQUEST FOR QUOTATION

Furnish Engineered Wood Fiber Surfacing



QUOTATION SPECIFICATIONS

Furnish and Deliver to River's Bend Park approximately 4,550 Square Feet of IPEMA Certified Engineered Wood Fiber.

I/We agree to furnish Engineered Wood Fiber playground surfacing, consistent with the specifications herein.

- Procure, haul and deliver approximately 4,550 S.F. of Engineered Wood Fiber (EWF) sufficient to cover the entire area within the playground's boulder containment border, at a depth prescribed below.
- Contractor responsible for viewing the project, to review the scope of work, and ascertain measurements and volume of EWF needed.
- Contractor may address project specific questions or request a meeting on site by contacting Parks & Asst. Public Works Director, Mark Riverblood @ mriverblood@cityoframsey.com
- This Request for Quotation shall be a not-to-exceed amount. The Contractor must include within his/her quote any time or materials necessary to complete the work in a professional and quality manner. There will be no Change Orders. The Quotation shall include all fuel costs, (no fuel surcharges).

City Award:

The City anticipates award of River's Bend Park playground EWF purchase January 23rd, 2024, for delivery to occur in late February or March 2024, (*or* April if snow and Winter conditions cause delays).

Work and Staging Areas:

Confine work activities to the playground area and a direct route from the parking lot, to that necessary to deliver the EWF, (and distribute/spread if applicable). No mechanized equipment shall be left overnight at the park (unless fenced), and no construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval is required for Sunday work.

There are no removals and a dumpster is not anticipated to be needed on site, and no construction related disposal is to be placed in the trash receptacle at the park.

Schedule:
A schedule for delivery/placement shall be coordinated between the City and Contractor in February—following a playground refurbishment project. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The goal of these specifications is to minimize the number of days the playground is out of service.

Payment:
Payment will be made upon submittal of an invoice to the City on a net 30-day basis following City acceptance of the work (there will be no partial payments, nor change orders).

Quotation Duration:
The Contractor in submitting their quote, acknowledges the amount shall be honored for a period of 60 days from the date of submission. Fuel costs must be included within the quoted amounts.

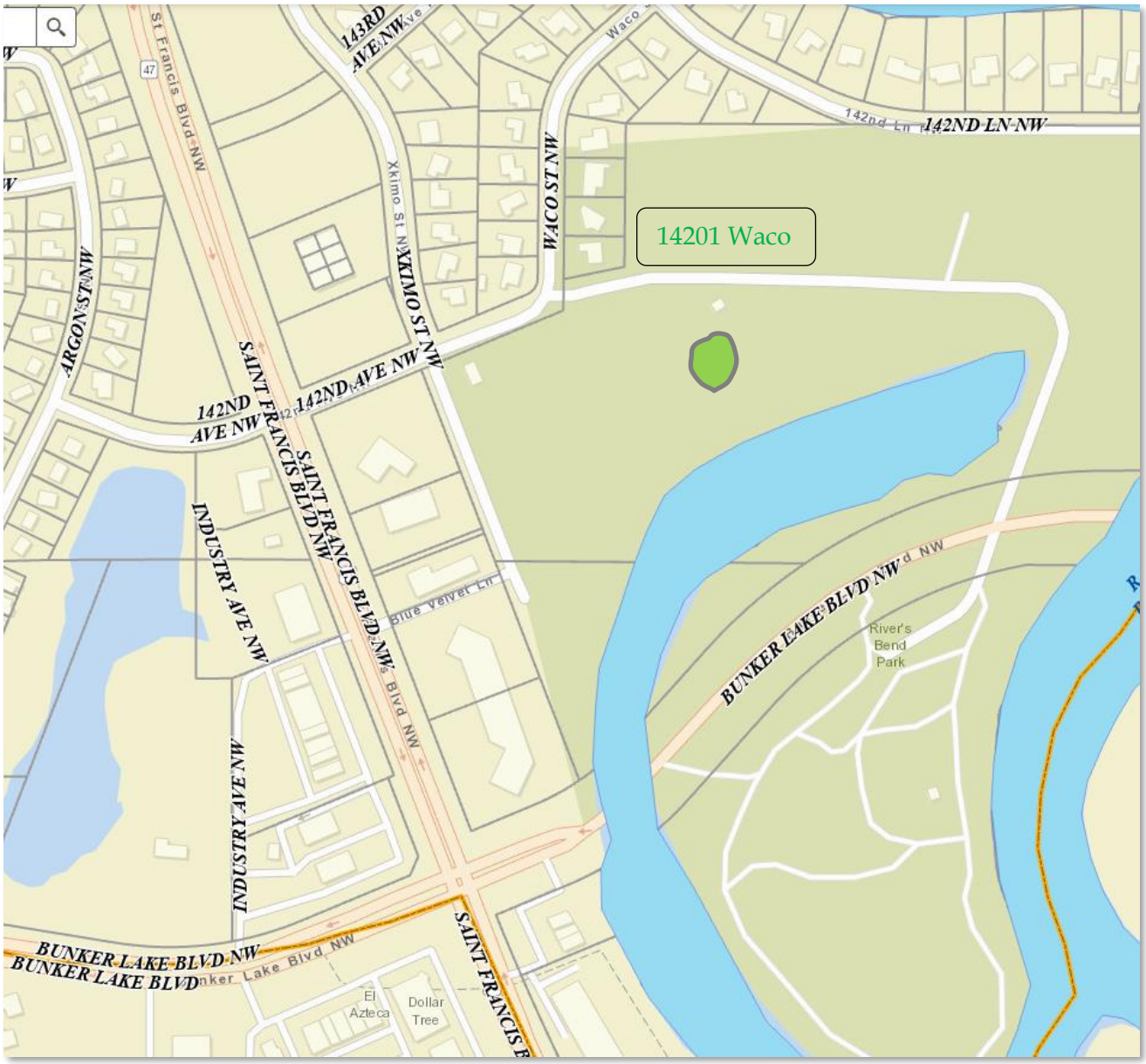
Specifications:
The Contractor shall conduct his/her work in conformance with the specifications set forth herein, and in accordance with safe construction practices. Further:

- Engineered Wood Fiber must be IPEMA Certified (Virgin Pine Chips or Natures Plus Tamarack—to be specified on the Quotation Form).
- Documentation must be provided from the EWF manufacturer that it meets ASTM 1951 standards.
- The existing EWF in place is 3-years old and 'springy' the new EWF is to add to the total depth and to freshen the entire area within the boulder containment border. The volume of new material delivered or placed, shall be a minimum of 6" inches in depth for all areas within 6' feet of any play structure or feature within the containment border. For all other areas within the boulder containment border and more than 6' feet from any play structure or feature the depth shall be a minimum of 2" inches.
- Delivery and placement shall be in the location(s) shown below, at the park at 14201 Waco Street, Ramsey MN 55303.

~ End of Specifications ~

REFERANCE EXHIBITS

↓





Delivery with live bottom or end dump etc.; placement shall be in between swing and blue step-up features within boulder containment border to the degree possible. (Some EWF may spill out to turfed area and onto step-ups.)



Total area *approximately* 4,550 SF. Border circumference (interior) *approximately* 260 LF.

Furnish and Deliver to River's Bend Park approximately 4,550 Square Feet of IPEMA Certified Engineered Wood Fiber at a Cubic Foot volume to meet specifications herein.

$_____ for all costs to furnish and deliver <u>IPEMA Certified Virgin Pine Chips</u> Engineered Wood Fiber as specified.

Or

$_____ for all costs to furnish and deliver <u>IPEMA Certified Natures Plus Tamarack</u> Engineered Wood Fiber as specified.

Add Alternate

$_____ for all costs to spread/distribute Engineered Wood Fiber within playground area as specified.

In submitting the above quote, I/We warrant the quote valid for work to be completed before April 30th, 2024. (Contractor need only submit this page.)

Additionally, I/we acknowledge the specifications and provisions referenced herein and above.

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____ E-mail _____


RAMSEY
ROTARY

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

RESOLUTION #24-45

RESOLUTION APPROVING THE 2024 PLAYGROUND REPLACEMEENT PLAN – ALPINE AND RIVER'S BEND PARKS

WHEREAS, Ramsey City Council and the Park and Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, Community Parks and their playgrounds are essential areas for play and creative and cognitive expression, as well as the positive physical development of children**;** and

WHEREAS, River's Bend Park's play equipment has considerable play value, is contemporary, and in good condition but does need wooden deck replacements; and

WHEREAS, Alpine Park's play equipment is outdated and does not meet the caliber of play features befitting a community park and merits replacement**;** and

WHEREAS, renovation and reinvestment in existing parks represents a commitment and service to residents throughout the City, and supports favorable property values and sustaining, desirable neighborhoods, and

WHEREAS, the Park and Recreation Commission conducted an analysis of the two community parks and finds that refurbishing River's Bend Parks playground, and replacing the playground at Alpine Park in the same year is the best solution and in keeping with the intent and goals of the Playground Replacement Policy; and

WHEREAS, the Park and Recreation Commission developed a detailed strategy to renovate two playgrounds for the estimated total amount called for in the Playground Replacement Policy for 2023 and 2024 of $200,000, and on January 11th, 2024 recommended to City Council the implementation of the associated Capital Improvement Project.

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

That, up to two hundred thousand ($200,000), are hereby allocated from the Lawful Gambling Improvement Fund, for the purchase and installation of play equipment and related improvements, and further to direct staff to implement the associated park renovations recommended by the Park and Recreation Commission on January 11th, 2024; and

That, the existing play equipment within Alpine Park be declared surplus property and that staff is hereby directed to dispose of it in the most fiscally responsible manner possible. Further, that if sold, purchasers must sign a liability waiver, absolving the City from any liability.

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:

none

and the following abstained:

none

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of January, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

City of RAMSEY

Playground Finder Map

FORD BROOK PARK
5459 180th Ave

RABBIT PARK
17450 Rabbit St

BROOKSIDE ELEMENTARY
7003 Nowthen Blvd

RUM RIVER CENTRAL PARK
(ANOKA COUNTY PARK)
17955 Roanoke St

CENTRAL PARK
7925 161st Ave

FOX PARK
17150 Potassium St

ELMCREST PARK
16303 Quicksilver St

TITTERUD PARK
16100 Jaspar St

WOODLAND GREEN PARK
5201 155th Lane

PEARSON PARK
15070 Rabbit St

PELTZER PARK
7001 149th Lane

ALPINE PARK
6600 Alpine Dr

NORTH COMMONS
7695 147TH Lane NW

RAMSEY ELEMENTARY
15000 Nowthen Blvd

SOLSTICE PARK
14700 Erkium St

FLINTWOOD TERRACE PARK
14250 Fluorine St

RIVERS BEND PARK
14200 Waco St

EMERALD POND PARK
6000 142nd Ave

RIVERDALE PARK
6860 Riverdale Dr

N
W E
S

Legend

Play Equipment

Trails

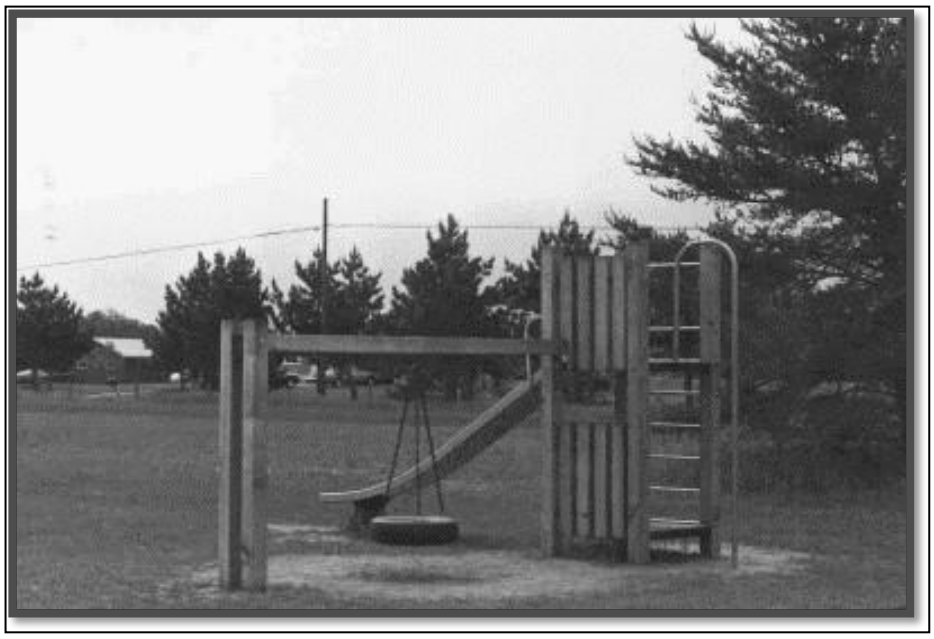
Parks

Lakes & Ponds

Ideas? Questions?

CITY OF RAMSEY
763-433-9883

Map Created by
City of Ramsey
07/20/21



Central Park, Circa 1984



Central Park, Circa 2012

Interim Playground Replacement Policy

City of Ramsey, Minnesota

Adopted: x/x/2021

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Appendix 29

SECTION 1. INTRODUCTION.

Playgrounds provide children with a safe and exciting connection to the outdoors during a time when electronic devices increasingly occupy their attention. They are associated with immense physical benefits—upper- and lower-body strength, muscular and cardiovascular endurance, balance, agility, and hand-eye coordination; in the long-run, reduced risk for cardiovascular ailments (e.g. heart disease and stroke), obesity, type-2 diabetes, and certain cancers—as well as boosts to self-confidence and improvements in social skills. Many of children's fondest memories are formed at parks. Playgrounds help build relationships between parents, grandparents, neighbors, and between children and their peers. Additionally, they provide a community gathering place for young parents and their children who may otherwise experience isolation. It may not be an exaggeration to state that playgrounds metaphorically serve as the backbone of neighborhoods within the community, and as such are a valuable resource that must be properly maintained. Playground equipment and associated improvements unfortunately do not last forever, and so this policy serves as a guide to replacing the city of Ramsey's playgrounds so that they remain a safe and enjoyable place for the community to gather around.

SECTION 2. GENERAL POLICY STATEMENT.

The city of Ramsey has seventeen playgrounds that will need to be replaced in the future. Due to fiscal and administrative constraints, as well as the varying ages and conditions of the city's playgrounds, the replacements are to be carried out over the span of more than a decade. As of the writing of this policy, six of the city's playgrounds have reached the end of their twenty-year useful lifespan and over the next decade, nine more will have reached that point. Consequently, the next capital improvement program (CIP), covering years 2022 through 2031, as well as subsequent CIPs will need to account for the city's playground replacement needs. This policy will guide the city in determining which playgrounds to replace and program into a given year of the CIP.

SECTION 3. PLAYGROUND EVALUATION MATRIX.

The evaluation matrix considers six factors (and an additional screening factor) when prioritizing playgrounds for replacement and the playgrounds are scored based on their adherence to those categories. A playground can receive a maximum score of 90 points, and the higher a score a playground receives, the greater the need for replacement. Four of the seven factors, accounting for 60% of the points, assess the playground itself, while the remaining two factors, accounting for 40% of the points, consider the context of the playground. The remaining factor, while not accounting for any points, is considered before any of the other six factors, because it serves to screen out playgrounds that are not recommended for replacement. The following is a description of that screening factor:

Home Density Surrounding Playground—Yes/No to pass go:

Housing density may be considered a proxy for the regular frequency of usage of a particular playground. Because community parks are likely to be used significantly by outside visitors in addition to the surrounding neighborhood, home density does not factor into the scoring for community parks. Accordingly, playgrounds in community parks are automatically recommended for replacement scoring. Playgrounds in neighborhood parks however, must meet a threshold of 35 homes within 1,500' feet of walking distance to the park to be recommended for replacement consideration. In cases where a playground might be removed, alternative actions (described below) are to be considered. In the table below, playgrounds meeting this threshold are scored "Y" for those that have appropriate densities, and those not meeting the threshold are scored "N." Home density is determined based on how many homes (or townhome/apartment units) are within the 1,500 feet walking distance of a park's boundary along streets, sidewalks and trails.

The following are the four scoring factors that consider the playground itself. Combined they account for 60% of the points:

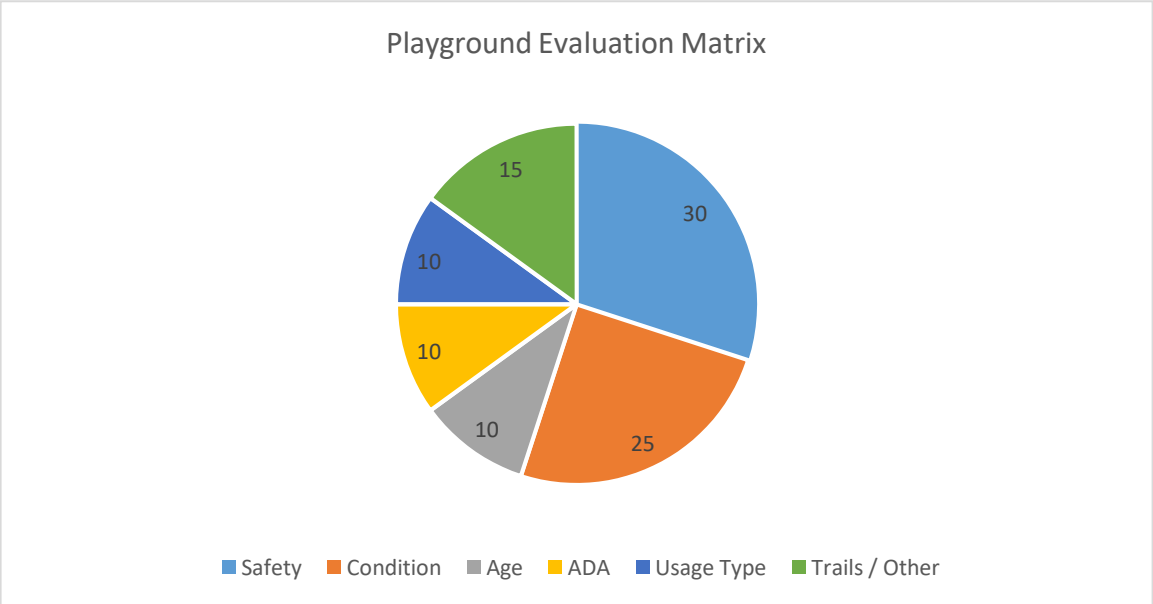
A. **Features Posing Safety Concerns.** A thorough inspection is to be performed on all elements of the playground structures, including but not limited to swings, slides, transfer decks, railings, and surfaces. If one feature is determined to pose a potential safety concern, the playground automatically receives fifteen points in this category, or one half of the total. If more than one feature is found to pose a concern, the playground receives the full thirty points.
B. **Visual Condition of the Playground Set.** The inspection will also determine the visual quality of the playground. The presence of faded or chipped paint, or rusted metal, are indicators of poor condition. Playgrounds in great condition receive zero points; playgrounds in fair condition receive five points; playgrounds in poor condition receive the full ten points.
C. **Age of the Playground Set.** If the playground is less than ten years old, it receives zero points. If it is between ten and twenty years old, it receives two points. If it is between twenty and thirty years old, it receives eight points. If it is greater than thirty years old, it receives the full ten points. The disparity between scores of playgrounds older than twenty years and those younger than twenty years is due to the assumed useful lifespan of a playground being twenty years.
D. **Compliance with ADA Standards.** ADA standards are defined below. Compliance is worth zero points whereas noncompliance is worth ten points.

The matrix additionally considers two factors that encompass the context of the playground. Combined they account for 40% of the points:

E. **Community Park vs. Neighborhood Park.** This distinction refers to the usage of the park containing the playground in question. Neighborhood parks are smaller parks with fewer amenities that primarily serve the immediate neighborhood. They are mostly used by people who live within walking distance of the park. Community parks are larger parks that serve considerably larger constituencies and that feature a greater variety of amenities, particularly athletic fields. They are the sites of athletic tournaments and major gatherings. Playgrounds in community parks are likely to receive much greater usage and wear more quickly, needing replacement sooner than their neighborhood counterparts. Consequently, this category gives priority to playgrounds in community parks over those in neighborhood parks, with the former receiving twenty-five points compared to fifteen points.

F. **Accessibility via Trails and Other Considerations.** Many of Ramsey's older playgrounds are inaccessible via an ADA compliant path which makes them more difficult to access for persons with mobility limitations. Any potential playground replacement would include a paved surface to allow for easier access, thus playgrounds without such a surface are prioritized in this category and may receive the 15 points.

   This category also maintains room for other considerations as well, an example would be structures that need frequent repair components. Due to the overall lack of gradience in the scoring metrics, several playgrounds may receive the same score. This category may also be used to break ties.



SECTION 4. PUBLIC INPUT AND DEMONSTRATED NEED.

The evaluation matrix may not be the sole determinant of the order in which playgrounds are replaced. Input by the community with respect to neighborhood parks is crucial to ensure that residents are well served by their city. A playground scoring higher than another does not necessarily mean that it will be replaced first, particularly if public input demonstrates significant justification for another park's playground to be replaced sooner.

Another tool for assessing the need for playground replacement is actual neighborhood demographics. In some cases, school district data may be obtained that provide the numbers and ages of children within a logical distance of the park under consideration (likely the same 1,500' foot radius). This may reveal very young children that will be coming into that 6+ age where playgrounds are important features of their lives. In other instances it may be found that the population are older residents, and less likely to have children in the household regularly. In 2012, the City installed a game trail camera to monitor the numbers, frequency and real-time use of a playground. This was found to be an effective way to support retaining this particular play area.

SECTION 5. ALTERNATIVES TO PLAY STRUCTURE COMPONANTS.

In instances where the public may not support the elimination of a playground per se, but full or partial replacement is not feasible, other actions can be taken to preserve space for children to engage in outdoor recreation without entirely new play structure components. Alternative play spaces however are best considered with appropriate public input. Residents may embrace for example, 'nature based' play areas made with trees, branches, boulders etc. which *may* be less expensive to install and maintain than traditional playground equipment. Pearson Park has elements like these, which are proven to be popular.




Figures 1-2: Nature-based play features at Pearson Park: *(left to right)* figure-eight stair stepping logs; sand and artificial turf surfacing, scattered 'tree cookies'

Another option to traditional playgrounds is converting parkland, including the former playground area, into naturalized landscapes, providing a different type of valued outdoor amenity.

Tree forts are almost a rite of passage for children, like this one in the wooded area of Ford Brook Park, or one below at Pearson Park manufactured from imported branches.




Ford Brook Park Pearson Park

Natural woods allow for the creation of lean-to's and stick forts as well as hide-n-seek games or self-guided exploration of these shady enclaves. In other neighborhood parks, it may even be appropriate to simply leave areas open, and available to make bicycle tracks in the soil with shovels and hand tools—another rite of passage for many children.

At parks where the landscape is be to converted from playgrounds (or turf), there should be a plan for both the conversion, but also the appropriate care and management which can be simple and less costly than some maintenance intensive formal playgrounds. Regardless of the type of alternative landscape, these areas are not to be left for weeds and invasive plants to become established—which can result in a degradation of the park or adjoining private lands.

SECTION 6. PLAYGROUND SURFACING.

The city of Ramsey primarily uses two different types of surfaces for its playgrounds— engineered wood fiber (known colloquially as wood chips) and pea gravel (reused seal coating rock). Both surfaces are considered safe as long as kept at a depth of at least twelve inches, though pea gravel may have concerns due to its shape, making it an attractive nuisance for young children to put in their mouth. Additionally, the surfaces —as well as rubber mulch—are desirable due to generally low upfront installation costs (with pea gravel being the cheapest), but require regular maintenance (raking and levelling to maintain a proper depth for cushioning falls but still remaining accessible) and need to be replaced roughly every five years. Funding for the reoccurring surface replacement could be from the Lawful Gambling Fund, instead of the General Fund as has been the case.





***Figures 3-4*: (*left to right*) engineered wood fiber (EWF); pea gravel**

SECTION 7. FUNDING SOURCES.

The *potential* funding sources for playgrounds and their replacement are many, including the Park Trust Fund, General Fund, the Capital Maintenance Fund, or even bonding—however, the most logical funding source may be the LawfulGambling Fund, which is proceeds the city receives from a tax on charitable gambling (pull tabs) in Ramsey. Pursuant to MN State Statute Chapter 349, the Lawful Gambling Fund monies may only be used for expenditures that primarily benefit youth in the community. The 2021 present fund balance is approximately $325,000.

SECTION 8. DEFINITIONS

- **Americans With Disabilities Act** or "ADA" refers to the civil rights legislation passed in 1990 that prohibits discrimination against individuals based on disability. Its provisions were updated in 2008 to include a larger number of people under the umbrella of 'disabled.' Pursuant to that law, the Department of Justice developed *Standards for Accessible Design* in 2010. Any playgrounds constructed or modified after March 15, 2012 are subject to the new standards. Examples of these standards include:
  a) Running slopes may have grades no steeper than 5% with cross slopes no steeper than 2%; slopes with grades larger than 5% must have handrails and landings
  b) An accessible route 60 inches wide with 80 inches of overhead clearance must be available
  c) Transfer platforms must be between 11 and 18 inches high with width and depth at least 24 inches and 14 inches, respectively; transfer steps may be no higher than 8 inches and should include handholds; a 30-inch by 48-inch space must be available adjacent to the transfer platform
  d) Elevated ramps connecting play structures must be no steeper than 8.25%, no longer than 12 feet, and at least 36 inches wide; they must contain handrails with spots for gripping between 20 and 28 inches off the ground; a 60-inch by 60-inch

landing area must be provided if the elevated ramp changes directions

e) Manipulative and interactive sensory and communicative components must have reach ranges of 18 to 44 inches for 5- to 12-year old children, and 20 to 36 inches for 2- to 5-year old children
f) At least 50 percent of elevated play components should be accessible; for play structures with more than 20 elevated play components, at least 25 percent should be accessible

- **Community Park** refers to a park with numerous amenities, such as athletic fields, meant to serve those from around the city as well as from neighboring communities. They are also considerably larger than neighborhood parks, (often 40 acres or more).
- **Neighborhood Park** refers to a park with fewer amenities, typically anchored by a small playground. They draw people mainly from the immediate neighborhood and accordingly, have smaller parking capacities. They are considerably smaller than community parks (generally 1 to 15 acres of developed area).



***Figures 5-19*: Playground Equipment: (*left to right, top to bottom*) transfer surface; spring rider; chain ladder; talk tube; spinner; track-ride; sandbox excavator toy; metal ladders; stepping pods; corkscrew climber; clatter bridge; belt bridge; globe spinner; climbing wall with rope; enclosed rope climber.**

SECTION 9. SCORING OF PARKS WITH PLAYGROUND EQUIPMENT

Playground	*Aging Score*	*Condition*	*Meets Density*	*Park Type*	*ADA*	*Trails /other Considerations*	*Safety Concerns*	*Total*
Rabbit	10	10	Y	15	10	5	30	*80*
Alpine	8	10	Y	25	10	0	0	*53*
Solstice	8	5	Y	15	0	0	15	*43*
Riverdale	8	5	Y	15	10	2	0	*40*
Central	8	5	Y	25	0	0	0	*38*
Peltzer	8	5	Y	15	0	5	0	*33*
Rivers' Bend	2	5	Y	25	0	0	0	*32*
Fox	8	5	Y	15	0	2	0	*30*
Emerald Pond	8	5	Y	15	0	1	0	*29*
Woodland Green	8	5	Y	15	0	0	0	*28*
Titterud	2	5	Y	15	0	5	0	*27*
Flintwood Terrace	2	5	Y	15	0	0	0	*22*
Ford Brook	0	5	Y	15	0	0	0	*20*
North Commons	0	0	Y	15	0	0	0	*15*
Pearson	0	0	Y	15	0	0	0	*15*
Autumn Heights	-	-	N	-	-	-	-	-
Shawn Acres	-	-	N	-	-	-	-	-

SECTION 10. PROPOSED TIMELINE OF PLAYGROUND REPLACEMENT

Playground	*Year*
Rabbit Park	*2022*
Alpine Park	*2023*
Solstice Park	*2024*
Riverdale Park	*2025*
Central Park	*2026*
Peltzer Park	*2027*
Rivers Bend Park	*2028*
Fox Park	*2029*
Emerald Pond Park	*2030*
Woodland Green Park	*2031*
Titterud Park	*2032*
Flintwood Terrace Park	*2033*
Elmcrest Park	*2034*
Ford Brook Park	*2035*
North Commons Park	*2036*
Pearson Park	*2037*

SECTION 11. PLAYGROUND DESCRIPTIONS

Alpine Park

Alpine is a larger community park located in central Ramsey along the south side of Alpine Drive, approximately 1 mile east of Ramsey Boulevard and 1/3 mile west of Sunfish Lake Boulevard. Park amenities include four baseball diamonds and batting cages, off-leash area, as well as a skate park. Its playground was completed in 2000. The playground uses engineered wood fiber for surfacing.

The playground consists of two components, a wooden swing set and a wooden composite play structure. The swing set has two sections, one section with a single plastic chair swing and the other section with two normal belt swings. The playground structure consists of one plastic slide with parallel ramps. A metal, vertically curved set of six parallel monkey bars is connected to the rest of the set via a low transfer surface. Opposite the monkey bars is a wooden ladder with two steps that connect to the rest of the structure.

There are five means of entry—the aforementioned transfer surface and ladder, a wooden staircase, a chain link ladder (with four parallel chains) with metal footings, a chain link ladder on the interior of the structure which three rubber tires serving as steps, and a wooden climbing wall (sloped roughly 60 degrees with the ground) with six wooden steps and a rope for balance. The bottom of the climbing wall is worn, likely due to use as an additional step. The protective covering on the rope is worn and the metal inside of the rope is exposed in places. The rope has also been stretched considerably.

The entire surface of the structure is wooden with the exception of a bridge, which has a rubber mat for a surface. The bridge is sloped slightly (less than 15 degrees) from one end to the other, however there are four peaks on the rubber surface with thin wooden planks on top. The rubber surface is somewhat worn and there are cross slopes in some places that are unrelated to the design. The chains for both ladders are in fairly good condition. The wood throughout the structure ranges from okay to poor condition visually. The wood on the supports for the tallest portion of the structure (i.e. the area withthe wooden climbing wall) is in the poorest condition with several of the planks making up horizontal and diagonal supports being splintered. The playground also has talk tubes (metal megaphone toys through which children may communicate with one another through opposite ends), which are both in good working condition.



***Figure 20*: Alpine Park Playground**





***Figures 21-23*: *(from left to right)* Splintered wood on horizontal and diagonal supports; Splintered wood on support for swing set; Worn rope covering on climbing wall**

Autumn Heights Park

Autumn Heights is a neighborhood park located in northwestern Ramsey at the intersection ofRabbit Street and Nutria Street, just east of Armstrong Boulevard and south of 173rd Avenue. Its playground was assembled by staff in 1985. Wooden timbers (6" x 6") bound the play area, with the play area not accessible via an ADA access path. The playground uses pea gravel for surfacing.

The playground consists of a single wooden play structure with a tire swing and a metal pull-up bar. The tire itself is in good condition, but the chain it is attached to is rusted and shows wear. The top surface of the play structure consists of five parallel wooden planks, all of which are loose (with the exception of the second-to-rightmost plank). There are two means of entry, neither of which are ADA-compliant. One is a ladder with two metal bars serving as steps. The other is a curved surface with narrow gaps for footholds, comprised of eight wooden planks, all of which are fully attached. The flat surface between this surface and the top surface (which is three inches above this surface) is comprised of six wooden planks (none of which are fully secured) perpendicular to those on the top surface and parallel to those on the curved surface. There is a single straight stainless steel slide, which is in fair condition, (however it is South facing, which is not desirable). *The terms of this Interim Playground Replacement Policy point to the playground components' removal, without replacement.*



***Figure 24*: Autumn Heights Park Playground**

Loral I Armstrong Delaney Central Park

Central Park is a 45-acre community park located at the intersection of Armstrong Boulevard and 161st Avenue. Park amenities include football fields, seven softball/baseball diamonds, two lacrosse/football/soccer fields, four tennis courts, and four horseshoe pits. Its current playground was constructed in 1998 as a community-built project. The playground uses pea gravel for surfacing.

The structure is largely wooden, but there are multiple plastic and metal components as well, such as two plastic slides—one enclosed and one open with three parallel tracks—and a plastic tunnel. The wood is in fair condition, but is exhibiting some wear and tear. There are two track-rides, one straight with a single track and one curved with five parallel tracks. The grip for the first track-ride is metal, with chipped paint, and the grips for the latter are plastic and are in good condition, albeit with slightly faded paint.

Linking the two track-rides is a series of four wooden transfer platforms. The topmost platform is accessible via a metal chain-link ladder as well as two parallel metal bars for climbing. Linking the track-rides and transfer platform between them with the rest of the playground structure is a series of seventeen arched plastic platforms. Additional means of entry include a rope climbing wall, metal ladder, a wooden climbing wall with a rope, a step with handrails for accessing a transfer platform, a corkscrew climber, and a wooden ramp.

Additional playground features include two playground excavator toys, two spinners, and a balance beam. Overall, the playground is in fair condition, but the wooden components are worth monitoring.







***Figure 25*: Central Park Playground wide shot; *Figures 26-27*: (*left to right*) seventeen curved platforms; several means of entry, including a metal ladder, a wooden climbing wall with a rope,**

a corkscrew climber, and a step with handrails

Elmcrest Park

Elmcrest is a large community park located in east-central Ramsey, west of State Highway 47 / Saint Francis Boulevard and south of 167th Avenue along Quicksilver Street. Park amenities include twelve soccer fields. Its playground was erected in 2015, the year after the adjacent park building was completed. The playground uses engineered wood fiber for surfacing.

The farm-themed playground features a main playground structure, a swing set with two bucket swings, a play barn, two spinners (one globe spinner), two chicken sculptures and one bee sculpture for climbing. The main play structure contains an obstacle course with a rope ladder, four angled platforms securedinto the ground by a chain, a curved metal bar with four ropes crossing one another for balancing, aset of inclined monkey bars comprised of three rings forming six handholds, and five stepping pods. Additionally, the playground has three zigzagging slides and five means of entry– one transfer surface, two platforms forming a quasi-staircase, a ladder consisting of three platforms, an enclosedchain-link ladder with five metal semicircular footholds, and a climbing wall with slots cut out for footholds. All components of the playground are in excellent condition.



***Figures 28-31*: (*clockwise from the top left*) main play structure; chicken sculpture, bee and flower sculpture, swing set with bucket swings, and play barn**

Emerald Pond Park

Emerald Pond is an approximate 14-acre neighborhood park in southeastern Ramsey, located east of CSAH 57 / Sunfish Lake Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of Alpine Drive. Park amenities include a single baseball diamond and a soccer field, a pergola with fountain, as well as a basketball hoop in the parking lot. Its playground was built in 1997. The playground uses pea gravel for surfacing.

Emerald's playground consists of three components—a seesaw spring rider, a swing set, and a large composite play structure. The seesaw's surface is well-worn from use, with paint chipped and metal beginning to rustin some places, but it is still functional. The swing set is mostly in good condition, albeit with someof the chains exhibiting rust. The swing set consists of three bays, two with two belt swings each, and the third with two bucket swings.

The play structure consists of eight means of entry—a curved metal ladder with eight semi-rectangular rungs; a pair of transfer platforms next to a clatter bridge; another transfer platform on the opposite side of the clatter bridge; a chain-link ladder with three rungs for footholds and two curved metal bars for handholds; a corkscrew climber; two sets of wide metal ladders with two footholds each and two semicircular bars (opposite one another) each; and a narrow staircase with three steps and two curved metal bars for handholds.

Additionally, it features five slides—one short straight slide with two parallel tracks, one straight slide with a single hump in the middle, one short curved slide rotating 90 degrees, one curved slide rotating 360 degrees, and one enclosed zig-zagging slide. The enclosed slide has drainage issues, with water occasionally pooling at the bottom, but this does not pose a safety issue. All of the slides are in good condition otherwise. The other plastic components—two tunnels, two interactive sensory components with 3 x 3 rotatable blocks with letters on them, most of the guardrails, and a roof—are in good condition.

Adjacent to the clatter bridge is a set of flat monkey bars with a curved path. Two of the metal shafts in adjacent sections of the monkey bar structure are not completely flush, which is not a safety issue in and of itself, but should be repaired outside of a full playground replacement. On the opposite side of the playground structure, there are two sets of monkey bars as well as a track-ride, linked together by a triangular transfer platform. One of the sets has flat bars while the other has six rings suspended by short chains, the latter linking the former as well as the track-ride with the rest of the play structure.



***Figure 32*: Emerald Pond Park Playground (looking northeast)**



***Figure 33*: Emerald Pond Park Playground (looking west)**



***Figure 34*: Section of monkey bars with minor misalignment**



***Figure 35*: Seesaw spring-rider**

Flintwood Terrace Park
Flintwood Terrace is a neighborhood park in southeastern Ramsey, located west of MN 47 / Saint Francis Boulevard, north of CSAH 116 / Bunker Lake Boulevard, and south of CSAH 5 / Nowthen Boulevard. Its playground was completed in 2004. The playground uses pea gravel for surfacing.

The playground consists of three components—a swing set, a small play set, and a large play set. The swing set has three bays—two with two belt swings each, and one with two bucket swings. The small play set has two slides—one straight with two parallel tracks and one curved 90 degrees—as well as a staircase and two opposing handrails for entering the structure.

There are five different ways one can enter the main structure—a staircase, a metal ladder with five alternating semicircular rungs forming ten footholds, a curved metal ladder with four semi-rectangular rungs, a chain-link ladder with six rungs, and a corkscrew climber. The main play set has five slides—a straight slide, a straight slide with a hump, a straight slide with two parallel tracks, a curved slide rotating 90 degrees and a curved slide rotating 360 degrees. Linking the different elements of the structure are two bridges—a clatter bridge and a belt bridge—and a plastic tunnel. Additionally, there is a track-ride and two sets of monkey bars. One set of monkey bars has seven upwardly curving bars, while the other has seven rings suspended by chains. Overall, the playground is in great condition.





***Figures 36-37*: Flintwood Terrace Park Playground (*looking east and west, respectively*)**

Ford Brook Park
Ford Brook is a neighborhood park in northeastern Ramsey located north of CSAH 27 / 179th Lane, east of MN 47 / Saint Francis Boulevard, and one mile west of the entrance to Rum River Central Regional Park along CSAH 7 / 7th Street. Its playground was constructed on site in 2020, as a 'gently used' replacement sourced from the county park to the east, with monies from the Lawful Gambling Fund. The playground uses engineered wood fiber for surfacing.

The playground consists of two distinct play structures, a balance beam, as well as a swing set with two separate bays—one with two belt swings, the other with a bucket swing and a chair swing. The first playset contains two curved plastic tunnels—one with two sections fastened together and the other with six sections; three slides—each straight with two parallel tracks, but one with a hump and a dip on respective track; and three means of entry—a stair case with metal bars for handholds, a chain-link ladder, and a corkscrew climber.

The other playset has three main means of entry—a staircase and two metal ladders—and two slides—one straight, the other enclosed and rotating 360 degrees. It also features an obstacle course consisting of three platforms connected to metal poles, a track-ride, a pull-up bar, and a log roll.





***Figures 38-39*: Ford Brook Park Playground, facing southeast and southwest, respectively**

Fox Park

Fox Park is a small neighborhood park in northeastern Ramsey, with a single tennis court and adjoining wetland boardwalk. It is located along Potassium Street,east of MN 47 / Saint Francis Boulevard, north of 167th Avenue and south of Green Valley Road. Its playground is 1994 in vintage. The playground uses pea gravel for surfacing.

The playground is composed of two components, a swing set and the main playground structure. The swing set is divided into two sections, one with two tot swings and one with two normal sbelt wings.

The main playground has three means of entry—one transfer surface, one chain link ladder with metal steps, and one corkscrew climber—and three slides—one straight slide with two parallel tracks, one straight slide with a hump, and one curved slide that turns 180 degrees. Different components of the structure are connected by one plastic tunnel and one upwardly curving belt bridge. Lastly there is a set of monkey bars with seven bars that curl upwards, as well as a track-ride. All playground components are in good condition.



***Figure 40*: Fox Park Playground**

North Commons

North Commons is a neighborhood park in southern Ramsey, at the northern border of The COR (the city's downtown), located north of CSAH 116 / Bunker Lake Boulevard and between CSAH 83 / Armstrong Boulevard and CSAH 56 / Ramsey Boulevard. Its playground was built in 2012. The playground uses engineered wood fiber for surfacing. Overall, the playground is in excellent condition.

The playground consists of four components—the main playset with an attached climbing wall and monkey bars, a metal swing set, and two spinners (one globe spinner). The swing set has two bays, one for bucket swings and one for belt swing, with each bay containing two swings each. The main play set has three slides—one short and straight near the bottom, two long and winding near the top of the structure. One of the longer slides zig zags while the other turns 360 degrees. There are six points of entry—one transfer surface; one chain-link ladder; one ladder with circular footholds rotated 90 degrees from one another; three stepping platforms; a ladder with two flat platforms directly on top of one another; and the monkey bars.

The monkey bars consist of five triangular bars. The climbing wall is plastic with nine holds on the front side and seven holds on the back side and a hole near the bottom of the wall (on the right side when viewed from the front) that can serve as a hand hold or foot hold. The top portion of the structure is accessible via two separate ladders made from walls with two slots cut out for foot holds. The bottommost of these ladders may have accessibility concerns—although one can use the guardrails as handholds, there is not a lot of room to maneuver through the opening.



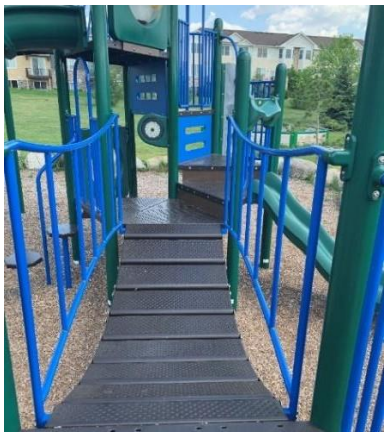






***Figure 41*: North Commons Park Playground wide shot; *Figures 42-44*: (*left to right*) bridge connecting to upper portion of the playground structure, ladder in the background, climber with five orthogonal rings; monkey bars and climbing wall**

Pearson Park
Pearson Park is the city's smallest neighborhood park in southwestern Ramsey at less than an acre, located along Rabbit Street, north of U.S. 10 and Bunker Lake Boulevard, and south of Alpine Drive. Its playground was built in 2018.

The Pearson Park playground is a nature-based play area. Most of its components are made from minimally-processed naturally occurring materials. The structural supports holding up the main play area are made from Tamarack logs, and the guardrails are logs cut into thin sheets. Another play feature, locatedon a hill to the north of the main playground structure, consists of short 'stepper' logs arranged in a figure-eight shape. Adjacent to the figure-eight feature is a ring of seven rocks with flat surfaces known as the Story-circle. Being Ramsey's first nature-based playground, it is unique within the city in a numberof ways. It utilizes both sand and artificial turf for surfacing, and also has three maple trees planted within the sand the play area for shade. Moreover, it has cut pieces of logs scattered throughout the play surface. All of the logs are from tamarack trees sourced from northwest of Duluth, Minnesota.

The playground includes a $35,000 long stainless steel slide (enclosed near the top, but open near the bottom) that bends slightly near the middle. The main point of entry is a wooden bridge accessible via a concrete sidewalk. The other three means of entry are a thin wooden climbing wall (background of *Figure 15*) and two rope climbing structures. The larger one lines the southeast corner of the playground structure, while the smaller rope structure is located in the center. An octagonal opening in the wooden deck of the playground structure allows one to enter via the smaller rope structure. The smaller rope structure is enclosed and also has large curved footholds for ease of use. All playgroundcomponents are in near-new condition.




***Figures 45-46*: *(left)* Pearson Park Playground *(not pictured: bridge)*; *(right)* Bridge**

Peltzer Park
Peltzer is a neighborhood park located in southern Ramsey, east of CSAH 56 / Ramsey Boulevard and north of CSAH 116 / Bunker Lake Boulevard. Its playground was built in 1995 andhas an ADA accessible by trail. The playground uses pea gravel for surfacing. The playground consists of three main components—the main play structure, a swing set, and a spring rider.

The spring rider is in fair condition, though its paint is faded and some of the metal is in the initial stages of rust formation. The swing set consists of two bays with two swings each; one bay contains belt swings and the other contains bucket swings. The swings are all in good condition.

The play set contains four slides—two straight slides on the east side of the structure (one of which has a hump and the other of which has two tracks) and two slides on the west side (one enclosed and one curved 360 degrees). There are seven points of entry—one transfer surface and staircase on the southern end of the playground; one transfer surface at the end of a track-ride; five stepping platforms; one chain-link ladder with a curved metal handrail; one curved ladder with four semi-rectangular footholds; one straight ladder with five footholds; one corkscrew climber. There are also two plastic tunnels—one with a single 90-degree turn and one with two 90-degree turns.

Overall, the playground is in fair condition. The paint on the plastic components has faded and the wood on the decks and supports is slightly worn but the playground is structurally in working condition.



***Figure 47-48*: Peltzer Park Playground (*facing North and Southeast, respectively*)**

Rabbit Park

Rabbit is an approximate 5-acre neighborhood park located in northwestern Ramsey along Rabbit Street, roughly 2/3 of a mile east of CSAH 83 / Armstrong Boulevard and 1/5 mile north of 173rd Avenue. The park meets density requirements for replacement consideration, but is not as visited as most parks in the system. Its playground was placed in 1997, however some of the equipment had been previously used elsewhere and is now more than 30 years old. The playground uses pea gravel for surfacing.

The playground consists of four components: a wooden-pole swing set with two belt swings, two separate play structures, and a metal slide atop an artificial mound. On one play structure, there are two slides—one curved and one straight—one transfer surface and one stationary metal ladder for entry, a roof over the top of the play structure, and an interactive sensory component.

The other play structure has two slides (one enclosed), three means of entry—one transfer surface, one chain-link ladder, and one-metal ladder—and a track-ride. The transfer surface steps are narrow and steep, and appear to not be ADA compliant. The chains for both swings are also worn and/or surface rusted. The playground is not accessible via an ADA trail.



***Figure 49*: Rabbit Park Playground**

Riverdale Park

Riverdale is a neighborhood park located in southern Ramsey along Riverdale Drive (just southof U.S. 10) between CSAH 56 / Ramsey Boulevard and CSAH 57 / Sunfish Lake Boulevard. Its playground was built in 1991, and one of the few in Ramsey that was funded by Tax Increment Financing (when that was permitted). The playground uses pea gravel for surfacing. An interesting aspect of this park, is it's location along the National Mississippi River Trail, and it's connection to the nearby Regional Park

The playground consists of three main components—two distinct play structures and one swing set—as well as four other components—a concrete camel sculpture, an excavator toy, and two spring-riders (one in the shape of a horse, the other in the shape of a bulldozer. The four components are in fair condition (however the concrete sculpture does have small cracks). The swing set has two bays with two swings each (two bucket swings and two belt swings in separate bays). The two talk tubes linking the two main play structures are deteriorating.

The smaller play structure consists of two points of entry—a transfer surface and a staircase, both with handrails—and two slides—one with two parallel tracks and one with a hump. One of the transfer surfaces is connected to a trail via a series of mats laid on top of the pebbles that comprise the playground surface. The top of the structure contains a house-like feature with two walls (each with a window), a bench, and a table. There is also a steering wheel and an interactive sensory component where children can customize animals by rotating nine blocks in a 3 x 3 grid, attached to three parallel bars. A similar sensory component is located at the bottom of the structure.

The larger play structure has a corkscrew climber and two slides—one straight with a single hump and one curved 360 degrees. Additionally, there is a set of monkey bars with eleven straight bars and a track-ride. Both are in good condition, though there is a small area on the grip for the track-ride with chipped paint. The transfer surfaces are in good condition but there are some accessibility concerns. The play set is not accessible via a flat surface and the transfer platforms are spaced vertically from one another by 18 to 24 inches. The six transfer surfaces are triangular and arranged together in a hexagonal shape with the last three being level with one another, forming a trapezoid. This top platform is alternatively accessible via a ladder formed by three slots cut into a wall, which is supplemented by two handholds. Even with the handholds, there are still accessibility concerns.



***Figure 50*: Riverdale Park Playground**



***Figures 51-52*: Transfer Surfaces on the Larger Playground at Riverdale Park (*note that the picture on the left is part of a vertical panorama and is compressed vertically and angularly distorted*)**

Rivers' Bend Park

Rivers' Bend is a 60-acre community park along the Rum River located in southeastern Ramsey, east of MN 47 / Saint FrancisBoulevard and straddling CSAH 116 / Bunker Lake Boulevard, though the playground is to the north. Park amenities include four tennis courts, one softball diamond, one soccer field, and a basketball hoop in the parking lot. Its playground was last replaced in 2001. The playground uses engineered wood fiber for surfacing, which occurred recently in 2020. The playground has seven components—the main play structure, a swingset, a set of four stepping pods (one in the middle and three surrounding the middle 180 degrees from one another), a dolphin-shaped spring rider, two "houses," and a tic-tac-toe board.

The two play houses are mirror-images of one another, each consisting of two plastic walls held togetherby three wooden posts. The walls facing each other both have a small window with a 3 x 3 pattern as well as a bench below the window. The other two corners of each of the houses are open. The houses are both in good condition. The swing set has two bays, one with two bucket swings and onewith two belt swings. The entire structure is in good condition. The paint on the dolphin spring-rideris chipped and the concrete base is worn, but it is otherwise in good condition.

The main play structure is a mix of plastic (slides, tunnels, roofs, and sensory components), metal (transfer platforms, some guardrails and supports), and wood (most platforms and supports).Visually the playground is in great condition, besides some faded paint and mud on the side of someof the plastic components. The main play structure has six entrances—two transfer surfaces, one chain-link ladder, one metal ladder with four alternating semicircular rings forming eight footholds,one metal ladder with four flat rungs, and one corkscrew climber. The main play structure also consists of five slides—one straight enclosed slide, one curved enclosed slide rotating 360-degrees,one straight slide with two parallel tracks, one straight slide with a hump, and another curved slide rotating 360-degrees. Additionally, there is a set of monkey bars with seven round rings. Tying the structure together are a clatter bridge, a belt bridge, and two tunnels each with two 90-degree turns.

The play structure also has four interactive sensory components—a board with letters on it, an abacus, a tic-tac-toe board (similar to the one outside of the main play structure), and a toy similar to the tic-tac-toe boards but with numbers painted on them.



***Figure 53*: Rivers' Bend Playground**

Shawn Acres Park

Shawn Acres is a neighborhood park located in a low-density area in northern Ramsey along Chameleon Street, 1/5 mile north of 173rd Avenue, and west of Thorn Lake. Its playground was placed there before 1980, and it is believed that it was used components at that time. The playground consists of three separate small elements: a rusted metal-pole swing set with three swings, a stand-alone metal slide, and a parallel set of metal bars akin to monkey bars without rungs. The paint on each of three components is peeling. Two of the three swings are inaccessible to younger children and those with mobility limitations without the help of an adult. The slide is also inaccessible to those with mobility impairments. The playground is not ADA compliant, nor does it have resilient surfacing, and has limited or low 'play value'. *The terms of this Interim Playground Replacement Policy point to the playground components removal, without replacement.*



***Figure 54*: Shawn Acres Park Playground**

Solstice Park

Solstice is a neighborhood park located in southeastern Ramsey at the end of Erkium Street, 1/5 mile east of CSAH 5 / Nowthen Boulevard and ¼ west of MN 47 / Saint Francis Boulevard viaSunwood Drive. The park has a grass infield softball field, and misting station adjacent to the play structures. Its playground was built in 1995, following input on the design by the new neighbors. Originally red in color, some of the components have faded to pink, showing their 26 years of service. The playground uses pea gravel for surfacing, within the boulder containment system.

The playground is composed of four components—a composite play structure with monkey bars and track-ride attached to the end, a swing set (containing three bays with two swings each), a climbing structure in the shape of a Stegosaurus dinosaur, and a sandbox excavator toy.

There are two curved slides, the shorter one turning 90 degrees and the longer one turning 360 degrees. There is a third straight slide. All of the slides are in good condition, however there are scratch marks in several places.

There are three main points of entry for the main composite playground structure—one transfer surface / staircase, one metal ladder curving upwards then horizontally, and one chain link ladder. Additionally, a corkscrew climber can be used for entry. Transfer platforms serving the monkey bars can also serve as a means of entry. There is a tunnel linking different parts of the structure that is in fair condition.

The sandbox excavator like many, due to their popularity, is in poor condition with paint chipped and metal rusted in several places. The swing set has three sections, divided by supports with two legs each, with two swings per section. One of the sections has two tot, bucket swings. All of the swings are in good condition. The monkey bars, comprised of nine triangular metal rings, are in good condition, as is the track-ride, though there is chipped paint in one place. There are two miscellaneous interactive sensory components, a tic-tic-toe board and a steering wheel, both of which are in good condition. Finally, there is a pull-up bar and talk tubes, both of which are in fair condition.

The dinosaur-shaped climbing structure has a spine of parallel metal bars with 17 rectangular ‘ribs’on the underside for climbing, linking the two bars. On the top there are 12 pentagonal scales on alternating sides of the spine for climbing. The structure is held up by four of the Stegosaur’s legs. All components of this structure are in good condition.



***Figure 55*: Solstice Park Playground**

Titterud Park

Titterud is a neighborhood park in central Ramsey along CSAH 56 / Ramsey Boulevard, just south of the intersection of CSAH 5 / Nowthen Boulevard. There is a single softball field at the park, and the playground was replaced in 2005, and located entirely within the pastoral Bur Oak stand. The playground uses engineered wood fiber for surfacing, with two separate boulder borders. One unique element is the porous ADA concrete sidewalk connecting the parking lot, which allows precipitation and air to reach the tree's rooting zone beneath.

There are three areas for playing—one with the main play set, one with a swing set and two pieces of equipment for bouncing, and an empty sandbox (with pea gravel for surfacing). The bouncing equipment is in good condition. One consists of a spiral pole with a singular platform from bouncing and the other is in the shape of a ring, allowing for two children to take turns jumping and launching the other upward.

The swing set is made of wooden posts and a metal crossbar, and has two belt swings.
The main structure is largely wooden, but with metal guardrails and a single plastic slide with three parallel tracks and a plastic tunnel. The main means of entry is a transfer platform and staircase. Another entrance is via a gray plastic rock climbing wall attached to a series of twelve green arched climbing platforms arranged in circular patterns. Adjacent to this is a rope climbing ladder with four parallel ropes at the top for handholds. On the opposite end of the playground structure is another means of entry—a ladder consisting of seven rungs and another ladder connected at a 135-degree angle with four rungs. The fifth and sixth means of entry are a narrow ladder with a rope for balancing, and a corkscrew climber. One of the boards on the transfer surface was recently replaced, with the structure in overall in good condition.



***Figure 56*: Titterud Park Main Play Area**



***Figure 57*: Titterud Park Secondary Play Area**

Woodland Green Park

Woodland Green is a neighborhood park in eastern Ramsey located east of MN 47 / Saint Francis Boulevard and north of Alpine Drive. Amenities include a single soccer field, and a hexagonal shelter in proximity to the playground, which was replaced in 1998. The playground uses engineered wood fiber for surfacing, with a timber border.

The playground features four components—the main structure with an attached jungle gym, a swing set, and two spring riders (both of which are in good condition). The swing set, consisting of two bays with two belt swings and two bucket swings in the respective bays, is in fair condition, though the crossbar is beginning to rust.

The main play structure has two curved slides, one with parallel tracks and curving roughly 45 degrees and another slide (longer than the first) zigzagging, but curving roughly 45 degrees as well. There are six means of entry, the main one being a transfer surface and staircase. There are three metal rope-like ladders—one enclosed with a metal ring on top, one with two parallel metal bars on the sides, and one with a single climbing track. A fifth means of entry is a green plastic climbing structure adjacent to the longer slide. A sixth possible method of entry is the jungle gym attached to the main structure. It also consists of a rope climbing wall, a set of monkey bars made up of five rings each attached to the end of a chain, a pull-up bar, and a set of monkey bars with three tilted, rotating, circular handholds. The second set of monkey bars is slanted. The jungle gym and main playground structure are both in good condition.



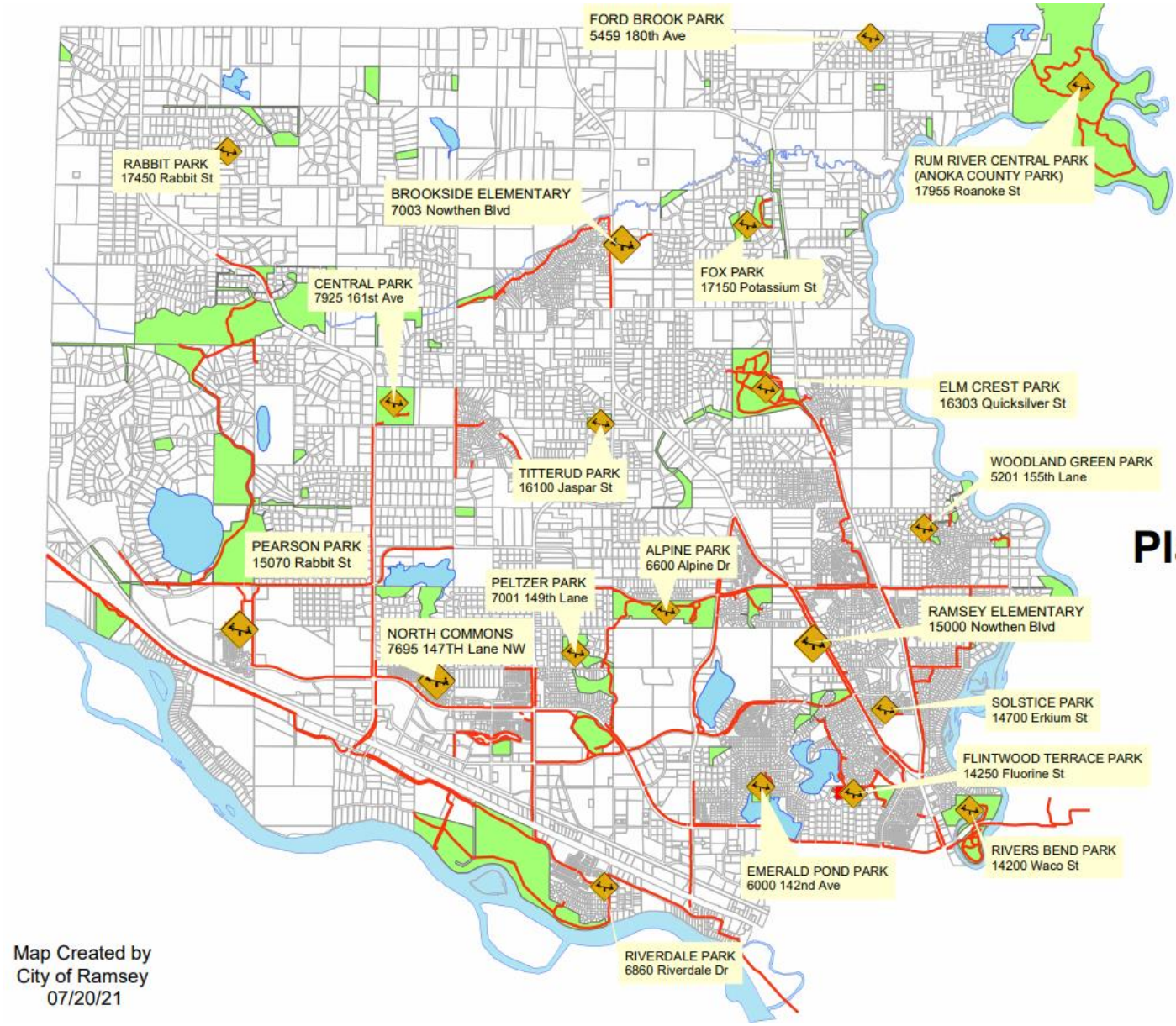


***Figures 58-59*: Woodland Green Park Playground (looking east and west,respectively)**

APPENDIX



Example of Public Engagement re 2020 Playground replacement



City of RAMSEY

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W E
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Playground Finder Map

Legend

Play Equipment

Trails

Parks

Lakes & Ponds

Map Created by
City of Ramsey
07/20/21

Ideas? Questions?

CITY OF RAMSEY
763-433-9883

Solstice Park's Play Structure — safety inspections, maintenance labor and repair expenses

Safety inspections, minor labor/repairs in first 15-20 years of playgrounds, approximately $784 annually.

After useful life period, $784 + $2,860 in labor costs annually (approximated).

The above does not include playground 'weeding' or vandalism expenses, nor resilient surfacing replacements.











1995 '96 '97 '98 '99 2000 '01 '02 '03 '04 '05 '06 '07 '08 '09 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021

|----------Assumed Useful Life ----------|