City of Ramsey
Agenda
Regular City Council
Tuesday, January 14, 2025
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

1. Swearing-in Ceremony for Mayor Ryan Heineman, Councilmember At-Large Kirsten Buscher, Ward 2 Councilmember Eric Peters and Ward 4 Councilmember Shanna Stewart.

3. Citizen Input

Citizen input is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Time may be limited.

4. Approve Agenda

5. Approve Minutes

1. Approve the Following Meeting Minutes:

1. City Council Work Session dated December 10, 2024
2. City Council Regular Session dated December 10, 2024

6. Consent Agenda

All items listed under the Consent Agenda are considered to be routine or non-controversial by the City Council and will be enacted by one motion, without discussion.

1. Receive November 2024 Financial Reports - General Fund, EDA and Enterprise Funds

2. Receive Cash and Investments for Period Ending December 31, 2024

3. Note the following Boards, Commissions, and Committee Meeting Minutes:
- Planning Commission Meeting Minutes Dated November 21, 2024
- Environmental Policy Board Meeting Minutes Dated October 21,2024
- Park and Recreation Commission Meeting Minutes Dated November 14, 2024

4. Approve Amending City Council Meeting Schedule for 2025

5. Approve Business License Applications.

6. Authorization to Ratify 2025 Budgeted Personnel Items

7. Authorization to Approve the Wage Scale for the New Crime Data Analyst Position

8. Authorization to Promote a Sergeant to Captain and a Patrol Officer to Sergeant

9. Adopt Resolution #25-010 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 5, 2024 through December 31, 2024.

10. Adopt Resolution #25-016 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 31, 2024 through January 8, 2025.

11. Adopt Resolution #25-001 Approving the 2024 Council Organization

12. Adopt Resolution #25-002 Approving Partial Payment to Northwest Asphalt, Inc. for Improvement Project #24-05, MSA Xkimo Street Reconstruction.

13. Adopt Resolution #25-004 Authorizing Partial Payment No. 2 to Design Electric Inc. for Improvement Project #24-56, Lift Station No. 1 Permanent Generator.

14. Adopt Resolution #25-005 Authoring Partial Payment #18 to Magney Construction, Inc. for Improvement Project #21-09 Centralized Water Treatment Plant.

15. Adopt Resolution #25-007 Approving Final Payment to Park Construction Company for Improvement Project #24-06, 2024 MSA Pavement Overlay Improvements.

16. Adopt Resolution #25-008 Approving Amended and Restated Right of Re-Entry Agreement: Ramsey Properties, LLC (Hilton Home2 Suites)

17. Adopt Resolution #25-009 Authorizing Speed Study Request for Armstrong Boulevard / CSAH 83 between Highway 10 and Bunker Lake Boulevard / CSAH 116

18. Adopt Resolution #25-011 Designating Financial Institutions as Official Depositories; Adopt Resolution #25-012 Authorizing Signatures for Financial Transactions and Adopt Resolution #25-013 Designating BMO Bank, N.A. as the Official Financial Institution for the City of Ramsey Banking Services for the Year of 2025.

19. Adopt Resolution #25-014 Approving the City of Ramsey's 2026 Budget Calendar

20. Adopt Resolution #25-017 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR

7. Public Hearing

8. Council Business

1. Adopt Resolution #25-006 Approving Purchase Agreement and Right of Re-Entry Agreement for the Sale of Part of Outlot D, Waterfront Village: Case of Capital Real Estate, Inc.

2. Adopt Resolution #25-003 Approving the Preliminary Plat for Emerald Estates, a Single Family Residential Development Located on 181st Avenue, West of Xenolith Street (Project No. 24-123); Case of Landform Professional Services, LLC

9. Mayor/Council/Staff Input

10. Adjournment

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Swearing-in Ceremony for Mayor Ryan Heineman, Councilmember At-Large Kirsten Buscher, Ward 2 Councilmember Eric Peters and Ward 4 Councilmember Shanna Stewart.

Purpose/Background:

Background: In the November 5, 2024 Election, the following Mayor and Councilmembers were elected to 4-year terms: Mayor Ryan Heineman, Councilmember At-Large Kirsten Buscher, Councilmember Ward 2 Eric Peters and Councilmember Ward 4 Shanna Stewart. The aforementioned Mayor and Councilmembers were officially sworn-in previously in order to allow them to perform their official duties; however, the ceremonial swearing-in will be conducted this evening.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	12/03/2024 09:12 AM
Form Started By: Katie Schmidt		Started On: 12/02/2024 02:32 PM
Final Approval Date: 12/03/2024		

CC Regular Session

Meeting Date: 01/14/2025

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated December 10, 2024
2. City Council Regular Session dated December 10, 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.

OutcomeAction:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated December 10, 2024
2. City Council Regular Session dated December 10, 2024

Attachments

12-10-24 CCWS

12-10-24 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Katie Schmidt		Started On: 12/30/2024 03:01 PM
Final Approval Date: 01/02/2025		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, December 10, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Mark Kuzma Councilmember Chelsee Howell Councilmember Debra Musgrove Councilmember Michael Olson Councilmember Dan Specht Councilmember Matt Woestehoff
Members Absent:	Councilmember Chris Riley
Also Present:	City Administrator Brian Hagen City Engineer/Public Works Director Bruce Westby Parks and Assistant Public Works Director Mark Riverblood Planning Manager Todd Larson Community Development Director Stephanie Hanson City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Stormwater Management Facilities Maintenance Policy and Trail & Sidewalk Maintenance Policy - Recommendations from the Public Works Committee

City Engineer/Public Works Director Westby reviewed the Staff report in regard to the stormwater management facility maintenance and the trail and sidewalk maintenance policies. He shared the Public Works Committee's recommendation of approval of both maintenance policies.

Mayor Kuzma thanked Councilmember Musgrove for her work on this.

Councilmember Musgrove noted that these policies will help with Staff needing funding. She added that they have infrastructure in the City that needs to be maintained and the residents need to know what the costs are for that. She thanked City Engineer/Public Works Director Westby and Parks and Assistant Public Works Director Riverblood for their work on these policies. She added that part of the goals of the Council has been to look at policies and make sure they are written well. She noted that all the future Councils and staff will have to address these policies with an annual review.

Councilmember Olson also thanked City Engineer/Public Works Director Westby and Parks and Assistant Public Works Director Riverblood for all of the work they put into these policies. He said there was a lot of work that went into this and it was able to produce a great result.

The consensus of the Council was to move forward with the stormwater management facility maintenance and the trail and sidewalk maintenance policies on this evening's Consent Agenda at the Regular Council Meeting.

2.02: Green Valley Greenhouse Building Permit Discussion

City Administrator Hagen reviewed the Staff report concerning the Green Valley Greenhouse building permit. He noted that the building code does provide an exemption to the requirements when the structure is an agricultural use. State statute does determine what an agricultural use is, and after reviewing statute staff did not feel this met the definitions. Statute specifically states offices to support the agricultural use are not exempt from the building code requirements. City Administrator Hagen further noted that the floor plan from the prior building to the new building is substantially different, with the new building housing a typical office setting.

Representatives from Green Valley Greenhouse reviewed the changes made to their plans. They emphasized that the new structure would house the same uses as the previous even though the floor plan was different. They disagreed with staff's interpretation of statute, and further stated they feared what that would bring for future improvements on their property. They questioned weather a future green house that housed a single work station and a computer would be subject to a building permit.

Councilmember Woestehoff shared that one of his struggles with this is how the building is structured related to the building code. He said he is not going to argue that what Green Valley does is not agricultural, because it is; however, this building looks like an office building that will also be used for storage. He stated he would want this to go through the building permit process in an effort to protect the people who will be working there. He added that he would be open to an exception to the permitting process because of the agricultural component and due to how much of the project has already been completed. He said he would not want to forgo any building inspections through this process.

Mayor Kuzma asked what the options are for this situation.

City Attorney Knaak said they could also just do nothing, and the building will continue to go up and hope that everything works out. He noted that this would set a precedent that they are allowing an office building in the agricultural zone, they could also require Green Valley to get a building permit, or they could direct Staff to work with Green Valley as an exception due to the project growing from just being an agricultural building to now having an expanding use.

Councilmember Specht asked how long this would push the project back if they did require it to go through the building permitting process.

City Administrator Hagen shared that the City would need to receive a signed and stamped plan from a licensed architect, which they have received. He noted that both the building inspector and the fire inspector would need to look at the project. He added that they could expedite the building permit review due to the circumstances and they could get it reviewed as quickly as possible. He stated that if there are plan revisions, this would be outside of the City's control and would have to be addressed by Green Valley.

A representative from Green Valley stated they believe that they meet every criteria of an agricultural building. He noted that other than making the building 14 feet longer and closing off the mezzanine, it is just a modernized version of what they already had in place. He added that they were told in January that the building met the criteria of an agricultural building. He said they have not grown the project or made it bigger since then and they have only done what they said they were going to do. He shared that they had a similar situation about a year and a half ago which resulted in a $100,000 loss. He noted that he was told that they would not need a building permit for this building. He said they feel as though they are exempt as an agricultural building and it will be used to grow and ship their plants, nothing more.

Councilmember Specht noted that because Green Valley was originally told that they would not need a building permit and since the project has moved so far along, it would be unfair to change their opinion now and require it to go through the building permit process.

Councilmember Howell noted that this seems to her to be an agricultural building with primarily agricultural purposes which makes this enough of a unique situation to make an exception. She said she would support this moving forward with a corporate statute.

Councilmember Olson asked if they have had any inspections done at the property.

A representative from Green Valley stated they have had fire and electrical inspections completed.

Community Development Director Hanson noted that the Fire Department did have some corrections that need to be made to the building.

A representative from Green Valley said they made these corrections.

Councilmember Olson said it is best to have safety in mind and this building is essentially the same as what was there before. He said he is okay with allowing this as an exception.

Mayor Kuzma asked what plan was submitted in January when they spoke with the building inspector.

A representative from Green Valley explained that they just had the dimensions of the project.

Planning Manager Larson shared that he was present in this meeting, and they were presented with just a rectangular building which was slightly different from what was there before. He added that while he has not been in the new building, he has seen the floor plan, and this is not a concern from the zoning perspective. He noted that what was originally presented that they were told would not

need a building permit was essentially the same building as what was there before. He explained that in the old building when you walked in, you would see an open warehouse with pallets of materials, whereas now, when you walk in you see the reception desk and offices.

Mayor Kuzma asked if the developer would be acceptable to go through the building permitting process.

A representative from Green Valley said this would set a precedent for the future if they ever needed to make changes, like controlling their irrigation equipment with computers. He noted that the office space is essential to running their business and goes along with their agricultural use.

City Attorney Knaak noted that there is something specific in the statute that talks about locating operations inside of a greenhouse itself. He shared that he hopes for any future projects there will be more interaction with Staff than was had this time. He explained that with the office spaces, they will likely want to have some kind of inspection process in place; however, they can make the exception unique enough that someone else will not try to do the same thing in the future.

Councilmember Howell shared that it is very clear at this point that Staff was originally aware that there would be offices in the building. She noted that Staff was originally in agreement with having offices in the building when this project was brought forward in January. She said that since Staff was aware of the offices, she would not want to change the process now as it would not be fair to do so.

Councilmember Specht added that the whole reason this came up is because Green Valley wanted to do the right thing and have the building inspected to ensure it is safe. He noted that they are not trying to cut any corners on safety.

Councilmember Woestehoff asked what parcel this building is on.

A representative from Green Valley shared that the property is all one parcel now and is on the 113 acre parcel.

Community Development Director Hanson noted that she wished building Staff could have been present this evening to help answer some questions. She added that the main difference with the current building and what used to be there is that the new building is two stories, and they have enclosed offices. She added that the new Building Official has set up a new process for these agricultural buildings that was not in place before. She noted that this project will go through this process.

The consensus of the Council was to leave the building as agricultural and not require it to go through the building permit process.

2.03: Continued review of the draft Rental Housing Licensing Inspections Policy

Planning Manager Larson reviewed the Staff report in regard to reviewing the rental housing licensing inspection policy. He reviewed the changes made to the policy since the last Council discussion.

The consensus of the Council was to move forward with the proposed changes to the rental housing licensing inspection policy.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:50 p.m.

Respectfully submitted,

_____
Brian S. 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, December 10, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Dan Specht
Councilmember Matt Woestehoff

Members Absent: Councilmember Chris Riley

Also Present: City Administrator Brian Hagen
City Attorney Fritz Knaak

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

2.01: Recognize Mayor Mark Kuzma and Councilmembers Chelsee Howell, Debra Musgrove and Matt Woestehoff for their Service to the City of Ramsey.

City Administrator Hagen recognized the outgoing Councilmembers, Mayor Kuzma, Councilmembers Howell, Musgrove, and Woestehoff as this is their last official meeting on the Council. He thanked these Councilmembers for all of their hard work while serving on the Council.

Councilmember Musgrove thanked her family for supporting her when she decided to join the Council. She thanked Staff that she has gotten to work with and gotten to know over the past few years. She also thanked the residents for not only electing her once, but twice. She shared a few of the items that she worked closely with while on the Council including the park replacement policy, the water treatment plan, Highway 10 work, and the street maintenance plan policy review, just to name a few. She added that she served on the Lower Rum River WMO since she first joined the Council and she has learned a lot through her involvement.

Councilmember Howell said it has been an awesome experience serving on the Council and she would not change anything about the experience as it was a great learning experience. She thanked the residents who supported her over the years and voted her onto the Council. She noted that for

those who have not always agreed with her, she hopes she was able to explain her positions on why she votes the way she has does.

Councilmember Woestehoff thanked the rest of the Council as they have come a long way towards making life for residents better and understanding their needs better. He said he is extremely excited for the incoming Council and he is looking forward to whatever is next for the City.

Mayor Kuzma thanked his colleagues and shared that he has been honored to serve as Mayor and a Councilmember in Ramsey for many years. He noted that they have accomplished many things through the years, including the Armstrong bridge. He added that he has seen the City grow tremendously over his tenure on the Council. He wished the next Council luck as they step into this role.

3. CITIZEN INPUT

Todd Embry, 35 year Ramsey resident, came forward and shared that when he moved to Ramsey, the closest grocery store was in Elk River. He noted that now when he gets on Bunker Lake Boulevard and drives through Ramsey, he sees the change that the Councilmembers just mentioned. He stated there is a huge, beautiful industrial park and the varying residential options in the COR area. He shared that for 12 of his years in Ramsey, Mayor Kuzma has been the Mayor and he personally thanked him for all of the work he did to shepherd these changes. He added that he understands that the whole Council helped make these decisions; however, it always takes a leader with integrity to get them done. He stated that with Mayor Kuzma he knew there would be honesty, character, and integrity in all decisions that were made, and he was proud to have him serve as Mayor.

Brett Howell, 157th Lane, came forward and thanked the Council for a great last four years and everything that has been accomplished as a City in that time. He thanked Councilmember Musgrove for digging into different items and being unafraid to ask questions. He shared his thanks to Councilmember Howell as a resident, and also her husband. He added that he has learned so much through her and is very proud of her for all she has been able to do. He stated she has a very unique skill set and has seen it come to life over the past four years she has been on the Council and it has been a blessing for him to see. He noted that she has given their daughter something to look up to. He encouraged all current and future Councilmembers to continue to research and voice their opinions on matters.

4. APPROVE AGENDA

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

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Musgrove, Howell, Olson, and Specht. Voting No: None. Absent: Councilmember Riley.

5. APPROVE MINUTES

Motion by Councilmember Howell, seconded by Councilmember Olson, to approve the following meeting minutes:

5.01: City Council Work Session dated, November 26, 2024
5.02: City Council Regular Session dated, November 26, 2024

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Howell, Olson, Musgrove, Specht, and Woestehoff. Voting No: None. Absent: Councilmember Riley.

6. CONSENT AGENDA

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

6.01: Receive Cash and Investments for Period Ending November 30, 2024
6.02: Note the following Boards, Commissions, and Committee Meeting Minutes:
- Planning Commission Meeting Minutes Dated October 24, 2024
- Economic Development Authority Meeting Minutes Dated October 10, 2024
- Public Works Committee Meeting Minutes Dated October 15, 2024
- Park and Recreation Commission Meeting Minutes Dated October 10, 2024

6.03: Approve Business License Applications (includes 2025 Business License Renewals)
6.04: Authorization to Promote an Mechanic to Lead Auto Mechanic
6.05: Adopt Resolution #24-365 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of November 21, 2024 through December 4, 2024.
6.06: Adopt Resolution #24-350 Establishing Precinct and Polling Locations for the 2025 Election Year
6.07: Adopt Resolution #24-351 Approving Partial Payment to Twin Cities Utilities, LLC for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.
6.08: Adopt Resolution #24-352 Approving Final Payment to Sir Lines-A-Lot for Improvement Project #24-10, 2024 MSA Pavement Marking Improvements.
6.09: Adopt Resolution #24-354 Decertifying Tax Increment Financing District #9
6:10: Adopt Resolution #24-355 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Sunwood Drive Reconstruction, Improvement Project #25-02
6:11: Adopt Resolution #24-356 Adopting 2025 Enterprise Fund Budgets
6:12: Adopt Resolution #24-357 Approving Natural Resource Improvement Grant Agreement with Anoka Conservation District for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements
6:13: Adopt Resolution #24-358 Approving Stormwater Management Facilities Maintenance Policy
6:14: Adopt Resolution #24-359 Approving Trail and Sidewalk Maintenance Policy
6:15: Adopt Resolution #24-360 Approving Partial Payment to Northdale Construction Co. Inc. for Improvement Project #21-08, WTP Trunk Watermain Improvements.
6:16: Adopt Resolution #24-362 authorizing partial payment No. 3 to Kurilla Contracting for Improvement Project #24-54; The Waterfront Improvement.

6:17: Adopt Resolution #24-363 to Approve the Updated Personnel Policy

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Howell, Olson, Specht, and Woestehoff. Voting No: None. Absent: Councilmember Riley.

7. PUBLIC HEARING

7.01: PUBLIC HEARING - Adopt Resolution #24-353 Adopting the City's 2025-2034 Capital Improvement Plan (CIP)

Presentation

City Administrator Hagen reviewed the Staff report in regard to the 2025-2034 Capital Improvement Plan.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:15 p.m.

Citizen Input

There was none.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to close the public hearing.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Howell, Musgrove, Olson, and Specht. Voting No: None. Absent: Councilmember Riley.

The public hearing was closed at 7:16 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to adopt Resolution #24-353 Adopting the City of Ramsey's 2025-2034 Capital Improvement Plan.

Further discussion:

Councilmember Howell shared that she will not be supporting the Capital Improvement Plan this evening specifically due to the Community Center still being listed. She noted that while the project is on the list for 2034, she shared that the Council spent a significant amount of time discussing this and there is currently no funding for it.

Motion failed. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, and Olson. Voting No: Councilmembers Howell, Musgrove, and Specht. Absent: Councilmember Riley.

Motion by Councilmember Specht, seconded by Councilmember Howell, to adopt Resolution #24-353 Adopting the City of Ramsey's 2025-2034 Capital Improvement Plan with the removal of the Community Center.

Motion carried. Voting Yes: Councilmembers Specht, Howell, Musgrove, and Olson. Voting No: Mayor Kuzma and Councilmember Woestehoff. Absent: Councilmember Riley.

8. COUNCIL BUSINESS

None.

9. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht thanked Mayor Kuzma and Councilmembers Howell, Musgrove, and Woestehoff. He shared that he has always admired Councilmember Woestehoff's ability to find certain ordinances and his attention to detail. He shared his appreciation for Councilmember Howell and her passion for individuals and their rights. He stated he has great respect for Mayor Kuzma for his even-keel leadership and always making sure Staff is taken care of. He also thanked Councilmember Musgrove and noted that she always digs into things and asks great questions. He added that all four of these Councilmembers and their gifts will be missed. He noted that ARAA will be having a sponsorship dinner this Saturday, December 14. He wished everyone a very merry Christmas.

Councilmember Howell noted that it has been valuable to have a healthy discourse on the Council and they have been able to get a much better product for the residents by not always agreeing. She encouraged the next Council to continue to have the same healthy and robust discussions to get the best product for the residents.

Councilmember Musgrove shared her appreciation for getting to work with Mayor Kuzma and added that he has represented the City well. She noted that Mayor Kuzma encouraged her involvement on the Lower Rum River WMO Board. She thanked City Administrator Hagen for stepping up and helping the Council. She congratulated the new Councilmembers who will be joining in January. She stated she is hopeful that they will represent Ramsey well.

10. ADJOURNMENT

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

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Howell, Olson, Specht, and Woestehoff. Voting No: None. Absent: Councilmember Riley.

The regular meeting of the City Council adjourned at 7:23 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: 01/14/2025

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

Title:

Receive November 2024 Financial Reports - General Fund, EDA and Enterprise Funds

Purpose/Background:

Purpose: Receive November monthly financial reports for the funds of: General, EDA, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

November 2024 General Fund Financial Report - Budget to Actual

November EDA Financial Report - Budget to Actual

November 2024 Enterprise Funds Budget Reports - Budget to Actual

November 2024 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Diana Lund		Started On: 12/31/2024 08:20 AM
Final Approval Date: 01/02/2025		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: November 30, 2024

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2024 BUDGET	2024 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,323,376.00	1,221,658.36
Building Inspections	708,859.00	697,180.08
Council/Commissions (incld charter, council contingen	257,656.00	104,946.04
Data Processing	1,063,589.00	900,762.74
Engineering	680,214.00	1,045,323.84
Finance (incld assessing)	573,666.00	692,280.40
Fire (incld Civil Defense)	2,267,402.00	2,210,219.38
Gen Govt Buildings	968,079.00	624,937.96
Parks	2,277,155.00	2,169,566.40
Planning & Zoning	974,899.00	907,220.16
Police (incld animal control & comm orient)	6,090,287.00	5,726,446.41
Streets (incld traffic eng & snow/ice)	3,614,586.00	3,514,714.50
Grand Total	**20,799,768.00**	**19,815,256.27**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Capital Outlay	2,897,463.00	3,398,454.28
Other Services & Charges	3,322,185.00	2,942,649.29
Personal Services	12,902,070.00	12,235,378.04
Supplies	1,571,677.00	1,238,774.66
Transfers out	106,373.00	-
Grand Total	**20,799,768.00**	**19,815,256.27**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Taxes	14,905,220.00	7,403,326.34
Charges for Services	686,800.00	1,131,103.79
Business Licenses/Permits	73,900.00	101,175.28
Fines and Forfeits	48,000.00	1,660.53
Federal Intergovernmental	1,500.00	-
State Intergovernmental	732,500.00	909,874.25
Interest	50,000.00	-
Miscellaneous	16,830.00	83,932.10
Non-Business Licenses/Permits	848,000.00	1,368,487.36
Transfers in	3,437,018.00	-
Grand Total	**20,799,768.00**	**10,999,559.65**

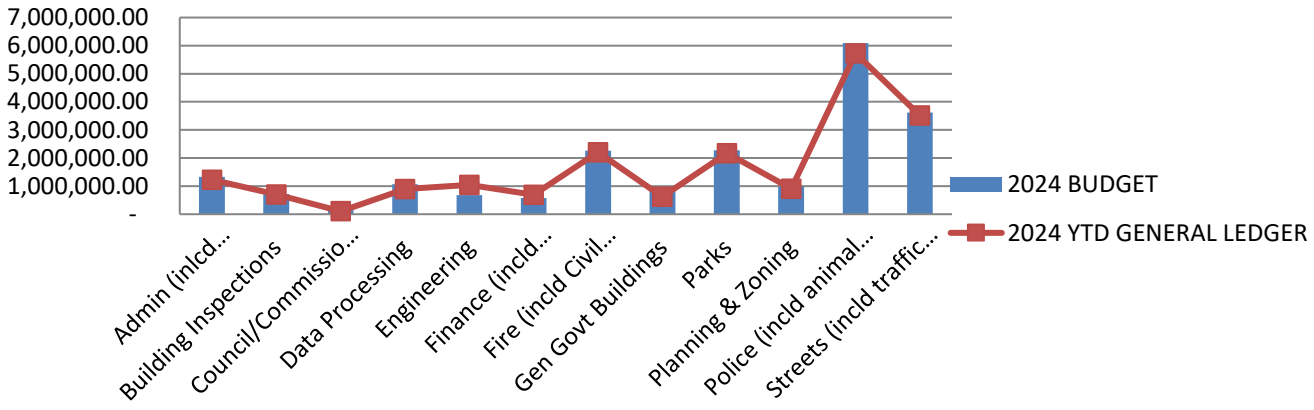
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

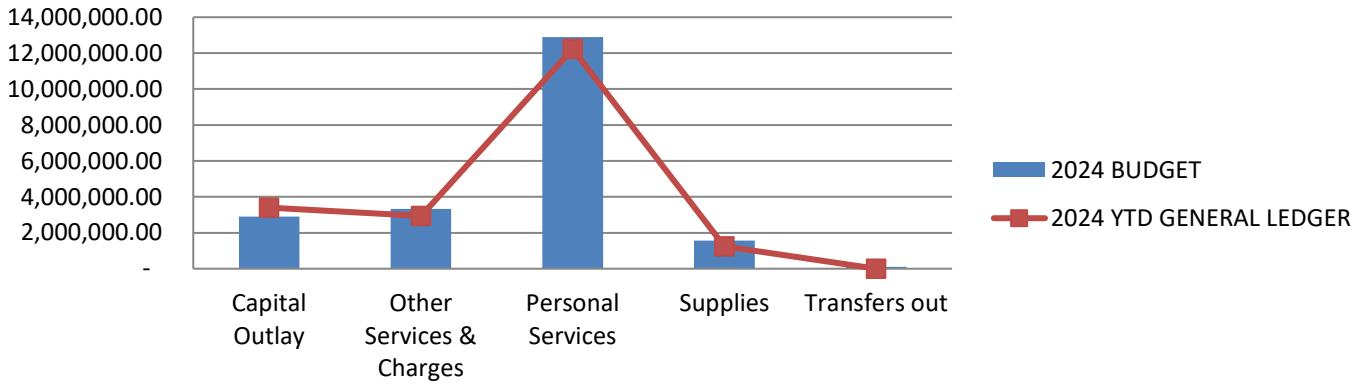
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **November 30, 2024**

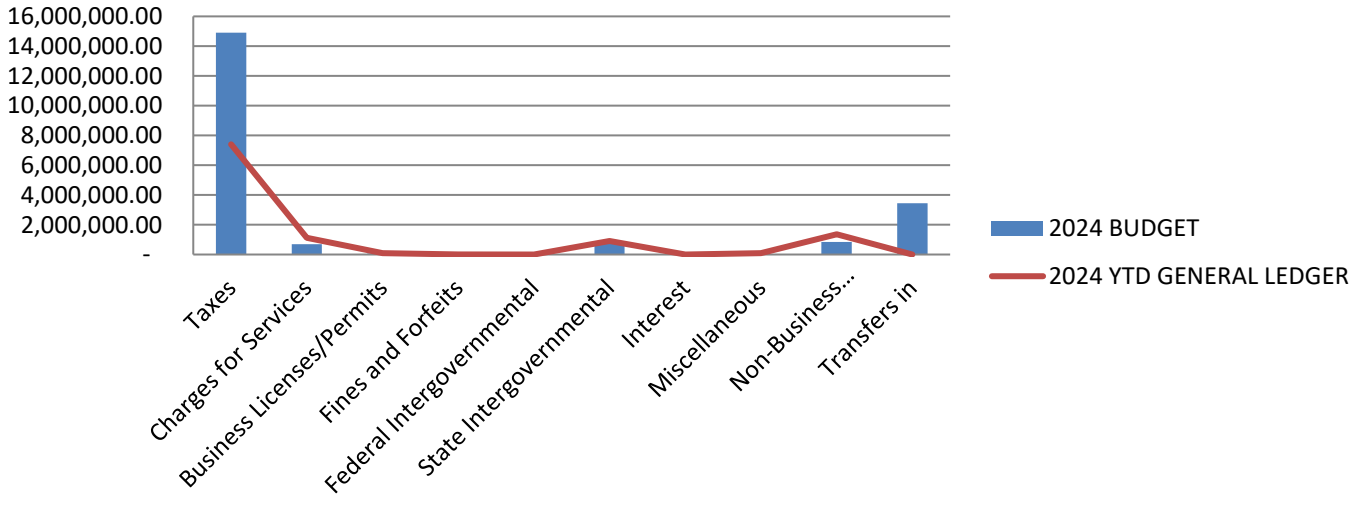
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **November 30, 2024**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	87,390.00	40,500.66	46.34%
4012 DELINQUENT-AD VALOREM TAXES	-	(694.92)	0.00%
4014 FISCAL DISPARITIES	-	4,525.07	0.00%
4015 EXCESS TAX INCREMENTS	-	4.38	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	30,000.00	0.00%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**92,390.00**	**74,335.19**	

EXPENDITURES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,000.00	300.00	30.00%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	22.95	28.69%
6133 WORKERS COMP INSURANCE PREMIUM	10.00	4.75	47.50%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	11,592.58	64.40%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	44,129.57	121.90%
6331 TRAVEL & LODGING	2,300.00	156.55	6.81%
6335 TRAINING	6,600.00	385.00	5.83%
6361 GENERAL LIABILITY/PROPERTY INS	1,000.00	267.97	26.80%
6451 MEMBERSHIP DUES	2,200.00	2,100.81	95.49%
6580 OTHER EQUIPMENT		23,634.00	0.00%
6246 MARKETING & PROMOTIONS	25,000.00	10,698.18	42.79%
Grand Total	**92,390.00**	**93,292.36**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **November 30, 2024**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	87,390.00	40,500.66	46.34%
4012 DELINQUENT-AD VALOREM TAXES	-	(694.92)	0.00%
4014 FISCAL DISPARITIES	-	4,525.07	0.00%
4015 EXCESS TAX INCREMENTS	-	4.38	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	30,000.00	0.00%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**92,390.00**	**74,335.19**	

EXPENDITURES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,000.00	300.00	30.00%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	22.95	28.69%
6133 WORKERS COMP INSURANCE PREMIUM	10.00	4.75	47.50%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	11,592.58	64.40%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	44,129.57	121.90%
6331 TRAVEL & LODGING	2,300.00	156.55	6.81%
6335 TRAINING	6,600.00	385.00	5.83%
6361 GENERAL LIABILITY/PROPERTY INS	1,000.00	267.97	26.80%
6451 MEMBERSHIP DUES	2,200.00	2,100.81	95.49%
6580 OTHER EQUIPMENT		23,634.00	0.00%
6246 MARKETING & PROMOTIONS	25,000.00	10,698.18	42.79%
Grand Total	**92,390.00**	**93,292.36**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **November 30, 2024**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	11/12 ADOPTED BUDGET (Nov)	% of Budget Used (91.66% is 11/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,323,376.00	1,221,658.36	1,213,094.67	92.31%	101,717.64
Building Inspections	708,859.00	697,180.08	649,787.42	98.35%	11,678.92
Council/Commissions (incld charter, council contingency)	257,656.00	104,946.04	236,184.67	40.73%	152,709.96
Data Processing	1,063,589.00	900,762.74	974,956.58	84.69%	162,826.26
Engineering (personnel costs allocated after year-end)	680,214.00	1,045,323.84	623,529.50	153.68%	(365,109.84)
Finance (incld assessing) (personnel costs allocated after year-end)	573,666.00	692,280.40	525,860.50	120.68%	(118,614.40)
Fire (incld Civil Defense)	2,267,402.00	2,210,219.38	2,078,451.83	97.48%	57,182.62
Gen Govt Buildings	968,079.00	624,937.96	887,405.75	64.55%	343,141.04
Parks	2,277,155.00	2,169,566.40	2,087,392.08	95.28%	107,588.60
Planning & Zoning	974,899.00	907,220.16	893,657.42	93.06%	67,678.84
Police (incld animal control & comm orient)	6,090,287.00	5,726,446.41	5,582,763.08	94.03%	363,840.59
Streets (incld traffic eng & snow/ice)	3,614,586.00	3,514,714.50	3,313,370.50	97.24%	99,871.50
TOTAL	*20,799,768.00*	*19,815,256.27*	*19,066,454.00*	*95.27%*	*984,511.73*

ENTERPRISE EXPENDITURES BY FUND	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	11/12 ADOPTED BUDGET (Nov)	% of Budget Used (91.66% is 11/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2024 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,434,644.00	963,054.20	2,231,757.00	39.56%	1,471,589.80	$ *958,382.00*
Sewer (budgeted depreciation not booked until after year-end)	2,610,629.00	1,559,685.70	2,393,076.58	59.74%	1,050,943.30	$ *734,900.00*
Street Light (budgeted depreciation not booked until after year-end)	229,000.00	115,151.16	209,916.67	50.28%	113,848.84	$ *46,000.00*
Recycling	542,512.00	493,015.30	497,302.67	90.88%	49,496.70	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,107,937.00	250,720.20	1,015,608.92	22.63%	857,216.80	$ *490,264.00*
TOTAL	*6,924,722.00*	*3,381,626.56*	*6,347,661.83*	*48.83%*	*3,543,095.44*	$ 2,229,546.00

EDA FUND EXPENDITURES	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	11/12 ADOPTED BUDGET (Nov)	% of Budget Used (91.66% is 11/12)	BUDGET AMOUNT REMAINING
Economic Development	92,390.00	93,292.36	76,991.67	100.98%	(902.36)

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Receive Cash and Investments for Period Ending December 31, 2024

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending December 31, 2024.

Cash and investment reports shows the monthly cash flow - receipts and expenditures through December 31, 2024 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending December 31, 2024

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/03/2025 02:56 PM
Form Started By: Diana Lund		Started On: 12/31/2024 08:17 AM
Final Approval Date: 01/03/2025		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended December 31, 2024

	December-24 CURRENT MONTH	2024 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 & 2023 Bond Proceeds)	$ 78,768,317.27	$ 106,429,330.67
CASH INFLOWS:		
Daily Deposit	3,864,550.44	16,350,036.21
Tax Settlements	11,093,424.60	23,459,693.85
U/B Receipts	67,317.70	2,507,574.23
Credit Cards (Includes Utility Billing)	385,869.73	7,594,120.25
Interest Earnings [Net of Interest Paid on Investments]	226,328.95	3,011,568.39
Bond Proceeds-int	-	64,262.35
TOTAL CASH INFLOW	$ 15,637,491.42	$ 52,987,255.28
TOTAL CASH AVAILABLE	$ 94,405,808.69	$ 159,416,585.95
CASH OUTFLOWS:		
Prepaid Checks	1,023,887.57	11,893,894.40
Bills Lists	623,766.81	14,140,529.21
Pay Estimates	734,503.37	33,830,628.47
Credit Cards	26,112.78	161,034.23
Payroll - Net	518,811.48	6,845,190.90
Flex Reimbursement	137.72	832.85
Void Checks/Dormant Checks Paid	-	(24,433.42)
Debt Service	3,266,999.38	4,354,403.23
Miscellaneous [Bank Charges; etc.]	271.50	3,188.00
TOTAL CASH OUTFLOW	$ 6,194,490.61	$ 71,205,267.87
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 88,211,318.08**	**$ 88,211,318.08**
MEMO - NET 2024 CASH INFLOW (OUTFLOW)	**9,443,000.81**	**(18,218,012.59)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 51,116,441.64**	**71,631,912.26**
Purchases	22,866,656.35	36,245,843.06
Maturities/Sales	(1,263,000.00)	(35,157,657.33)
ENDING BALANCE	**$ 72,720,097.99**	**$ 72,720,097.99**

Prepared by the City of Ramsey Finance Department
1/3/2025

2024 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BV PRIN BAL 12/31/2024
240501	11/26/2024	4M	4M TERM SERIES				8,000,000.00	8,000,000.00	0.00
240731B	7/31/2025	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
241213A	12/12/2025	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
241213B	7/11/2025	4M	4M TERM SERIES				8,000,000.00	0.00	8,000,000.00
230804	4/30/2024	4M	4M TERM SERIES			10,000,000.00		10,000,000.00	0.00
									16,000,000.00
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		300,000.00	0.00
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		100,000.00	0.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00	300,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									5,250,000.00
221014	1/12/2024	UBS	CD-ISRAEL DISCOUI	19977	465076TW7	244,000.00		244,000.00	0.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		245,000.00	0.00
190325	3/25/2024	UBS	CD-BANK HAPOALII	33686	06251AW48	245,000.00		245,000.00	0.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		500,000.00	0.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		245,000.00	0.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U!	33954	14042TAP2	245,000.00		245,000.00	0.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		500,000.00	0.00
230131	9/30/2024	UBS	CD-PLANTERS BANI	34254	72741PGZ4	244,000.00		244,000.00	0.00
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		300,000.00	0.00
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		640,000.00	0.00
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		250,000.00	0.00
221118	11/18/2024	UBS	CD-SALLLIE MAE	58177	795451CK7	243,000.00		243,000.00	0.00
191127	11/27/2024	UBS	CD-STATE BANK IN	33682	856285RS2	245,000.00		245,000.00	0.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		165,000.00	0.00
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		400,000.00	0.00
190418	12/5/2024	UBS	CD-DELTA NATION/	26633	2477RBD6	200,000.00		200,000.00	0.00
201218	12/18/2024	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		248,000.00	0.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		0.00	750,000.00
230317	3/17/2025	UBS	CD-MANUFACTURE	588	5647595C3	243,000.00		0.00	243,000.00
230322	3/24/2025	UBS	CD-PINNACLE BANI	35583	72345SLG4	248,000.00		0.00	248,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00
211223	8/1/2025	UBS	HAWAII STATE		41972YQ3	500,000.00		0.00	500,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00	400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00	175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		250,000.00	250,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00	320,000.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		0.00	105,000.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		0.00	245,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00	500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUI		71781LBU2	300,000.00		0.00	300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00	750,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00

2024 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BV PRIN BAL 12/31/2024
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EG03	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
230303		UBS	UBS PRIME FUND			51,724.41		51,724.41	0.00
230731		UBS	UBS PRIME FUND			554,843.90		554,843.90	0.00
231204		UBS	UBS PRIME FUND			249,389.65		249,389.65	0.00
230831A		UBS	UBS PRIME FUND			2,769,474.27		2,769,474.27	0.00
230831B		UBS	UBS PRIME FUND			6,001,637.81		6,001,637.81	0.00
230630		UBS	UBS PRIME FUND			859,359.98		859,359.98	0.00
23093023		UBS	UBS PRIME FUND			64,956.23		64,956.23	0.00
230430		UBS	UBS PRIME FUND			170,879.16		170,879.16	0.00
230531		UBS	UBS PRIME FUND			229,646.85		229,646.85	0.00
240630		UBS	UBS TREASURY FUND (FORMERLY PRIME)				102,943.99	0.00	102,943.99
240731A		UBS	UBS TREASURY FUND (FORMERLY PRIME)				554,746.42	0.00	554,746.42
240228		UBS	UBS PRIME FUND				361,798.28	95,470.33	266,327.95
240831A		UBS	UBS TREASURY FUND (FORMERLY PRIME)				58,423.28	0.00	58,423.28
241231		UBS	UBS TREASURY FUND (FORMERLY PRIME)				10,866,656.35	0.00	10,866,656.35
240131		UBS	UBS PRIME FUND				301,274.74	301,274.74	0.00
						-			
									51,470,097.99
	TOTAL INVESTMENTS					71,631,912.26	36,245,843.06	35,157,657.33	**72,720,097.99**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BMO			8,036,228.16	78,690,112.37	82,953,588.33	3,772,752.20
			Bond Proceeds			12,162,050.46	64,262.35	10,649,925.46	1,576,387.35
			Money Market Accounts			17,183,216.87	19,542,940.75	24,000,000.00	12,726,157.62
			Net Cash and Investments			106,429,330.67	134,543,158.53	152,761,171.12	88,211,318.08

CC Regular Session

Meeting Date: 01/14/2025

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

Title:

Note the following Boards, Commissions, and Committee Meeting Minutes:

- Planning Commission Meeting Minutes Dated November 21, 2024
- Environmental Policy Board Meeting Minutes Dated October 21,2024
- Park and Recreation Commission Meeting Minutes Dated November 14, 2024

Purpose/Background:

Approve Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC November Minutes

EPB October Minutes

Park and Recreation November Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	01/08/2025 08:44 AM
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Abdi Sahal		Started On: 01/06/2025 08:53 AM
Final Approval Date: 01/09/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 21, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Randy Bauer Commissioner Tom Hunt Commissioner Eric Peters
Members Absent:	Commissioner Bruce Anderson Commissioner Ryan Heineman Commissioner Gary VanScoy
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Bauer, seconded by Commissioner Peters, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Peters, and Hunt. Voting No: None. Absent: Commissioners Anderson, Heineman, and VanScoy.

5. CONSENT AGENDA

5.01: Approve the October 24, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Peters, seconded by Commissioner Hunt, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Hunt, and Bauer. Voting No: None. Absent: Commissioner Anderson, Heineman, and VanScoy.

6. PUBLIC HEARINGS

7. COMMISSION BUSINESS

7.01: Continue Discussion on the Sign Code Update Pertaining to Wall Signage

Presentation

Senior Planner Martin presented the Staff Report and asked the Commission to provide direction to staff to develop clear, consistent, and simplified regulations for wall signage in all zoning districts.

Commissioner Bauer asked for clarification on the table as to whether the word "none" was used to mean there is no maximum rather than none were allowed.

Senior Planner Martin confirmed that the word "none" in that instance means there is no maximum. He stated that the maximum number of wall signs would be removed across all districts for consistency as staff believe that there are other mechanisms to better control the signs while also providing flexibility in how businesses choose to promote their business. He confirmed that businesses would still follow the sign permit process.

Commissioner Peters commented that there is not a definition for box cabinet signs.

Senior Planner Martin confirmed that he forgot to add that definition and provided a description.

Chairperson Gengler asked the definition of mansards.

Senior Planner Martin explained that word was carried over from the existing code and provided an example. He stated that he could include a definition.

Commissioner Bauer commented that any term that is not familiar should be included in definitions.

Planning Manager Larson confirmed that as the last part of the review, staff will go through all the language to add necessary definitions.

Councilmember Woestehoff stated that perhaps the row for maximum number of signs, that now states "non" for every district, should just be deleted.

Senior Planner Martin replied that cities typically include that information, but it would not necessarily need to be included.

Councilmember Woestehoff stated that perhaps the total sign area is the top line of that table as that would provide the necessary guidance.

Commissioner Peters stated that perhaps those could be combined into one row, including the total sign area and explaining there is no maximum number of signs.

Chairperson Gengler asked if there are examples in the area of a 100 square foot sign on a wall.

Senior Planner Martin was unsure.

Planning Manager Larson could not think of any but provided some dimensions that could be 100 square feet. He stated that it does fall in line with what other cities allow.

Councilmember Woestehoff asked if the same standards would apply to a single tenant.

Senior Planner Martin replied that would not apply. He explained that there is language to ensure that one tenant does not take up all the space and that signage is split between the tenants in a multitenant space.

Councilmember Woestehoff asked if there is a scenario where space on the signage could be used to advertise something else, such as the development itself.

Senior Planner Martin commented that he could not recall any instance of non-tenant signage with the exception of the Ramsey office plaza, which is identified on the sign.

Commissioner Bauer asked if space for lease within the building would count as non-tenant signage.

Planning Manager Larson explained that real estate signage is temporary and covered in another area of the code. He stated that this line is meant to address individual tenants not an individual sign. He stated that staff could clarify that language.

Senior Planner Martin stated that he will make the changes as discussed and bring the final draft back for consideration at a later time.

7.02: Discuss the Sign Code Pertaining to Freestanding, Temporary and Additional Wall Signage

Presentation

Senior Planner Martin presented the Staff Report asking the Commission to provide direction to staff to develop clear, consistent and simplified regulations for freestanding, temporary and additional wall signage in all zoning districts.

Commissioner Bauer suggested that the no advertising for menu boards be changed to no outside advertising, as that would allow a business to advertise their own specials but not advertise for another business.

Commissioner Hunt used the example of McDonald's which may advertise their happy meal toys, which could be in partnership with a movie and asked if that would qualify as advertising another business.

Commissioner Peters commented that he would believe that would fall under the category of selling a product that McDonald's is selling.

Chairperson Gengler commented that she has not seen a menu board advertising for another business, so perhaps that language is just not needed in the code any longer.

Commissioner Peters agreed that language could just be removed.

Chairperson Gengler asked if there should be regulations on dynamic signs or dynamic monument signs and provided some examples.

Senior Planner Martin commented that those standards would come forward for discussion at the December meeting. He welcomed any input the Commission may have on how to make the standards for freestanding signs more efficient and consistent across the zoning districts.

Planning Manager Larson commented that the biggest question staff had on this section was related to the freestanding square footage sign requirement for the COR, noting that none of the existing signs meet that size. He stated that rather than making all those businesses come in to make a request to allow their sign, the standard should just be increased to bring those signs into compliance and to be consistent with what is allowed in the other districts.

The Commission supported that change.

Senior Planner Martin noted another maximum within the COR for sign height that does not match the standards outside of the COR, nor does it match the signs that exist.

Chairperson Gengler asked if staff is open to variations between the different COR zones, as it could make sense to allow higher signs in the more business/external zones, such as near Coborn's, rather than the internal zones.

Commissioner Bauer commented that his other concern would be that traffic will move faster on the highway with the elimination of the stoplights. He stated that if they are attempting to attract businesses to the COR, they will want to have proper signage to direct drivers from the highway to the COR.

Commissioner Peters asked if the six-foot height applies to any style sign. He noted that some people are taller than six feet.

Senior Planner Martin provided some examples of signs that would seem to be applicable within the COR for the six-foot maximum.

Councilmember Woestehoff stated that the maximum height for a ground sign could be six feet where the maximum height for a pylon sign could be 25 feet.

Senior Planner Martin asked if the Commission preferred the term ground sign or monument sign, noting that pylon and monument are the most commonly used terms in the sign industry.

Chairperson Gengler confirmed the consensus of the Commission to use monument sign rather than ground sign.

Commissioner Hunt asked if 25 feet would be the maximum for pylon signs.

Senior Planner Martin commented that staff can review that and propose an appropriate height for the next review.

Commissioner Bauer recalled a time when there was strong enforcement related to temporary signs within the right-of-way, but noted that this year there appeared to be many violations.

Planning Manager Larson commented that the Council direction to staff has changed to complaint based and staff has not received many complaints.

Commissioner Bauer commented that the Riverstone HOA developed its own sign rules and provided input on those regulations.

Senior Planner Martin commented that currently a permit is required for temporary signs, but it is rare that someone actually comes in for that permit.

Commissioner Bauer referenced the time restrictions, which would allow the nonstandard temporary signs for a total of four weeks per year, but one week at a time. He stated that in the case of a new business, one week would seem a bit restrictive.

Planning Manager Larson replied that restriction is for this specific type of sign, but a now open banner attached to the building would be allowed for a longer period.

Commissioner Bauer stated that he would support allowing one of these more eye-catching types of signage for more than one week at a time for a new business.

Chairperson Gengler asked if the one-week periods can be consecutive.

Senior Planner Martin replied that his interpretation is that the one-week periods would be four separate instances. He used the example of a new car dealership that had special sales during the year and perhaps used an inflatable type of sign to catch attention during those sales.

Planning Manager Larson commented that type of signage can be a bit obnoxious and therefore businesses typically reserve that type of signage for special events.

Commissioner Bauer suggested keeping the four weeks per year, but removing the one week a time provision.

Planning Manager Larson commented that he would still want language to be included so that the four weeks could be split up throughout the year. He stated that many neighboring businesses do not like these types of signage and therefore it is a job of balancing needs.

Senior Planner Martin provided information on flags, noting that currently these more temporary style flags are counted towards the permanent signage for the business.

Planning Manager Larson commented that staff believe that the language linking flags to permanent signage was perhaps meant more for traditional style and size corporate flags flown on a regular flagpole.

Chairperson Gengler suggested that language be added similar to pennants requiring that the flag be removed if it is damaged.

Senior Planner Martin confirmed that language could be beneficial to apply to all temporary signs.

Councilmember Woestehoff asked if there is a better way to regulate the number of temporary flag style signs, rather than using square footage and counting it against the permanent signage allowed.

Planning Manager Larson commented that staff believe that there could be and will investigate that, perhaps just limiting the number of temporary signs.

Commissioner Hunt asked if there are time limitations on other types of temporary signs.

Planning Manager Larson reviewed the current time allowances for temporary sign permits.

Commissioner Bauer commented that in some cases the flag type signs are more permanent and therefore perhaps do not need the time restriction, but language could be added related to the condition of the sign.

There was additional discussion on fuel pump island signage and language that was unclear as to what would fall into that category.

Planning Manager Larson asked if the awning could be considered a wall sign.

Councilmember Woestehoff asked how the sign part of the awning would be counted, as an awning could be very large, but the type could be a smaller portion.

Planning Manager Larson replied that he would count just the type face area, but some communities count the entire awning.

Councilmember Woestehoff stated that he would not want to count the entire awning area.

Chairperson Gengler asked and received confirmation that the awning would then be counted in the permanent signage but only the type face area and not the entire awning. The Commission agreed.

Planning Manager Larson commented that staff will use this input tonight to draft some updates for the Commission to consider.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that the December meeting will be held on December 19th and there will be two public hearings for the Commission to hold. He stated that they will also continue their discussion on signs at that meeting.

Councilmember Woestehoff provided input on the items on the City Council agenda the following week.

9. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Hunt, and Peters. Voting No: None. Absent: Commissioner Anderson, Heineman, and VanScoy.

The regular meeting of the Planning Commission adjourned at 8:44 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Abdihafid Sahal
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, October 21, 2024, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Melissa Fetterley Board Member Reid Bernard (arrived at 6:40 p.m.) Board Member Nick Burgess Board Member Thomas Hagerty Board Member Paula Houts Board Member Hassan Salami
Members Absent:	Board Member Laura Moore
Also Present:	Senior Planner Chris Anderson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Fetterley called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Burgess and seconded by Board Member Hagerty to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Burgess, Hagerty, Houts, and Salami. Voting No: None. Absent: Board Member Bernard and Moore.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated August 19, 2024

Motion by Board Member Hagerty and seconded by Board Member Salami to approve the regular meeting minutes dated August 19, 2024.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Hagerty, Salami, Burgess, and Houts. Voting No: None. Absent: Board Member Bernard and Moore.

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects of a Site Plan for Blanery LLC at 6591 141st Avenue NW (Project No. 24-124); Case of Blanery LLC

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Blanery LLC for a Conditional Use Permit (CUP) and Site Plan for a proposed automotive body shop at 6591 141st Avenue NW. The applicant has a purchase agreement with the City to acquire the subject property.

Board Member Bernard arrived.

Chairperson Fetterley commented that it looks like a straightforward plan with no additional recommendations.

Motion by Board Member Hagerty and seconded by Board Member Salami to recommend approval of the Landscape Plan and Tree Inventory & Preservation Plan.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Hagert, Salami, Bernard, Burgess, and Houts. Voting No: None. Absent: Board Member Moore.

5.02: Continue Discussion on Potential Performance Standards for Managed Natural Landscapes

Senior Planner Anderson presented the staff report. He stated that at the August meeting, the Board discussed the idea of developing performance standards for natural landscapes. There seemed to be consensus among the Board to consider standards withing the right-of-way, but nothing really beyond that. Staff has prepared a rough draft of an ordinance amendment to assist with this discussion. There are three components to the ordinance amendment, simply adding several definitions to Chapter 30 (Nuisances) of the City Code; specifically addressing information that needs to be included in a management plan; and attempting to identify standards that are applicable when attempting to establish and maintain a natural landscape. He stated that staff is seeking input on the third component of the ordinance.

Chairperson Fetterley asked if staff used references from other communities when developing these requirements.

Senior Planner Anderson replied that last year the legislature enacted new legislation that required cities to allow naturalized landscapes. He stated that Ramsey has allowed that for over 15 years, with an approved management plan. He stated that within the last year a number of communities had to make changes to their regulations to allow for naturalized landscapes and therefore he was able to use those regulations to craft this proposal.

Board Member Burgess appreciated the information from other communities. He asked if the recommendation would be to have natural landscaping setback 18 inches, or about one pass of a lawnmower.

Senior Planner Anderson replied that was a seed to start discussion and noted that he is seeking feedback on that. He commented that his thought was that the entire right-of-way would not need to be turf grass and asked if the Board felt that it would be important to have some type of

separation from the roadway and/or adjacent properties. He noted that some communities have no setback requirement while others have a five foot, or fence requirement. He believed that there should be some time of setback from the roadway, and perhaps from a sidewalk or trail.

Commissioner Burgess commented that he believes it would be helpful to have some kind of setback, within the range of 18 inches to three feet, from the street and sidewalks and trails.

Board Member Hagerty stated that he also agrees with a setback, a minimum of 18 inches or two to three feet on all sides of the lawn unless there is a fence. He stated that he likes the idea of having a sign to notify people of what is going on. He also liked the once-a-year maintenance requirement.

Commissioner Houts stated that she does not like requiring a setback outside of the MUSA lines as that area is rural, but does support a setback for properties within the MUSA.

Commissioner Burgess asked if there would be guidance on what the sign should say, or whether the City would create the signs for purchase.

Senior Planner Anderson replied that the City would not provide the signage. He noted that there are standardized signs that people could obtain. He explained that the language is not as important because the intention is just to let the public know that what they are seeing is a naturalized landscape and not a situation where someone just stopped mowing. He noted that some cities only require signage during the transition period when it does not look great. He stated that he could send out examples of signs that the City uses on its own property.

Chairperson Fetterley agreed that the hardest period is that transition period. She asked if they should consider a notice, where a letter would go out to the neighborhood after someone is approved.

Senior Planner Anderson replied that he has not seen any examples that require notification to neighbors and would be hesitant to do that.

Councilmember Woestehoff asked if there was a reason this was drafted as part of the nuisance section rather than the residential landscaping standards.

Senior Planner Anderson replied that the draft was added to that section as that is where the nuisance language currently exists for yard vegetation over 8 inches. He noted that the language could be relocated, and a reference could be made to the nuisance section linking those areas.

Councilmember Woestehoff commented that makes sense, but if there are going to be different standards for different areas, perhaps it should be relocated.

Board Member Bernard commented that he would prefer to split the language into different sections, rural versus MUSA. He commented that he abuts City property and does not believe a buffer would be needed, whereas a lot in a more developed area would perhaps appreciate the buffer.

Senior Planner Anderson stated that some regulations did exempt the buffer if the property abuts a park or a neighbor with native landscaping. He stated that he could draft some exemptions for the Board to consider and bring those back. He noted that there is not a strict timeline for this, as his goal would be to have the regulations in place prior to the next growing season.

Chairperson Fetterley agreed that it would make sense to split up where buffers would be required and not required.

Board Member Hagerty asked for clarification on the process moving forward.

Senior Planner Anderson explained that the Board will develop the standards and he will finalize the draft ordinance language, which would receive a formal recommendation from the Board. He stated that if the language stays in the nuisance chapter, it would then move to the City Council for two readings. He stated that if the information is placed in the zoning code, it would move to the Planning Commission for a public hearing before going to the City Council for two readings.

The Board provided consensus direction to consider different buffer standards for rural residential lots and MUSA lots. It was noted that there would still be a setback requirement from the road regardless of the zoning district.

Board Member Salami commented that it will be important to differentiate the standards so that people on urban lots do not compare themselves to people on larger, five or ten acre lots.

Board Member Bernard stated that while he would support a front setback from the road for rural lots, he would not want to see side or back setbacks unless someone complains.

Senior Planner Anderson replied that he would be hesitant to include a complaint claim as some residents just do not get along with their neighbors and that could put them in an unfair position. He stated that he will use the comments received to update the draft and bring it back for additional review by the Board.

6. BOARD / STAFF INPUT

Senior Planner Anderson provided an update on the recent Fix It Clinic held on October 5th, which was not as well attended as they had hoped.

Chairperson Fetterley asked if the Board should discuss the 2025 meeting calendar or whether that should occur at the next meeting.

Senior Planner Anderson commented that he planned to create a draft calendar for 2025 to present at the November meeting, recognizing that the January and February meetings always have to shift because of holidays.

7. ADJOURNMENT

Motion by Board Member Salami and seconded by Board Member Burgess to adjourn the meeting.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Abdi Sahal
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on November 14, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Nathan Barten Vice Chair Brandon Sis Commissioner Todd Arts Commissioner Jennifer Leistico (arrived at 6:35 p.m.) Commissioner Dean Olson
Commission Members Absent:	Commissioner Shane Bennett Commissioner Megan Ealain
Also Present:	City Council Liaison Debra Musgrove Parks & Assistant Public Works Director Mark Riverblood Recreation Coordinator Abby Proulx

1. CALL TO ORDER

Chair Barten called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Sis, seconded by Commissioner Arts, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Barten; Commissioners Sis, Arts, and Olson. Voting No: None. Absent: Commissioners Bennett, Ealain and Leistico.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Sis, seconded by Commissioner Olson, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- Park and Recreation Commission Meeting Minutes date October 10, 2024

Motion carried. Voting Yes: Chair Barten; Commissioners Sis, Olson, and Arts. Voting No: None. Absent: Commissioners Bennett, Ealain, and Leistico.

5. COMMISSION BUSINESS

5.01: 2025 Playground Replacement Planning – Central and Riverdale Parks

Parks & Assistant Public Works Director Riverblood stated that the playground replacement policy projects that one playground per year is replaced, noting that five playground have been replaced in the last five years. He reviewed the current condition of the Central Park playground noting that the wood posts are still solid and in good condition and identified items that could easily be refurbished and others that could be removed. He provided a similar overview of Riverdale Park. He displayed brand new regional playground equipment that is available because it was made in the wrong color. He noted the equipment has a value of $346,000 (not including installation) and explained that the playground components could be divided between the two parks. He identified items that could be added to Central Park, along with refurbishment of the equipment that would remain as well as the additional equipment that could go to Riverdale Park. He stated that in another scenario, all of the equipment could go to Central Park and Riverdale Park could then wait for 2026.

Commissioner Leistico arrived.

Commissioner Sis asked for an overview of the cost component for some of the items.

Parks & Assistant Public Works Director Riverblood stated that he does have the breakdown of the different cost components but does not have that with him today. He stated that the value of the equipment is about $346,000 but the City could purchase it for about $250,000 and installation is typically around 30 percent of the product cost. He stated that they would also need to update each of the playground with engineered wood fiber, which would have a cost of $12,000 to $18,000 per playground. He stated that they would also adjust the playground borders, noting that could be done by staff. He noted that the demolition and disposal cost for each park would be about $2,000 but that could be reduced by refurbishing some elements. He noted that staff would continue to work on the menu of costs.

Chair Barten commented that the wood components at Central Park are in good shape and asked about the anticipated lifespan for those posts if they were to remain.

Parks & Assistant Public Works Director Riverblood commented that the wood is treated from within and suspected that the posts would last a long time given the sunny conditions. He stated that if they were able to refurbish the Central Park wood items and add some new components, they would plan to circle back to Central Park after they have completed additional playground replacement and continue to replace the wood items at that time, estimating perhaps another five years.

Chair Barten asked if the refurbished components at Central Park would be painted to match the new components.

Parks & Assistant Public Works Director Riverblood confirmed that they would plan to paint in similar colors. He explained that this would be a way to improve more than one playground within the budget constraints.

Councilmember Musgrove commented that this looks like a great plan and asked if the total package of equipment would need to be purchased or whether certain items could be chosen.

Parks & Assistant Public Works Director Riverblood replied that they probably could parse out equipment but suspected that this opportunity is also being reviewed by other communities.

Councilmember Musgrove asked for details on the timeframe when the equipment would be available.

Parks & Assistant Public Works Director Riverblood replied that the equipment is available now. He stated that once the Commission makes a recommendation, he would bring that to the Council as soon as possible after that. He hoped to have more information for the Commission to review in January and February in order to then bring it to the Council in order to plan for implementation in 2025. He noted that these components are ready and assembled which could mean the equipment is ready for use in June rather than later in the summer.

Councilmember Musgrove commented that she liked the idea of spreading this between two parks.

Commissioner Olson commented that there are a lot of youth programs at Central Park and parents comments on how they like parking lot and landscaping improvements, along with the pickleball courts. He stated that he likes the idea of spreading it out, but Central Park is a marque park with a lot of use and would want to see that continue to be improved.

Commissioner Sis commented that if there is chance for implementation on Central Park earlier rather than limping along, he could support that, especially with all the development in that area.

Chair Barten commented it seems the Commission agrees that this could be a good value to acquire this equipment and would be interested in seeing more information. He agreed that Central Park continues to have increased use and is in need of this amenity.

Commissioner Sis commented that if they can get the discounted equipment that is a great option but otherwise does not believe that both parks need to be done in one year.

Parks & Assistant Public Works Director Riverblood commented that he can present a few options. He agreed that Central Park has a lot of use and while there are a lot of children around Riverdale, they do need to continue to focus on Central Park and therefore one option can be for just Central Park.

5.02: Recreation Programs – A Year in Review

Recreation Coordinator Proulx presented an overview of recreation programing throughout the past year.

Commissioner Sis commended Recreation Coordinator Proulx for her excellent work and expanded programing opportunities. He noted that he found himself participating in more programing this past year as well.

Councilmember Musgrove stated that she enjoyed the wood duck house and puzzle contest events. She asked if this presentation would be available online for residents to review.

Recreation Coordinator Proulx confirmed that could be posted to share with the residents.

Commissioner Olson appreciated the creativity and excitement which creates diverse programing for the residents.

Parks & Assistant Public Works Director Riverblood called attention to the partnerships mentioned by Recreation Coordinator Proulx as that is how the City is able to offer so many things while also building community.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood stated there are not any actionable items for December and did not anticipate a December meeting.

Councilmember Musgrove commented that she has appreciated her time as a liaison on the Park and Recreation Commission. She recognized the great job that Chair Barten, Vice Chair Sis and the other members of the Commission have done this last year. She thanked the Commission for its hard work.

Commissioner Arts referenced expansion of pickleball programming and asked if there are plans to convert the tennis courts to pickleball use at Central Park.

Parks & Assistant Public Works Director Riverblood commented that staff is looking to stripe the Riverdale courts for pickleball and there is an opportunity for additional courts on the Lord of Life site. He stated that there are plans to stripe one tennis court as four pickleball courts. He stated that they would look at that option along with the rehabilitation of the playgrounds.

7. ADJOURNMENT

Motion by Commissioner Olson, seconded by Commissioner Arts, to adjourn the meeting.

Motion carried. Voting Yes: Chair Barten; Commissioners Olson, Arts, Leistico, and Sis. Voting No: None. Absent: Commissioners Bennett and Ealain.

The Park and Recreation Commission meeting adjourned at 7:20 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 01/14/2025

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

Title

Approve Amending City Council Meeting Schedule for 2025

Purpose/Background:

Purpose: To amend the meeting schedule for the City Council due to Veterans Day being held on the regularly scheduled November meeting date, and to cancel the last regular City Council meeting in December.

If approved, the November 11, 2025, City Council Work Session and Regular meeting will be rescheduled to Monday, November 10, 2025, and the December 23, 2025, 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.

Time Frame/Observations/Alternatives:

N/A

Funding Source:

N/A

Recommendation:

Staff is recommending rescheduling the November 11, 2025, meeting to take place on Monday, November 10, 2025, and to cancel the December 23, 2025, meeting altogether, as has been done in the past.

OutcomeAction:

Motion to reschedule the November 11, 2025, City Council Work Session and Regular Meeting to Monday, November 10, 2025, and to cancel the December 23, 2025, 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	01/02/2025 11:55 AM
Form Started By: Katie Schmidt		Started On: 12/19/2024 02:57 PM
Final Approval Date: 01/02/2025		

CC Regular Session

Meeting Date: 01/14/2025

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

Title

Approve Business License Applications.

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license applications (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.

Notification:

All current business license holders are posted on www.cityoframsey.com once approved.

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of business license applications.

OutcomeAction:

Motion to approve the attached business license applications.

Attachments

Business Licenses

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	01/09/2025 11:10 AM
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Wendy Schlueter		Started On: 01/07/2025 03:34 PM
Final Approval Date: 01/09/2025		

Report Name: License Report - License Types
Council Dates: 1/14/2025 to 1/14/2025
Status: Active, Inactive
License Type(s): Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–Annual							
Brain Freezze Ice Cream			Michelle Remick		12/31/2025	1/14/2025	A

Mobile Food Unit–Annual License Count: 1

Total Licenses: 1

CC Regular Session

Meeting Date: 01/14/2025

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

Title:

Authorization to Ratify 2025 Budgeted Personnel Items

Purpose/Background:

The purpose of this case is to ratify the changes that were included within the 2025 approved budget. The positions include reclassifying a full-time Community Service Officer to a Lead Community Service Officer and increasing a part-time Planning Division Administrative Assistant to full-time.

The Lead Community Service Officer (non-sworn position) will provide training and instruction to the City's three part-time student Community Service Officers. There is high turnover in part-time positions, so the training and instruction which is provided by the Lead Community Service Officer will be ongoing.

The part-time Planning Division Administrative Assistant is currently working 25 hours per week. The work load for this position has increased significantly. Full-time hours (forty hours per week) will allow the Administrative Assistant to focus on file management/record retention, assist with the recycling program, maintain website updates, process planning escrows, administer the Water Efficiency Grant program, manage databases and receive and manage applications.

Funding Source:

The funding required for these actions is included in the approved 2025 budget.

Recommendation:

To ratify the 2025 budgeted personnel items by reclassifying the Community Service Officer to Lead Community Service Officer and to increase the Planning Division Administrative Assistant fo full-time.

Outcome/Action:

Motion to ratify reclassifying the Community Service Officer to Lead Community Service Officer and to increase the Planning Division Administrative Assistant to full-time.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Colleen Lasher		Started On: 12/31/2024 09:25 AM
Final Approval Date: 01/09/2025		

CC Regular Session

Meeting Date: 01/14/2025

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

Title:

Authorization to Approve the Wage Scale for the New Crime Data Analyst Position

Purpose/Background:

The purpose of this case is for City Council to authorize the wage scale for the new Crime Data Analyst position. This reclassification was included in the approved 2025 budget. Ms. Jamie Hedburg is the current full-time Police Records Technician/Crime Analyst. With this reclassification, Ms. Hedburg will become the new full-time Crime Data Analyst. The Police Records Technician/Crime Analyst position will be eliminated. The Crime Data Analyst position is needed to provide real-time information to make operational decisions and assist with analysis of investigative data (intelligence-led policing). This position will provide intelligence and real-time crime data for supervisors and command start to use in making decisions regarding resource deployment and operations.

Under the general direction of the Administrative Captain, the Crime Data Analyst plays a pivotal role in supporting law enforcement operations by analyzing and disseminating crime-related data. Using advanced crime mapping, GIS, and data analysis tools, the analyst provides valuable intelligence to assist in investigations, community policing, and strategic planning. This position requires a professional attitude, technical expertise, and the ability to foster positive relationships within all department divisions and with external agencies.

As per the City's Personnel Policy, the City Council shall approve wages for all positions. This position is a professional, full-time, non-union, exempt position.

Funding Source:

The funding required for this action is included in the approved 2025 budget.

Recommendation:

To authorize the 2025 wage scale for the new Crime Data Analyst position, as follows:

Step 1	**80%**
Annually	Hourly
80,290	38.601
Step 2	**84%**
Annually	Hourly
84,304	40.531
Step 3	**88%**
Annually	Hourly
88,319	42.461
Step 4	**92%**
Annually	Hourly
92,333	44.391

Step 5	**96%**
Annually	Hourly
96,348	46.321

Step 6	**100%**
Annually	Hourly
100,362	48.251

Outcome/Action:

Motion to authorize the 2025 wage scale for the Crime Data Analyst, as follows:

Step 1	**80%**
Annually	Hourly
80,290	38.601

Step 2	**84%**
Annually	Hourly
84,304	40.531

Step 3	**88%**
Annually	Hourly
88,319	42.461

Step 4	**92%**
Annually	Hourly
92,333	44.391

Step 5	**96%**
Annually	Hourly
96,348	46.321

Step 6	**100%**
Annually	Hourly
100,362	48.251

Attachments

No file(s) attached.

Form Review

Inbox	**Reviewed By**	**Date**
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Colleen Lasher		Started On: 01/03/2025 11:53 AM
Final Approval Date: 01/09/2025		

CC Regular Session

Meeting Date: 01/14/2025

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

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Title:

Authorization to Promote a Sergeant to Captain and a Patrol Officer to Sergeant

Purpose/Background:

The purpose of this case is to promote a Sergeant to Captain and a Patrol Officer to Sergeant.

With the recent changes in the City's Police Department staffing, which included promoting Police Officer Brad Bluml from Captain to Chief of Police, additional back-filling has been necessary. After an extensive internal process, Sergeant Nick Dahlberg has been selected as the City's next Police Captain and Patrol Officer Jake Hinnenkamp has been selected as the City's next Sergeant.

Funding Source:

The funding required for these promotions is included within the 2025 budget.

Recommendation:

To promote Sergeant Nick Dahlberg to the position of Police Captain and to promote Patrol Officer Jake Hinnenkamp to the position of Police Sergeant, as follows:

1) Nick Dahlberg: Promote to Police Captain, effective January 15, 2025, at $61.534 per hour, which is step 5 of the 2025 wage scale; and
2) Jake Hinnenkamp: Promote to Police Sergeant, effective on or near April 1, 2025, at $52.927 per hour, which is step 3 on the 2025 wage scale.

Outcome/Action:

Authorize promoting Sergeant Nick Dahlberg to the position of Police Captain and Patrol Officer Jake Hinnenkamp to the position of Police Sergeant, as follows:

1) Nick Dahlberg: Promote to Police Captain, effective January 15, 2025, at $61.534 per hour, which is step 5 of the 2025 wage scale; and
2) Jake Hinnenkamp: Promote to Police Sergeant, effective on or near April 1, 2025, at $52.927 per hour, which is step 3 on the 2025 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Colleen Lasher		Started On: 01/07/2025 11:18 AM
Final Approval Date: 01/09/2025		

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-010 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 5, 2024 through December 31, 2024.

Purpose/Background:

Adopt Resolution #25-010 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 5, 2024 through December 31, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #25-010 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 5, 2024 through December 31, 2024.

Outcome/Action:

Motion to Adopt Resolution #25-010 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 5, 2024 through December 31, 2024.

Attachments

Bills List 12/30/2024

Resolution 25-010

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	12/31/2024 10:37 AM
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Jennifer Morrison		Started On: 12/31/2024 09:24 AM
Final Approval Date: 01/02/2025		

RAMSEY CITY COUNCIL MEETING

12.30.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 12.5.24 - 12.31.24		$ 1,023,245.57
Accounts Payable 12.5.24 - 12.31.24		417,313.89
Payroll	12.6.24	245,235.65
	12.20.24	273,575.83
Debt Service		313,568.75
Pay Estimates- Projects		421,379.16

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 2,694,318.85**
(Invoices Available for Reviewal)

X Mark E Kuzmen 12-31-2024

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 541,343.26	$ 10,936,518.34
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	206,452.92	13,727,202.82
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	341,443.09	6,326,379.49
CORRECTION TO PAYROLL		
DEBT SERVICE	2,953,430.63	4,037,746.98
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	313,124.21	33,409,249.31
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 4,355,794.11**	**$ 68,437,096.94**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119880	**12/5/2024**		**121483 ARIGO, CHERYL M**							
		29.62	ACCT 735973 14584 OLIVINE TERR		128683	735973	9601.4651		WATER REVENUE	WATER FUND
		29.62								
119881	**12/5/2024**		**121484 BANDOROVSKIY, YELENA**							
		85.85	ACCT 734918 16169 IODINE ST NW		128684	734918	9601.4651		WATER REVENUE	WATER FUND
		85.85								
119882	**12/5/2024**		**104915 BLUE LINE COLLISION CENTER**							
		8,140.01	LANDSCAPE GUARANTY ESC RELEASE		128749	A119518	9804.6433	00119518	REFUNDS	ESCROW ACCOUNTS
		8,140.01								
119883	**12/5/2024**		**100297 CENTERPOINT ENERGY**							
		91.44	MONTHLY GAS CHARGES		128760	8000014064-2 OCT 2024	0211.6373		GAS	POLICE PROTECTION
		414.07	MONTHLY GAS CHARGES		128760	8000014064-2 OCT 2024	0452.6373		GAS	PARK & RECREATION
		209.07	MONTHLY GAS CHARGES		128760	8000014064-2 OCT 2024	0311.6373		GAS	STREET MAINTENANCE
		43.78	MONTHLY GAS CHARGES		128760	8000014064-2 OCT 2024	0220.6373		GAS	FIRE PROTECTION
		209.07	MONTHLY GAS CHARGES		128760	8000014064-2 OCT 2024	9601.6373		GAS	WATER FUND
		209.07	MONTHLY GAS CHARGES		128760	8000014064-2 OCT 2024	9602.6373		GAS	SEWER FUND
		209.07	MONTHLY GAS CHARGES		128760	8000014064-2 OCT 2024	9605.6373		GAS	STORM WATER UTILITY
		1,385.57								
119884	**12/5/2024**		**100116 CONNEXUS ENERGY**							
		8,018.84	10/17-11/18/24 ELECTRIC USE		128758	759126-303107 NOV 2024	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDING
		1,112.44	10/17-11/18/24 ELECTRIC USE		128758	759126-303107 NOV 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		63.80	10/17-11/18/24 ELECTRIC USE		128758	759126-303107 NOV 2024	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		2,957.31	10/17-11/18/24 ELECTRIC USE		128758	759126-303107 NOV 2024	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		29.31	10/17-11/18/24 ELECTRIC USE		128758	759126-303107 NOV 2024	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		700.80	10/17-11/18/24 ELECTRIC USE		128758	759126-303107	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119884	12/5/2024		100116 CONNEXUS ENERGY						Continued...	
						NOV 2024				
		10,374.47	10/17-11/18/24 ELECTRIC USE		128759	759126-303101 NOV 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		89.25	SIREN UTILITIES		128761	759126-303095 NOV 2024	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		9,075.67	ELECTRICITY WATER		128764	759126-303102 NOV 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,174.59	ELECTRICITY SEWER		128764	759126-303102 NOV 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		59.40	ELECTRICITY STORM		128764	759126-303102 NOV 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		1,800.25	ELECTRIC		128767	759126-303106 NOV 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		188.68	ELECTRIC		128767	759126-303106 NOV 2024	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		47.35	ELECTRIC		128767	759126-303106 NOV 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		701.14	ELECTRIC		128767	759126-303106 NOV 2024	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		686.29	ELECTRIC		128767	759126-303106 NOV 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		686.29	ELECTRIC		128767	759126-303106 NOV 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		686.29	ELECTRIC		128767	759126-303106 NOV 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		944.32	TRAFFIC SIGNAL		128768	759126-303100 NOV 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		39,396.49								
119885	12/5/2024		100167 CORNERSTONE FORD							
		5.67-	EARLY PAY DISCOUNT		128766	16442891	0220.6388		OTHER VEHICLE REPAIR	FIRE PROTECTION
		56.73	UNIT 575 REPAIR		128766	16442891	0220.6388		OTHER VEHICLE REPAIR	FIRE PROTECTION
		51.06								
119886	12/5/2024		106583 DELTA DENTAL PLAN OF MINNESOTA							
		5,014.04	DEC 2024 DENTAL PREMIUMS		128771	RIS0006093393	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,014.04								
119887	12/5/2024		100870 EDINA REALTY TITLE							
		24.65	ACCT 493479525 16180 TURNBERRY		128685	493479525	9601.4651		WATER REVENUE	WATER FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
119887	12/5/2024		**100870 EDINA REALTY TITLE**						**Continued...**	
		24.65								
119888	12/5/2024		**121485 ESPINOZA, MARY AND FRANK**							
		28.33	ACCT 733603 6934 RIVERDALE DR		128686	733603	9601.4651		WATER REVENUE	WATER FUND
		28.33								
119889	12/5/2024		**121495 FAB TECH PLASTICS**							
		2,658.27	2019-2024 SEWER OVRCHRG REFUND		128750	718916	9602.4662		COMMERCIAL-SEWER CHARGES	SEWER FUND
		2,658.27								
119890	12/5/2024		**121486 FOSTER, CHANDLER**							
		99.23	ACCT 734203 7293 E RAMSEY PKWY		128687	734203	9601.4651		WATER REVENUE	WATER FUND
		99.23								
119891	12/5/2024		**120442 GOLIATH TOOLS**							
		41.00-	RETURN OF HYDRAULIC BRAKE		128755	12882	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		95.10	HAND TOOL		128756	12883	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		54.10								
119892	12/5/2024		**115574 HEALTHPARTNERS**							
		1,763.00	DEC 2024 HEALTH PREMIUMS		128772	343215188243	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		93,388.00	DEC 2024 HEALTH PREMIUMS		128772	343215188243	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		95,151.00								
119893	12/5/2024		**121487 JACOBSSON, RANDY AND CATHERINE**							
		23.82	ACCT 626683565 16431 URANIUM		128688	626683565	9601.4651		WATER REVENUE	WATER FUND
		23.82								
119894	12/5/2024		**121488 LEHN, COLBURN AND KARRIE**							
		27.49	ACCT 735829 7272 147TH TERRACE		128689	735829	9601.4651		WATER REVENUE	WATER FUND
		27.49								
119895	12/5/2024		**121489 LITTLE, JOSEPH AND JEANINE**							
		96.12	ACCT 687358480 5283 143RD AVE		128690	687358480	9601.4651		WATER REVENUE	WATER FUND
		96.12								
119896	12/5/2024		**121490 MEADOW CREEK CONSTRUCTION**							
		14.15	ACCT 736029 5611 149TH LANE NW		128691	736029	9601.4651		WATER REVENUE	WATER FUND
		14.15								

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119897	**12/5/2024**		**121481 MR CUTTING EDGE**							
		30.00	SHARPENING OF PAPER CUTTER		128751	7015	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDING
		30.00								
119898	**12/5/2024**		**100351 NCPERS GROUP LIFE INS**							
		336.00	DEC 2024 LIFE INS PREMIUMS		128769	704800122024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		336.00								
119899	**12/5/2024**		**121491 SCHULER, ERIC**							
		78.65	ACCT 728750 17850 ERKIUM ST		128692	728750	9601.4651		WATER REVENUE	WATER FUND
		78.65								
119900	**12/5/2024**		**121492 SJB RAMSEY LLC**							
		18.60	ACCT 735470 15505 RAMSEY BLVD		128693	735470	9601.4651		WATER REVENUE	WATER FUND
		18.60								
119901	**12/5/2024**		**117096 TITLE SMART**							
		19.88	ACCT 118165050 5040 XKIMO CT		128695	118165050	9601.4651		WATER REVENUE	WATER FUND
		19.88								
119902	**12/5/2024**		**116944 TITLESMART INC**							
		17.75	ACCT 490351895 16320 OLIVINE		128694	490351895	9601.4651		WATER REVENUE	WATER FUND
		17.75								
119903	**12/5/2024**		**120544 TITLESMART INC**							
		25.97	ACCT 735903 5936 177TH LANE NW		128696	735903	9601.4651		WATER REVENUE	WATER FUND
		25.97								
119904	**12/5/2024**		**121493 WALLACE, RYAN AND MARIAM**							
		120.60	ACCT 729788 15336 IODINE ST NW		128697	729788	9601.4651		WATER REVENUE	WATER FUND
		120.60								
119905	**12/5/2024**		**117360 WATERMARK TITLE AGENCY**							
		22.35	ACCT 732340 9340 HWY 10 NW		128698	732340	9601.4651		WATER REVENUE	WATER FUND
		22.35								
119906	**12/5/2024**		**100898 WISSLER, REBECCA**							
		34.51	ACCT 736064 6614 153RD LANE NW		128699	736064	9601.4651		WATER REVENUE	WATER FUND
		34.51								
119935	**12/12/2024**		**100009 ACCAP RAMSEY TOWNHOMES**							

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119935	**12/12/2024**		**100009 ACCAP RAMSEY TOWNHOMES**							
		25,000.00	TIF 9 SITE IMPROVS FINAL PYMT		128838	TIF 9 FINAL PYMT	9209.6433		REFUNDS	TAX INCREMENT DISTRICT #9
		25,000.00								
119936	**12/12/2024**		**100012 ACE SOLID WASTE INC**							
		38,789.08	DECEMBER RECYCLING		128842	11285688T067 DEC 2024	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		160.68	DEC REFUSE/RECYCLING		128843	11290614T067 DEC 2024	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		102.75	DEC WASTE SERVICES		128865	11285696T067 DEC 2024	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		372.34	DEC WASTE SERVICES		128865	11285696T067 DEC 2024	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		580.01	DEC WASTE SERVICES		128865	11285696T067 DEC 2024	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		102.75	DEC WASTE SERVICES		128865	11285696T067 DEC 2024	9601.6374		REFUSE/RECYCLING	WATER FUND
		102.75	DEC WASTE SERVICES		128865	11285696T067 DEC 2024	9602.6374		REFUSE/RECYCLING	SEWER FUND
		1,163.83	DEC WASTE SERVICES		128865	11285696T067 DEC 2024	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		102.75	DEC WASTE SERVICES		128865	11285696T067 DEC 2024	9605.6374		REFUSE/RECYCLING	STORM WATER UTILITY
		41,476.94								
119937	**12/12/2024**		**117922 ADAM PRICE INC**							
		1,500.00	REF ERO ESC 6122 RIVLYN AVE		128845	A120064	9804.6433	00120064	REFUNDS	ESCROW ACCOUNTS
		1,500.00								
119938	**12/12/2024**		**119788 ECM UNION HERALD**							
		20.00	UNION LOBBY COPY NOVEMBER 24		128874	44519	0130.6452		SUBSCRIPTIONS	ADMINISTRATION
		20.00								
119939	**12/12/2024**		**121535 MAHOWALD, KEVIN**							
		2,975.94	#721326 REF OVERPAYMENT		128841	721326	9601.4651		WATER REVENUE	WATER FUND
		2,975.94								
119940	**12/12/2024**		**121127 MASTERS TELECOM LLC**							
		65.55	RAMP ELEVATOR LINES		128857	49266	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		65.55								

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119940	12/12/2024		121127 MASTERS TELECOM LLC						Continued...	
119941	12/12/2024		100678 PETTY CASH							
		9.28	BATTERIES		128854	120424	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDING
		22.00	NOTARY COMMISSION RECORDING		128854	120424	0130.6315		MISCELLANEOUS PROFESSIONAL SER	ADMINISTRATION
		2.55	ADDITIONAL POSTAGE		128854	120424	0191.6322		POSTAGE	PLANNING & ZONING
		5.70	POSTAGE		128854	120424	0191.6322		POSTAGE	PLANNING & ZONING
		20.00	NOTARY FEE		128854	120424	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		21.25	REGISTRATION FEES		128854	120424	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		5.40	POSTAGE		128854	120424	9601.6322		POSTAGE	WATER FUND
		5.70	POSTAGE		128854	120424	9601.6322		POSTAGE	WATER FUND
		91.88								
119942	12/12/2024		115008 THOMSEN CONSTRUCTION SERVICES LLC							
		1,500.00	REF ERO ESC 8870 170TH CT		128848	A120285	9804.6433	00120285	REFUNDS	ESCROW ACCOUNTS
		5,000.00	REF LNDSCP ESC 8870 170TH CT		128849	RA056849	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		5,000.00	REF LDSCP ESC 8885 170TH CT		128850	A120310	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		1,500.00	REF ERO ESC 8885 170TH CT		128850	A120310	9804.6433	00120310	REFUNDS	ESCROW ACCOUNTS
		13,000.00								
119943	12/12/2024		119268 US HOME LLC							
		1,500.00	REF ERO ESC 8124 149TH LANE		128846	A120844	9804.6433	00120844	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 8144 149TH LANE		128847	A120845	9804.6433	00120845	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 15171 MARMOSET ST		128851	A120995	9804.6433	00120995	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 15181 MARMOSET ST		128852	A121018	9804.6433	00121018	REFUNDS	ESCROW ACCOUNTS
		1,500.00	REF ERO ESC 15184 MARMOSET ST		128853	A120975	9804.6433	00120975	REFUNDS	ESCROW ACCOUNTS
		7,500.00								
119944	12/19/2024		111377 ANOKA MUNICIPAL UTILITY							
		70.60	TRAFFIC SIGNAL		129011	22-613120-01 NOV 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	STREET LIGHTS		129012	22-990005-01 NOV 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		49.98	STREET LIGHTS		129013	22-610280-00 NOV 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		41.76	TRAFFIC SIGNAL		129014	22-612000-01 NOV 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		241.14								
119945	12/19/2024		121529 BLUHM, ANTHONY							
		200.00	WATER EFF REBATE 24-A BLUHM		128999	12092024	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND

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119945	**12/19/2024**		**121529 BLUHM, ANTHONY**						**Continued...**	
		200.00								
119946	**12/19/2024**		**100297 CENTERPOINT ENERGY**							
		3,927.52	C/H GAS		129006	6702493-5 NOV 2024	0194.6373		GAS	GENERAL GOVERNMENT BUILDING
		116.09	NATURAL GAS PH 3		129007	8782239-1 NOV 2024	9601.6373		GAS	WATER FUND
		678.45	GAS UTILITIES STATION 2		129008	5961540-1 NOV 2024	0220.6373		GAS	FIRE PROTECTION
		710.61	GAS UTILITIES STATION 1		129009	5914352-9 NOV 2024	0220.6373		GAS	FIRE PROTECTION
		263.24	11/6-12/6/24 GAS USAGE		129010	6011580-5 NOV 2024	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		5,695.91								
119947	**12/19/2024**		**121531 HALVORSON, TROY**							
		200.00	WATER EF REBATE 24-T HALVORSON		129000	121924	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
119948	**12/19/2024**		**121537 HAVELAK, AMBER**							
		75.00	PERMIT RA060321 CANCEL		128998	12112024	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA060321 CANCEL		128998	12112024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								
119949	**12/19/2024**		**121545 KIELY, CHRIS**							
		199.00	WATER EFF REBATE 24-C KIELY		129005	121624	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		199.00								
119950	**12/19/2024**		**118957 MUELLER, CHRIS**							
		200.00	WATER EFF REBATE 24-C MUELLER		128996	120924	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
119951	**12/19/2024**		**100678 PETTY CASH**							
		1.00	PETTY CASH		129018	121824	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		1.00								
119952	**12/19/2024**		**107813 PFC EQUIPMENT INC**							
		6.34-	EARLY PAY DISCOUNT		129016	428958	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		633.86	WATER TRUCK #669		129016	428958	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		627.52								

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119952	**12/19/2024**		**107813 PFC EQUIPMENT INC**						**Continued...**	
119953	**12/19/2024**		**100391 POSTMASTER**							
		2,590.31	POSTAGE RR JAN/FEB 2025		129003	12/11/24	9101.1550		PREPAID EXPENSE	GENERAL FUND
		2,590.31								
119954	**12/19/2024**		**121536 VETTER'S ELECTRIC INC**							
		75.00	PERMIT RA060372 CANCEL		128997	12112024	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA060372 CANCEL		128997	12112024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								
119955	**12/19/2024**		**113539 WINSUPPLY TWIN CITIES MN CO.**							
		1.44-	EARLY PAY DISCOUNT		129015	166237	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		71.82	WATER TRUCK #669		129015	166237	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		70.38								
119956	**12/30/2024**		**100033 ANOKA COUNTY ATTORNEY**							
		1,522.00	CASE #21-154425 DRUG FORF		129100	21-154425	0223.6249		MISCELLANEOUS OPERATING SUPPLY	DRUG FORFEITURE
		1,522.00								
119957	**12/30/2024**		**100297 CENTERPOINT ENERGY**							
		627.48	NOV 2024 GAS CHARGES		129102	8000014064-2 NOV 2024	0311.6373		GAS	STREET MAINTENANCE
		252.89	NOV 2024 GAS CHARGES		129102	8000014064-2 NOV 2024	0220.6373		GAS	FIRE PROTECTION
		589.08	NOV 2024 GAS CHARGES		129102	8000014064-2 NOV 2024	0211.6373		GAS	POLICE PROTECTION
		1,229.30	NOV 2024 GAS CHARGES		129102	8000014064-2 NOV 2024	0452.6373		GAS	PARK & RECREATION
		627.48	NOV 2024 GAS CHARGES		129102	8000014064-2 NOV 2024	9601.6373		GAS	WATER FUND
		627.48	NOV 2024 GAS CHARGES		129102	8000014064-2 NOV 2024	9602.6373		GAS	SEWER FUND
		627.48	NOV 2024 GAS CHARGES		129102	8000014064-2 NOV 2024	9605.6373		GAS	STORM WATER UTILITY
		4,581.19								
119958	**12/30/2024**		**100116 CONNEXUS ENERGY**							
		16.86	NOV 2024 ELECTRIC/7040 173RD A		129103	444931-3270 NOV 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		89.25	DEC 2024 SIRENS UTILITIES		129104	759126-303095	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE

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119958	**12/30/2024**		**100116 CONNEXUS ENERGY**						**Continued...**	
						DEC 2024				
		935.97	DEC 2024 TRAFFIC SIGNALS ELECT		129105	759126-303100 DEC 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		10,414.70	DEC 2024 11/18-12/18/24 ELECT		129106	759126-303101 DEC 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		6,226.88	WATER ELECTRICITY DEC 2024		129107	759126-303102 DEC 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,180.57	SEWER ELECTRICITY DEC 2024		129107	759126-303102 DEC 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		79.72	STORM ELECTRICITY DEC 2024		129107	759126-303102 DEC 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		230.98	DEC 2024 ELECTRICITY		129108	759126-303106 DEC 2024	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		89.92	DEC 2024 ELECTRICITY		129108	759126-303106 DEC 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		840.28	DEC 2024 ELECTRICITY		129108	759126-303106 DEC 2024	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		1,614.82	DEC 2024 ELECTRICITY		129108	759126-303106 DEC 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		825.77	DEC 2024 ELECTRICITY		129108	759126-303106 DEC 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		825.77	DEC 2024 ELECTRICITY		129108	759126-303106 DEC 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		825.77	DEC 2024 ELECTRICITY		129108	759126-303106 DEC 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		4,892.64	DEC 2024 11/18-12/18/24 ELECT		129109	759126-303107 DEC 2024	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDING
		1,550.32	DEC 2024 11/18-12/18/24 ELECT		129109	759126-303107 DEC 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		64.05	DEC 2024 11/18-12/18/24 ELECT		129109	759126-303107 DEC 2024	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		4,770.27	DEC 2024 11/18-12/18/24 ELECT		129109	759126-303107 DEC 2024	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		29.35	DEC 2024 11/18-12/18/24 ELECT		129109	759126-303107 DEC 2024	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		574.46	DEC 2024 11/18-12/18/24 ELECT		129109	759126-303107 DEC 2024	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		36,078.35								
119959	**12/30/2024**		**121561 NOLBY BC LLC**							

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119959	12/30/2024		121561 NOLBY BC LLC						Continued...	
		52,954.25	LIMONITE ST CONSTRUCTION		129110	LIMONITE ST IMPROV	9400.6530	00202461	IMPROVEMENTS OTHER THAN BLDS	PUBLIC IMPROVEMENT REVOLVING
		25,931.50	LIMONITE WATERMAIN		129110	LIMONITE ST IMPROV	9601.1730	00202461	IMPROVEMENTS OTHER THAN BUILD	WATER FUND
		14,972.70	LIMONITE SANITARY SEWER		129110	LIMONITE ST IMPROV	9602.1730	00202461	IMPROVEMENTS OTHER THAN BUILD	SEWER FUND
		27,972.54	LIMONITE STORM SEWER		129110	LIMONITE ST IMPROV	9605.1730	00202461	IMPROVEMENTS OTHER THAN BUILD	STORM WATER UTILITY
		121,830.99								
119960	12/30/2024		113273 STATE OF MINNESOTA							
		761.00	CASE 21-154425 DRUG FORF		129111	21-154425 -1	0223.6249		MISCELLANEOUS OPERATING SUPPLY	DRUG FORFEITURE
		761.00								
1007272	12/6/2024		116114 AVESIS THIRD PARTY ADMINISTRATORS							
		314.72	DEC 2024 VISION PREMIUMS		128770	3146240	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		314.72								
1007273	12/6/2024		107244 NORTHLAND TRUST SERVICES INC							
		305,000.00	PRINCIPAL PAYMENT		128757	RAMS11 DEC 2024	9340.6602		BOND PRINCIPAL	$4,335,000 GO IMPR BONDS SERIE
		8,568.75	INTEREST PAYMENT		128757	RAMS11 DEC 2024	9340.6611		BOND INTEREST	$4,335,000 GO IMPR BONDS SERIE
		313,568.75								
1007274	12/6/2024		119638 O'REILLY AUTO PARTS							
		.63-	EARLY PAY DISCOUNT		128752	6193-184884	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		31.40	FIRE #565		128752	6193-184884	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.36-	EARLY PAY DISCOUNT		128753	6193-184801	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		67.90	FIRE #565		128753	6193-184801	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.20-	EARLY PAY DISCOUNT		128754	6193-184886	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		10.23	FIRE #565		128754	6193-184886	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		107.34								
1007275	12/6/2024		111488 POPP.COM INC							
		99.12	POPP COMM-CITY MONTHLY PHONE		128765	992858274	0192.6321		TELEPHONE	DATA PROCESSING
		91.50	POPP-YOUTHFIRST-PHONE		128765	992858274	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		190.62								
1007276	12/6/2024		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC							
		57.95	FIRE ALARM MONITORING		128762	150-1681-6340 DEC 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING

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									Continued...	
1007276	12/6/2024		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC							
		52.95	PW FIRE PANEL MONT/TEST		128763	150-1681-4280 DEC 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		52.95	FS#2 FIRE PANEL MONIT		128763	150-1681-4280 DEC 2024	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		37.45	7550 SUNWOOD MONITORING		128763	150-1681-4280 DEC 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING
		36.90	PW MONITORING		128763	150-1681-4280 DEC 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		48.95	RAMP FIRE PANEL TEST/MONIT		128763	150-1681-4280 DEC 2024	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE
		27.95	YOUTH FIRST FIRE PANEL MONIT		128763	150-1681-4280 DEC 2024	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		315.10								
1007317	12/13/2024		110402 ADVANCE AUTO PARTS							
		237.70	MISC PARTS		128839	11302024	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		139.93	MISC ITEMS		128839	11302024	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		90.00	MISC TOOLS/EQUIPMENT		128839	11302024	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		29.24	MISC PARTS		128839	11302024	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		496.87								
1007318	12/13/2024		116845 CADY BUSINESS TECHNOLOGIES INC							
		584.64	DEC PHONE SERVICE		128855	103960	0192.6321		TELEPHONE	DATA PROCESSING
		39.00	DEC REMOTE MEETING SOFTWARE		128856	104004	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
		623.64								
1007319	12/13/2024		120970 EHLERS, BRYCE							
		15.64	12.2.24 DINOS		128840	12122024	0211.6335		TRAINING	POLICE PROTECTION
		9.08	12.3.24 CHIPOTLE		128840	12122024	0211.6335		TRAINING	POLICE PROTECTION
		24.72								
1007320	12/13/2024		119638 O'REILLY AUTO PARTS							
		.20-	EARLY PAY DISCOUNT		128844	6193-185550	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		9.99	MISC SUPPLIES STATION 2		128844	6193-185550	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		.43-	EARLY PAY DISCOUNT		128858	6193-186040	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		21.42	POLICE #396		128858	6193-186040	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.13-	EARLY PAY DISCOUNT		128859	6193-185862	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		6.34	WATER TRUCK #669		128859	6193-185862	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.92-	EARLY PAY DISCOUNT		128860	6193-185869	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		45.98	WATER TRUCK #669		128860	6193-185869	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE

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1007320	**12/13/2024**		**119638 O'REILLY AUTO PARTS**						**Continued...**	
		1.39-	EARLY PAY DISCOUNT		128861	6193-185870	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		69.54	WATER TRUCK #669		128861	6193-185870	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		2.60-	EARLY PAY DISCOUNT		128862	6193-185916	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		129.81	STAFF #384		128862	6193-185916	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.35	EP DISCOUNT TAKEN ON ORIG INV		128863	6193-178729	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		67.50-	RETURN-O2 SENSOR		128863	6193-178729	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.72-	EARLY PAY DISCOUNT		128864	6193-185998	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		85.95	POLICE #392		128864	6193-185998	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.79-	EARLY PAY DISCOUNT		128866	6193-186116	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		139.25	STAFF #383		128866	6193-186116	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.73-	EARLY PAY DISCOUNT		128867	6193-186290	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		86.54	POLICE #392		128867	6193-186290	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		225.06	POLICE #313		128868	6193-186274	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		4.06-	EARLY PAY DISCOUNT		128868	6193-186274	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.36-	EARLY PAY DISCOUNT		128869	6193-186270	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		17.90	POLICE #392		128869	6193-186270	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.80-	EARLY PAY DISCOUNT		128870	6193-186245	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		39.90	UTILITIES TRK. #612		128870	6193-186245	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.91-	EARLY PAY DISCOUNT		128871	6193-186222	0311.6382		MACHINERY & EQUIPMENT REPAIR	STREET MAINTENANCE
		45.72	SIGN SHOP TRK.#681		128871	6193-186222	0311.6382		MACHINERY & EQUIPMENT REPAIR	STREET MAINTENANCE
		22.00-	RETURN CORE		128872	6193-186321	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		817.21								
1007321	**12/13/2024**		**100510 VERIZON WIRELESS**							
		45.12	VERIZON DATA FOR LIFT STATION		128873	6100063593 NOV 2024	9602.6323		CELLULAR PHONES	SEWER FUND
		45.12								
1007322	**12/20/2024**		**100031 ANOKA COUNTY**							
		39,038.20	TIF 9 DECERT & RETURN EXCESS		128990	TIF 9	9209.6433		REFUNDS	TAX INCREMENT DISTRICT #9
		39,038.20								
1007323	**12/20/2024**		**100647 BOLTON AND MENK INC**							
		3,249.50	ADD PEDESTRIAN CURB RAMPS		129004	0349769-1	9214.6530	00202319	IMPROVEMENTS OTHER THAN BLDS	TAX INCREMENT DISTRICT#14
		3,249.50								
1007324	**12/20/2024**		**113572 FREDRICKSON, JASON**							
		164.00	2FA TOKENS FOR CO FILE SHARE		128991	12192024	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING
		25.73	LOGIS MTG MILEAGE REIMB 12.13		128991	12192024	0192.6335		TRAINING	DATA PROCESSING
		189.73								

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1007324	12/20/2024		113572 FREDRICKSON, JASON						Continued...	
1007325	12/20/2024		116893 GRAF, MATT							
		42.88	8.29.24 ON CALL MILEAGE		128992	08292024	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		42.88								
1007326	12/20/2024		100291 MET COUNCIL SAC							
		82,005.00	SAC REMITTANCE		128993	12192024	9602.2083		SAC CHARGES	SEWER FUND
		820.05-	SAC REMITTANCE DISCOUNT		128993	12192024	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		81,184.95								
1007327	12/20/2024		119638 O'REILLY AUTO PARTS							
		.16-	EARLY PAY DISCOUNT		129002	6193-186880	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		7.89	SCOTCH MOLDING TAPE		129002	6193-186880	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		2.81-	EARLY PAY DISCOUNT		129017	6193-186741	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		140.40	FIRE #562		129017	6193-186741	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		145.32								
1007328	12/20/2024		115841 PULLAR, ROBERT							
		14.69	12.10.24 JIMMY JOHNS LUNCH		128994	12102024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		14.69								
1007329	12/20/2024		100459 STANDARD INSURANCE COMPANY							
		2,222.00	DEC 2024 LIFE INS PREMIUMS		129019	00 772596 0001 DEC 2024	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,222.00								
1007330	12/20/2024		121022 SUFKA, JASON							
		319.12	FUEL FOUTS FIRE TRK 09-11.24		128995	09-2024	0220.6225		DIESEL FUEL	FIRE PROTECTION
		241.54	HOTEL 9.10 JASON & MARK		128995	09-2024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		89.07	9-11.24 MEALS JASON & MARK		128995	09-2024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		649.73								
1007331	12/20/2024		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		608.12	DEC 2024 LTD PREM VOL		129020	237724 DEC 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		440.06	DEC 2024 LTD PREM NON VOL		129020	237724 DEC 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,048.18								
1007332	12/20/2024		100510 VERIZON WIRELESS							
		20.02			129001	6100740860 NOV 2024	0192.6321		TELEPHONE	DATA PROCESSING

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1007332	12/20/2024		100510 VERIZON WIRELESS						Continued...	
		4,274.18	STAFF CELL PHONES		129001	6100740860 NOV 2024	0192.6323		CELLULAR PHONES	DATA PROCESSING
		1,002.30	SQUAD LAPTOPS/CAMS		129001	6100740860 NOV 2024	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		5,296.50								
1007333	12/23/2024		100257 LAW ENFORCEMENT LABOR SRV INC							
		951.75			128710	1204241156592	9101.2177		UNION DUES	GENERAL FUND
		951.75			128944	1218241040432	9101.2177		UNION DUES	GENERAL FUND
		1,903.50								
1007334	12/23/2024		100298 MN AFSCME COUNCIL 5							
		559.93			128711	1204241156593	9101.2177		UNION DUES	GENERAL FUND
		589.21			128945	1218241040433	9101.2177		UNION DUES	GENERAL FUND
		1,149.14								
1007335	12/31/2024		118118 BREITER, MICHAEL							
		26.13	ON CALL MILEAGE 2.2.24		129101	02022024	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		26.13								
1007336	12/31/2024		119638 O'REILLY AUTO PARTS							
		.45-	EARLY PAY DISCOUNT		129047	6193-187679	0211.6227		LUBRICANTS & ADDITIVES	POLICE PROTECTION
		22.47	WINDSHIELD WASHER FLUID-SQUADS		129047	6193-187679	0211.6227		LUBRICANTS & ADDITIVES	POLICE PROTECTION
		102.00	COMM. DEVELOPMENT #383		129048	6193-187545	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.04-	COMM. DEVELOPMENT #383 EP DISC		129048	6193-187545	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.43-	EP DISCOUNT		129049	6193-187494	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		21.61	POLICE #395		129049	6193-187494	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		26.39	PARKS #678		129050	6193-187762	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.53-	EP DISCOUNT		129050	6193-187762	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.72-	EP DISCOUNT		129051	6193-187809	0312.6229		SHOP MATERIALS	SNOW & ICE REMOVAL
		36.08	V-PLOW GREASE TOOL		129051	6193-187809	0312.6229		SHOP MATERIALS	SNOW & ICE REMOVAL
		204.38								
98120624	12/6/2024		115568 ALERUS FINANCIAL NA							
		9,147.02			128709	12042411565914	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		9,147.02								
98121024	12/10/2024		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		178.00	11.20.24 EMS BAG SUPPLIES		128785	11282024	0220.6239		FIRST AID SUPPLIES	FIRE PROTECTION
		3.56-	EARLY PAY DISCOUNT		128785	11282024	0220.6239		FIRST AID SUPPLIES	FIRE PROTECTION

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98121024	**12/10/2024**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**						**Continued...**	
		143.81	11.22.24 MISC SUPPLIES		128785	11282024	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDING
		2.88-	EARLY PAY DISCOUNT		128785	11282024	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDING
		68.51	12.4.24 MISC SUPPLIES		128785	11282024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		1.37-	EARLY PAY DISCOUNT		128785	11282024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		66.86	12.5.24 MISC SUPPLIES		128785	11282024	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDING
		1.34-	EARLY PAY DISCOUNT		128785	11282024	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDING
		448.03								
98122024	**12/20/2024**		**115568 ALERUS FINANCIAL NA**							
		9,881.58			128943	12182410404314	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		9,881.58								
99019092	**12/20/2024**		**101306 IRS**							
		706.29			128929	1213241504172	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,875.73			128930	1213241504173	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,875.73			128931	1213241504174	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			128935	1216241115414	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		288.55			128936	1216241115415	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		288.55			128937	1216241115416	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		19,994.92			128939	12182410404310	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		32,107.61			128950	1218241040438	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		19,994.92			128951	1218241040439	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		77,507.30								
99120624	**12/6/2024**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		728.00			128706	12042411565911	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
99121024	**12/10/2024**		**107885 DEPARTMENT OF LABOR AND INDUSTRY**							
		6,186.47	NOVEMBER 2024 SURCHARGE		128805	121024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		123.77-	NOVEMBER 2024 SURCHARGE		128805	121024	9101.4604		SURCHARGES	GENERAL FUND
		6,062.70								
99121324	**12/13/2024**		**108768 COMDATA NETWORK INC**							
		64.65	GASOLINE-DTF VEHICLE		128806	NOV 2024 PD FUEL	0211.6223		GASOLINE	POLICE PROTECTION
		75.00	TLO TRANSUNION - ONLINE INVEST		128807	NOV 2024 FRANKFURTH	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		159.95	SP TACMEDICINE - MEDI SUPPLIES		128807	NOV 2024 FRANKFURTH	0211.6239		FIRST AID SUPPLIES	POLICE PROTECTION

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99121324	**12/13/2024**		**108768 COMDATA NETWORK INC**						**Continued...**	
		264.13	FIRST OUT RESCUE EQUIP - SUPP		128807	NOV 2024 FRANKFURTH	0211.6239		FIRST AID SUPPLIES	POLICE PROTECTION
		22.96	COBORN'S - DEPT SUPPLIES		128807	NOV 2024 FRANKFURTH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		399.00	ECKBERG LAMMERS - TRAINING		128807	NOV 2024 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		75.00	BCA - TRAINING ROSSUM		128807	NOV 2024 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		75.00	BCA - TRAINING BROTKOWSKI		128807	NOV 2024 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		21.15	COBORNS - KATERS RETIREMENT		128808	NOV 2024 TORSETH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		3.99	COBORNS - RETIREMENT CARD		128808	NOV 2024 TORSETH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		343.08	GASOLINE FUEL		128809	NOV 2024 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		46.06	11/01/24 AMAZON DYMO LABELS		128810	NOV 2024 SCHMITZ	0141.6249		MISCELLANEOUS OPERATING SUPPLY	ELECTIONS
		46.05	11/01/24 AMAZON DYMO LABELS		128810	NOV 2024 SCHMITZ	0130.6208		MISCELLANEOUS OFFICE SUPPLIES	ADMINISTRATION
		30.51	11/01/24 AMAZON BLACK PENS		128810	NOV 2024 SCHMITZ	0141.6249		MISCELLANEOUS OPERATING SUPPLY	ELECTIONS
		130.60	11/12/24 DOORDASH CC MEALS		128810	NOV 2024 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		96.07	11/26/24 UBEREATS CC MEALS		128810	NOV 2024 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		24.92	FACEBOOK-ADVERTISEMENT		128811	NOV 2024 RIVERBLOOD	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		68.14	WALMART C/C FRIDGE STOCK		128812	NOV 2024 BRAY	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		70.99	NON-OX GAS		128813	NOV 2024 STREET FUEL	0311.6223		GASOLINE	STREET MAINTENANCE
		823.47	CDW-LAPTOP REPLACEMENT		128814	NOV 2024 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING
		1,919.96	MICROCENTER-LAPTOPS + WARRANTY		128814	NOV 2024 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING
		459.98	MICROCENTER-LAPTOP DOCKS		128814	NOV 2024 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING
		529.00	NEWEGG-PRINTER REPLACEMENT PW		128814	NOV 2024 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING

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99121324	12/13/2024		108768 COMDATA NETWORK INC						Continued...	
		66.91	CDW--LAPTOP TAX WILL REF		128814	NOV 2024 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING
		1,051.96	TIRES PLUS- UNIT 573 TIRES		128815	NOV 2024 KOHNER	0220.6388		OTHER VEHICLE REPAIR	FIRE PROTECTION
		256.99	GALLS- UNIFORM BOOTS		128815	NOV 2024 KOHNER	0220.6231		UNIFORMS & TURN-OUT GEAR	FIRE PROTECTION
		100.00	MSFCA- MEMBERSHIP DUES		128815	NOV 2024 KOHNER	9101.1550		PREPAID EXPENSE	GENERAL FUND
		132.45	DOMINOS- STRUCTURE FIRE FOOD		128815	NOV 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		175.95	AMAZON- BOOK		128816	NOV 2024 SCHIFERLI	0220.6335		TRAINING	FIRE PROTECTION
		299.00	OK STATE EDU- WEISS		128816	NOV 2024 SCHIFERLI	0220.6335		TRAINING	FIRE PROTECTION
		225.04	FIREHOUSE - COUPLING T-1		128816	NOV 2024 SCHIFERLI	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		50.00	NSFA CLASS WEISS		128816	NOV 2024 SCHIFERLI	0220.6335		TRAINING	FIRE PROTECTION
		52.57	AMAZON- HOSE ID TAGS		128816	NOV 2024 SCHIFERLI	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		266.67	EDAM MEMBERSHIP - HAGEN		128817	NOV 2024 SULLIVAN	9101.1550		PREPAID EXPENSE	GENERAL FUND
		745.00	METRO NORTH NETWORK EVENT		128817	NOV 2024 SULLIVAN	9230.6246		MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHO
		5.19	ECM - APG UNION SUBSCRIPTION		128817	NOV 2024 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHO
		266.67	EDAM MEMBERSHIP - SULLIVAN		128817	NOV 2024 SULLIVAN	9230.1550		PREPAID EXPENSE	ECONOMIC DEVELOPMENT AUTHO
		266.66	EDAM MEMBERSHIP - HANSON		128817	NOV 2024 SULLIVAN	9230.1550		PREPAID EXPENSE	ECONOMIC DEVELOPMENT AUTHO
		236.01	ICC - BLG CODE BOOKS		128818	NOV 2024 HANSON	0240.6471		BOOKS & PAMPHLETS	PROTECTIVE INSPECTIONS
		1,032.32	IAMPO - BLG CODE BOOKS		128818	NOV 2024 HANSON	0240.6471		BOOKS & PAMPHLETS	PROTECTIVE INSPECTIONS
		502.72	AMAZON-MISC ITEMS		128818	NOV 2024 HANSON	0191.6335		TRAINING	PLANNING & ZONING
		435.22	PORTRAIT PUZZLE- PUZZLE COMP		128819	NOV 2024 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		82.99	SIERRA TRDNG- PUZZLECOMP PRIZE		128819	NOV 2024 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		70.93	BARNSNBL - PUZZLE COMP PRIZE		128819	NOV 2024 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		3.57	MENARDS - BOLTS SQUAD 383		128820	NOV 2024 CURTIS	0211.6281		SMALL TOOLS & MINOR EQUIPMENT	POLICE PROTECTION
		12,074.48								
99122024	12/20/2024		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		728.00			128940	12182410404311	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
99203631	12/6/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99203631	**12/6/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		14,345.53			128707	12042411565912	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		14,345.53								
99208650	**12/6/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		62,894.31			128708	12042411565913	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		62,894.31								
99240201	**12/20/2024**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		266.72			128946	1218241040434	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99240355	**12/6/2024**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		266.72			128712	1204241156594	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99618585	**12/20/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		14,332.88			128941	12182410404312	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		14,332.88								
99622749	**12/20/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		4,256.70			128942	12182410404313	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,256.70								
99674528	**12/6/2024**		**100601 MN DEPT OF REV WH**							
		15,258.73			128715	1204241156597	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,258.73								
99720672	**12/20/2024**		**100601 MN DEPT OF REV WH**							
		549.56			128928	1213241504171	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			128934	1216241115413	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,442.32			128949	1218241040437	9101.2172		STATE WITHHOLDING	GENERAL FUND
		16,041.88								
99732911	**12/20/2024**		**100223 ICMA RETIREMENT TRUST 457**							
		1,753.00			128938	1218241040431	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,753.00								
99777716	**12/6/2024**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		31,066.46			128713	1204241156595	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,247.60			128714	1204241156596	9101.2183		PERA-EMPLOYER	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99777716	12/6/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						Continued...	
		72,314.06								
99779768	12/20/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		133.33			128932	1216241115411	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			128933	1216241115412	9101.2183		PERA-EMPLOYER	GENERAL FUND
		31,272.24			128947	1218241040435	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,386.22			128948	1218241040436	9101.2183		PERA-EMPLOYER	GENERAL FUND
		72,925.12								
99840432	12/6/2024		100223 ICMA RETIREMENT TRUST 457							
		1,753.08			128704	1204241156591	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,753.08								
99920765	12/6/2024		101306 IRS							
		19,826.10			128705	12042411565910	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		31,742.15			128716	1204241156598	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		19,826.10			128717	1204241156599	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		71,394.35								
		1,336,814.32	Grand Total							

Payment Instrument Totals

Checks	419,565.21
EFT Payments	464,380.19
A/P ACH Payment	452,868.92
Total Payments	1,336,814.32

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Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
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
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	128957	001	00999	12/10/2024	99572	21,646.86		119144	ADVANCED ENGINEE AND ENV SERV (AE2
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201						Summary Total		21,646.86			
							Payment Amount		21,646.86			
102953	AMERIGAS OF ANOKA		PV	128879	001	00999	11/30/2024	806114157	79.70		102953	AMERIGAS OF ANOK
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288						Summary Total		79.70			
							Payment Amount		79.70			
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL		PV	128794	001	00999	12/3/2024	354	260.00		100040	ANOKA COUNTY FIR PROTECTION COUN
	ANOKA COUNTY FIRE PROTECTION COUNCIL 1710 COUNTY HIGHWAY 10 SPRING LAKE PARK MN 55432						Summary Total		260.00			
							Payment Amount		260.00			
100052	ANOKA POLICE DEPARTMENT		PV	129089	001	00999	12/20/2024	11 2024	2,767.20		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303						Summary Total		2,767.20			
							Payment Amount		2,767.20			

Payment Group Control Number 3932
Bank Account 999.1010 CASH IN BANK 00002224
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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
100063	ASPEN MILLS		PV	128790	001	00999	12/3/2024	344132	261.99		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					261.99			
	8201 C CENTRAL AVE NE		PV	128796	001	00999	11/20/2024	343326	43.40			
	SPRING LAKE PARK MN 55432			Summary Total					43.40			
			PV	128800	001	00999	12/5/2024	344281	99.43			
				Summary Total					99.43			
			PV	128802	001	00999	12/5/2024	344279	261.99			
				Summary Total					261.99			
			PV	128803	001	00999	12/5/2024	344280	261.98			
				Summary Total					261.98			
			PV	128804	001	00999	12/4/2024	344329	261.98			
				Summary Total					261.98			
			PV	128828	001	00999	12/5/2024	344336	8.85			
				Summary Total					8.85			
			PV	128907	001	00999	12/10/2024	344631	105.20			
				Summary Total					105.20			
			PV	128909	001	00999	12/10/2024	344649	206.99			
				Summary Total					206.99			
			PV	128910	001	00999	12/10/2024	344663	261.99			
				Summary Total					261.99			
			PV	128954	001	00999	12/9/2024	344532	249.98			
				Summary Total					249.98			
			PV	128955	001	00999	12/10/2024	344645	39.25			
				Summary Total					39.25			
			PV	128967	001	00999	12/12/2024	344856	422.94			
				Summary Total					422.94			

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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
			PV	128978	001	00999	12/13/2024	344976	12.00			
				Summary Total					12.00			
			PV	129023	001	00999	12/17/2024	345171	78.18			
				Summary Total					78.18			
			PV	129055	001	00999	12/16/2024	345055	224.85			
				Summary Total					224.85			
		Strion Flashlight and holder	PV	129057	001	00999	12/17/2024	345164	306.69			
				Summary Total					306.69			
			PV	129063	001	00999	12/18/2024	345247	249.98			
				Summary Total					249.98			
			PV	129074	001	00999	12/20/2024	345383	14.85			
				Summary Total					14.85			
			PV	129093	001	00999	12/20/2024	345391	1,239.63			
				Summary Total					1,239.63			
			PV	129095	001	00999	12/12/2024	344876	899.00			
				Summary Total					899.00			
				Payment Amount					5,511.15			
100096	BRYAN ROCK PRODUCTS INC		PV	128821	001	00999	11/30/2024	68049	1,073.15		100096	BRYAN ROCK PRODI INC
	BRYAN ROCK PRODUCTS INC PO BOX 215 SHAKOPEE MN 55379			Summary Total					1,073.15			
				Payment Amount					1,073.15			

Payment Group Control Number 3932
Bank Account 999.1010 CASH IN BANK 00002224
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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
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	129026	001	00999	12/5/2024	15483196	258.88		100167	CORNERSTONE FOR
	CORNERSTONE FORD			Summary Total					258.88			
	17219 HIGHWAY 10 NW	EP DISCOUNT TAKEN	PV	129027	001	00999	12/4/2024	15483058	107.84			
	PO BOX 304			Summary Total					107.84			
	ELK RIVER MN 55330											
				Payment Amount					366.72			
112411	COUNTRY SIDE SERVICES OF MN INC		PV	128894	001	00999	12/10/2024	1-109869-01	4,248.83		112411	COUNTRY SIDE SERVICES OF MN IN
	COUNTRY SIDE SERVICES OF MN INC			Summary Total					4,248.83			
	6228 HIGHWAY 10 NW		PV	129085	001	00999	12/23/2024	1-113019	103.00			
	RAMSEY MN 55303			Summary Total					103.00			
				Payment Amount					4,351.83			
100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	129030	001	00999	12/11/2024	211579	33.05		100127	CROW RIVER FARM EQUIPMENT COMPA
	CROW RIVER FARM EQUIPMENT COMPANY			Summary Total					33.05			
	17685 - 53RD STREET NE											
	ROGERS MN 55374											
				Payment Amount					33.05			
119905	DESIGN ELECTRIC INC	PAY APP 2 24-56 LIFT STAT #1	PV	129043	001	09602	12/20/2024	24-56 #2	6,270.00		119905	DESIGN ELECTRIC I
	DESIGN ELECTRIC INC			Summary Total					6,270.00			
	PO BOX 1252											
	ST CLOUD MN 56302											
				Payment Amount								

Payment Group Control Number	3932		
Bank Account	999.1010	CASH IN BANK	00002224
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Payment Instrument	Check Payment		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									6,270.00			
100160	EH RENNER AND SONS INC		PV	128973	001	00999	12/11/2024	8622	40.00		100160	EH RENNER AND SO INC
	EH RENNER AND SONS INC 15688 JARVIS STREET ELK RIVER MN 55330				Summary Total				40.00			
					Payment Amount				40.00			
104267	ELITE SANITATION	Nov 2024	PV	128834	001	00999	11/19/2024	31222	126.16		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330				Summary Total				126.16			
					Payment Amount				126.16			
100733	ELK RIVER WINLECTRIC CO		PV	129071	001	00999	12/18/2024	404951	707.34		100733	ELK RIVER WINLECT CO
	ELK RIVER WINLECTRIC CO 12777 MEADOWVALE ROAD SUITE A ELK RIVER MN 55330				Summary Total				707.34			
					Payment Amount				707.34			
121528	GO FETSCH MECHANICAL LLC		PV	128979	001	00999	12/6/2024	8032	4,572.00		121528	GO FETSCH MECHAI LLC
	GO FETSCH MECHANICAL LLC 7625 BOONE AVE N				Summary Total				4,572.00			

Payment Group Control Number 3932
Bank Account 999.1010 CASH IN BANK 00002224
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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
	BROOKLYN PARK MN 55428											
				Payment Amount					4,572.00			
115760	HENRY SCHEIN INC		PV	128791	001	00999	11/20/2024	27729454	160.48		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC			Summary Total					160.48			
	DEPT CH 10241		PV	128837	001	00999	12/6/2024	28757944	68.07			
	PALATINE IL 60055-0241			Summary Total					68.07			
			PV	129092	001	00999	12/18/2024	28757945	154.08			
				Summary Total					154.08			
				Payment Amount					382.63			
119617	HIRSHFIELD'S		PV	128971	001	00999	12/12/2024	22191008	84.29		119617	HIRSHFIELD'S
	HIRSHFIELD'S			Summary Total					84.29			
	725 2ND AVENUE N											
	MINNEAPOLIS MN 55405											
				Payment Amount					84.29			
100222	HYDRAULIC SPECIALTY CO		PV	129076	001	00999	12/17/2024	90004955199	118.80		100222	HYDRAULIC SPECIAL CO
	HYDRAULIC SPECIALTY CO			Summary Total					118.80			
	1131 - 72ND AVENUE NE											
	FRIDLEY MN 55432											
				Payment Amount					118.80			
116186	KILLMER ELECTRIC CO INC		PV	129070	001	00999	12/18/2024	J003693	8,674.38		116186	KILLMER ELECTRIC INC

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Bank Account	999.1010	CASH IN BANK	00002224
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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
	KILLMER ELECTRIC CO INC 5141 LAKELAND AVENUE N CRYSTAL MN 55429			Summary Total					8,674.38			
				Payment Amount					8,674.38			
120359	LANGUAGE LINE SERVICES INC		PV	128797	001	00999	11/30/2024	11461254	32.96		120359	LANGUAGE LINE SERVICES INC
	LANGUAGE LINE SERVICES INC PO BOX 202564 DALLAS TX 75320-2564			Summary Total					32.96			
				Payment Amount					32.96			
100256	LANO EQUIPMENT INC		PV	128880	001	00999	12/4/2024	02-1121353	74.99		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					74.99			
			PV	128883	001	00999	11/27/2024	02-1121207	20.49			
				Summary Total					20.49			
			PV	129039	001	00999	12/10/2024	02-1123533	9.49			
				Summary Total					9.49			
			PV	129040	001	00999	12/10/2024	02-1123429	145.24			
				Summary Total					145.24			
			PV	129080	001	00999	12/19/2024	02-1125528	143.68			
				Summary Total					143.68			
				Payment Amount					393.89			
119036	LEADERSHIP GROWTH GROUP		PV	128833	001	00999	12/6/2024	24213B	147.94		119036	LEADERSHIP GROW GROUP

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Bank Account 999.1010 CASH IN BANK 00002224
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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
	LEADERSHIP GROWTH GROUP 71 WEST GOLDEN LAKE ROAD CIRCLE PINES MN 55014			Summary Total					147.94			
				Payment Amount					147.94			
100259	LEAGUE OF MN CITIES INS TRUST		PV	128919	001	00999	12/1/2024	1001389 DEC 2024	783.75		100259	LEAGUE OF MN CITI INS TRUST
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					783.75			
				Payment Amount					783.75			
100268	LRRWMO CITY OF ANOKA		PV	129042	001	00999	11/29/2024	653	45.00		100268	LRRWMO CITY OF ANOKA
	LRRWMO CITY OF ANOKA 2015 FIRST AVENUE ANOKA MN 55303			Summary Total					45.00			
				Payment Amount					45.00			
100270	MACQUEEN EQUIPMENT INC		PV	129035	001	00999	12/13/2024	P61630	2,508.63		100270	MACQUEEN EQUIPM INC
	MACQUEEN EQUIPMENT INC			Summary Total					2,508.63			
	1125 7TH STREET EAST		PV	129038	001	00999	12/11/2024	P61567	1,981.71			
	ST PAUL MN 55106			Summary Total					1,981.71			
				Payment Amount					4,490.34			

Payment Group Control Number	3932		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2024		

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
102219	MAGNEY CONSTRUCTION, INC	PAYAPP 18 21-09 WTR TRMT PLNT	PV	129045	001	09601	12/20/2024	21-09 #18	335,028.90		102219	MAGNEY CONSTRUC INC
	MAGNEY CONSTRUCTION, INC 1401 PARK ROAD CHANHASSEN MN 55317			Summary Total					335,028.90			
				Payment Amount					335,028.90			
107333	MN DEPT OF LABOR AND INDUSTRY		PV	128959	001	00999	11/30/2024	ALR0170172X	100.00		107333	MN DEPT OF LABOR INDUSTRY
	MN DEPT OF LABOR AND INDUSTRY FSO PO BOX 64219 ST PAUL MN 55164-0219			Summary Total					100.00			
				Payment Amount					100.00			
107333	MN DEPT OF LABOR AND INDUSTRY		PV	128960	001	00999	11/30/2024	ABR0342759X	40.00		107333	MN DEPT OF LABOR INDUSTRY
	MN DEPT OF LABOR AND INDUSTRY FSO PO BOX 64219 ST PAUL MN 55164-0219			Summary Total					40.00			
				Payment Amount					40.00			
107333	MN DEPT OF LABOR AND INDUSTRY		PV	128966	001	00999	11/30/2024	ABR0343347X	10.00		107333	MN DEPT OF LABOR INDUSTRY
	MN DEPT OF LABOR AND INDUSTRY FSO PO BOX 64219 ST PAUL MN 55164-0219			Summary Total					10.00			
				Payment Amount					10.00			

Payment Group Control Number 3932
Bank Account 999.1010 CASH IN BANK 00002224
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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
107333	MN DEPT OF LABOR AND INDUSTRY		PV	129033	001	00999	11/30/2024	ABR0343647X	20.00		107333	MN DEPT OF LABOR INDUSTRY
	MN DEPT OF LABOR AND INDUSTRY FSO PO BOX 64219 ST PAUL MN 55164-0219	Summary Total							20.00			
		Payment Amount							20.00			
107333	MN DEPT OF LABOR AND INDUSTRY		PV	129069	001	00999	11/30/2024	ALR0170160X	200.00		107333	MN DEPT OF LABOR INDUSTRY
	MN DEPT OF LABOR AND INDUSTRY FSO PO BOX 64219 ST PAUL MN 55164-0219	Summary Total							200.00			
		Payment Amount							200.00			
100345	NAPA AUTO PARTS ELK RIVER		PV	128895	001	00999	12/10/2024	274500	129.98		100345	NAPA AUTO PARTS E RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW ELK RIVER MN 55330	Summary Total							129.98			
			PV	129041	001	00999	12/11/2024	274682	41.49			
		Summary Total							41.49			
		Payment Amount							171.47			
120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN		PV	128878	001	00999	12/4/2024	X225030343	663.92		120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN
	NORTH CENTRAL INTERNATIONAL OF CORCORAN PO BOX 993	Summary Total							663.92			

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Bank Account 999.1010 CASH IN BANK 00002224
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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
	WILMAR MN 56201											
				Payment Amount					663.92			
117049	NORTHLAND RECREATION LLC		PV	129064	001	00999	9/17/2024	3276	105.00		117049	NORTHLAND RECRE LLC
	NORTHLAND RECREATION LLC											
	10085 BRIDGEWATER BAY			Summary Total					105.00			
	WOODBURY MN 55129											
				Payment Amount					105.00			
108613	NORTHWEST ASPHALT INC	PAY APP 4 24-05 XKIMO ST SURF	PV	129046	001	09402	12/20/2024	24-05 #4	35,868.54		108613	NORTHWEST ASPHA INC
	NORTHWEST ASPHALT INC	PAY APP 4 24-05 XKIMO ST SURF	PV	129046	002	09402	12/20/2024	24-05 #4	25,533.90			
	1451 STAGECOACH ROAD	PAY APP 4 24-05 XKIMO ST SURF	PV	129046	003	09402	12/20/2024	24-05 #4	604.94			
	SHAKOPEE MN 55379-2797	PAY APP 4 24-05 XKIMO ST SURF	PV	129046	004	09402	12/20/2024	24-05 #4	1,236.59			
		PAY APP 4 24-05 XKIMO ST SURF	PV	129046	005	09402	12/20/2024	24-05 #4	13,886.36			
				Summary Total					77,130.33			
				Payment Amount					77,130.33			
103848	PARK CONSTRUCTION CO.	FINAL PAYAPP 2 24-06 PVMT OVRL	PV	129044	001	09402	12/20/2024	24-06 #2 FINAL	2,919.44		103848	PARK CONSTRUCTIC CO.
	PARK CONSTRUCTION CO.	FINAL PAYAPP 2 24-06 PVMT OVRL	PV	129044	002	09402	12/20/2024	24-06 #2 FINAL	30.49			
	1481 81ST AVENUE NE			Summary Total					2,949.93			
	MINNEAPOLIS MN 55432											

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
Pay Through Date 12/31/2024

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
				Payment Amount					2,949.93			
112959	PREMIUM WATERS INC		PV	128788	001	00999	11/30/2024	621332-11-24	21.03		112959	PREMIUM WATERS II
	PREMIUM WATERS INC			Summary Total					21.03			
	P O BOX 9128		PV	128789	001	00999	11/30/2024	621331-11-24	38.88			
	MINNEAPOLIS MN 55480-9128			Summary Total					38.88			
				Payment Amount					59.91			
118400	PUMP AND METER SERVICE		PV	129079	001	00999	12/2/2024	1016486	899.00		118400	PUMP AND METER SERVICE
	PUMP AND METER SERVICE			Summary Total					899.00			
	11303 EXCELSIOR BLVD											
	HOPKINS MN 55343											
				Payment Amount					899.00			
117544	QUADIENT FINANCE USA INC	POSTAGE REFILL	PV	129098	001	00999	12/15/2024	RAMSEY000000000312 24062-4	2,000.00		117544	QUADIENT FINANCE INC
	QUADIENT FINANCE USA INC			Summary Total					2,000.00			
	P O BOX 6813											
	CAROL STREAM IL 60197-6813											
				Payment Amount					2,000.00			
100421	REGAL AWARDS AND TROPHIES	MAYOR PLAQUE	PV	128920	001	00999	12/9/2024	07190	65.00		100421	REGAL AWARDS AND TROPHIES
	REGAL AWARDS AND TROPHIES			Summary Total					65.00			
	15454 HEMATITE STREET NW											

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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
	ANOKA MN 55303											
				Payment Amount					65.00			
121170	RIDGEWAY AND ASSOCIATES		PV	128799	001	00999	11/29/2024	3015	1,070.00		121170	RIDGEWAY AND ASSOCIATES
	RIDGEWAY AND ASSOCIATES											
	1030 COUNTY ROAD E WEST #140			Summary Total					1,070.00			
	SHOREVIEW MN 55126											
				Payment Amount					1,070.00			
119959	ROCKET CITY CAR WASH		PV	128989	001	00999	12/16/2024	25	99.95		119959	ROCKET CITY CAR V
	ROCKET CITY CAR WASH			Summary Total					99.95			
	14101 ST FRANCIS BLVD NW		PV	129021	001	00999	12/16/2024	24	99.95			
	RAMSEY MN 55303			Summary Total					99.95			
			PV	129022	001	00999	12/16/2024	23	99.95			
				Summary Total					99.95			
				Payment Amount					299.85			
106915	SHANK, KENNETH LEE		PV	128801	001	00999	12/3/2024	12032024	275.00		106915	SHANK, KENNETH LE
	KEN SHANK			Summary Total					275.00			
	5908 - 151ST LANE NW											
	RAMSEY MN 55303											
				Payment Amount					275.00			
118921	SHRED RIGHT		PV	128962	001	00999	12/5/2024	0038033	18.85		118921	SHRED RIGHT

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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
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438			Summary Total					18.85			
				Payment Amount					18.85			
120063	SKYLINE GRAPHICS	11/21/24 Skyline Bus Card Hoff	PV	128780	001	00999	11/21/2024	036108	55.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N			Summary Total					55.00			
		11/21/24 Skyline Bus Card Rank	PV	128781	001	00999	11/21/2024	036109	55.00			
	MINNEAPOLIS MN 55411			Summary Total					55.00			
				Payment Amount					110.00			
121539	STS OPERATING INC.		PV	129086	001	00999	12/20/2024	6264407-00	445.70		121539	STS OPERATING INC
	STS OPERATING INC/SUNSOURCE P.O. BOX 74007453 CHICAGO IL 60674-7453			Summary Total					445.70			
				Payment Amount					445.70			
114151	TASC (FEES)		PV	128977	001	00999	12/13/2024	IN3308759	232.25		114151	TASC (FEES)
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					232.25			
				Payment Amount					232.25			
116724	TRI STATE BOBCAT		PV	129083	001	00999	12/17/2024	A43984	1,551.61		116724	TRI STATE BOBCAT

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Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2024		

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
	TRI STATE BOBCAT			Summary Total					1,551.61			
	71 MINNESOTA AVE											
	LITTLE CANADA MN 55117											
				Payment Amount					1,551.61			
120500	UNLIMITED SUPPLIES INC		PV	128885	001	00999	12/6/2024	480325	63.30		120500	UNLIMITED SUPPLIE INC
	UNLIMITED SUPPLIES INC			Summary Total					63.30			
	13021 16TH AVE N											
	PLYMOUTH MN 55441											
				Payment Amount					63.30			
121538	VARITRONICS LLC		PV	129025	001	00999	12/4/2024	PSI-180808	2,198.98		121538	VARITRONICS LLC
	VARITRONICS LLC			Summary Total					2,198.98			
	PO BOX 5791											
	CAROL STREAM IL 60197-5791											
				Payment Amount					2,198.98			
113539	WINSUPPLY TWIN CITIES MN CO.	EP DISCOUNT TAKEN	PV	129028	001	00999	12/12/2024	166257	6.41		113539	WINSUPPLY TWIN CITIES MN CO.
	WINSUPPLY TWIN CITIES MN CO.			Summary Total					6.41			
	13930 RADIUM STREET NW	Early pay discount taken	PV	129094	001	00999	12/20/2024	166277 01	151.77			
	RAMSEY MN 55303			Summary Total					151.77			
				Payment Amount					158.18			
				Total Amount to be Processed					488,826.32			

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Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name

Total Number of Payments to be Processed 50

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH 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
110789	4IMPRINT		PV	128982	001	00999	12/11/2024	13019470	4,409.40		110789	4IMPRINT
	4IMPRINT 25303 NETWORK PLACE CHICAGO IL 60673-1253			Summary Total					4,409.40			
				Payment Amount					4,409.40			
117651	ACCESS MECHANICAL INC		PV	128787	001	00999	12/4/2024	022321-4276	732.50		117651	ACCESS MECHANICAL INC
	ACCESS MECHANICAL INC 15901 FOX STREET NW ANDOVER MN 55304			Summary Total					732.50			
			PV	128984	001	00999	12/16/2024	022321-4312	455.00			
				Summary Total					455.00			
			PV	128985	001	00999	12/13/2024	22321-4310	9,000.00			
				Summary Total					9,000.00			
				Payment Amount					10,187.50			
110744	ALLINA HEALTH SYSTEM		PV	128792	001	00999	11/30/2024	CI00059636	275.00		110744	ALLINA HEALTH SYS
	ALLINA HEALTH SYSTEM MISC BILLING NW 7710 P O BOX 9383 MINNEAPOLIS MN 55440-9383			Summary Total					275.00			
				Payment Amount					275.00			
117343	AMAZON CAPITAL SERVICES INC		PV	128831	001	00999	12/9/2024	1NW3-N4CK-33RK	276.23		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184			Summary Total					276.23			
			PV	128952	001	00999	12/9/2024	1KVR-9DGC-771V	77.16			

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Payment Instrument T A/P ACH 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
	SEATTLE WA 98124-5184			Summary Total					77.16			
			PV	128953	001	00999	12/9/2024	1LKK-XNPC-7TPD	54.13			
				Summary Total					54.13			
			PV	129075	001	00999	12/23/2024	1F79-L4H3-66R6	353.23			
				Summary Total					353.23			
			PV	129087	001	00999	12/23/2024	1MGC-D69G-4699	325.67			
				Summary Total					325.67			
			PV	129090	001	00999	12/23/2024	1KL1-PHQ4-1G9C	818.42			
				Summary Total					818.42			
			PD	129091	001	00999	12/31/2024	1YGQ-HMHL-17YP	38.91-			
				Summary Total					38.91-			
				Payment Amount					1,865.93			
109256	AMERICAN ENGINEERING TESTING INC		PV	128896	001	00999	12/5/2024	INV-232199	1,572.50		109256	AMERICAN ENGINEE TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					1,572.50			
	LOCKBOX 170023 PO BOX 1691		PV	128897	001	00999	12/6/2024	INV-232406	2,145.00			
	MINNEAPOLIS MN 55480-1691			Summary Total					2,145.00			
				Payment Amount					3,717.50			
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Recording	PV	128912	001	00999	11/30/2024	24-42773/42794/46513	138.00		100043	ANOKA COUNTY PROPERTY RECORD TAXATION
	ANOKA COUNTY PROPERTY RECORDS TAXATION			Summary Total					138.00			
	2100 - 3RD AVENUE											
	ANOKA MN 55303											

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Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
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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
				Payment Amount					138.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	128835	001	00999	12/3/2024	AR022675	18,301.68		107587	ANOKA COUNTY TREASURY DEPARTI
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					18,301.68			
	2100 3RD AVE STE 300		PV	128890	001	00999	12/5/2024	SMARTSALT	150.00			
	ANOKA MN 55303-5029			Summary Total					150.00			
			PV	128893	001	00999	12/6/2024	HWYSQ22024	5,802.61			
				Summary Total					5,802.61			
			PV	128968	001	00999	12/3/2024	AR022672	18,786.40			
				Summary Total					18,786.40			
			PV	129037	001	00999	12/11/2024	B241210M	492.00			
				Summary Total					492.00			
				Payment Amount					43,532.69			
120525	API SUPPLY LIFTS		PV	129088	001	00999	12/18/2024	140548	57,250.00		120525	API SUPPLY LIFTS
	API SUPPLY LIFTS			Summary Total					57,250.00			
	624 ARTHUR ST NE											
	MINNEAPOLIS MN 55413											
				Payment Amount					57,250.00			
101084	BATTERIES PLUS BULBS		PV	128784	001	00999	12/2/2024	P78229851	47.30		101084	BATTERIES PLUS BL
	BATTERIES PLUS BULBS			Summary Total					47.30			
	138 SOUTH DALE MABRY HWY											
	TAMPA FL 33609											
				Payment Amount					47.30			

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112019	CENTRAL HYDRAULICS INC		PV	129084	001	00999	12/20/2024	00635621	274.73		112019	CENTRAL HYDRAULI INC
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					274.73			
				Payment Amount					274.73			
117484	CHET S SHOES LLC		PV	128882	001	00999	11/30/2024	LLC190911	150.00		117484	CHET S SHOES LLC
	CHET S SHOES LLC 8355 UNIVERSITY AVENUE NE SPRING LAKE PARK MN 55432			Summary Total					150.00			
				Payment Amount					150.00			
116197	CINTAS CORPORATION		PV	128892	001	00999	12/5/2024	4213771964	65.18		116197	CINTAS CORPORATI
	CINTAS CORPORATION CINTAS LOC #4K			Summary Total					65.18			
			PV	128988	001	00999	12/13/2024	4214620624	60.14			
	P O BOX 650838 DALLAS TX 75265-0838			Summary Total					60.14			
			PV	129034	001	00999	12/12/2024	4214466963	115.43			
				Summary Total					115.43			
			PV	129068	001	00999	12/19/2024	4215225790	65.18			
				Summary Total					65.18			
			PV	129073	001	00999	12/20/2024	4215343960	45.50			
				Summary Total					45.50			
				Payment Amount					351.43			

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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
100120	CONTINENTAL RESEARCH CORP		PV	128981	001	00999	12/11/2024	0059587	221.00		100120	CONTINENTAL RESE CORP
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					221.00			
				Payment Amount					221.00			
100144	DEHN OIL COMPANY		PV	128877	001	00999	11/28/2024	112582	1,979.10		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					1,979.10			
			PV	128888	001	00999	12/6/2024	25236935	5,589.29			
				Summary Total					5,589.29			
			PV	129029	001	00999	12/6/2024	25236883	277.42			
				Summary Total					277.42			
			PV	129036	001	00999	12/13/2024	112723	2,086.02			
				Summary Total					2,086.02			
			PV	129066	001	00999	12/16/2024	25237249	75.90			
				Summary Total					75.90			
			PV	129081	001	00999	12/19/2024	112785	2,743.00			
				Summary Total					2,743.00			
			PV	129082	001	00999	12/19/2024	112784	2,076.12			
				Summary Total					2,076.12			
				Payment Amount					14,826.85			
118116	DTN LLC		PV	128876	001	00999	12/2/2024	210-00107322	496.65		118116	DTN LLC
	DTN LLC 18205 CAPITOL AVENUE SUITE 100			Summary Total					496.65			

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	OMAHA NE 68022											
				Payment Amount					496.65			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	Inv 11 2024	PV	128774	001	00999	11/30/2024	11 2024	6,457.21		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
	ECKBERG LAMMERS ATTORNEYS AT LAW											
	1809 NORTHWESTERN AVENUE			Summary Total					6,457.21			
	STILLWATER MN 55082											
				Payment Amount					6,457.21			
100158	ECM PUBLISHERS INC	inv #1026224	PV	128773	001	00999	11/29/2024	1026224	80.62		100158	ECM PUBLISHERS IN
	ECM PUBLISHERS INC			Summary Total					80.62			
	4095 COON RAPIDS BLVD		PV	128823	001	00999	11/29/2024	1026223	64.50			
	COON RAPIDS MN 55433			Summary Total					64.50			
		ECM	PV	128913	001	00999	12/6/2024	1027174	107.50			
				Summary Total					107.50			
		ECM	PV	128914	001	00999	12/6/2024	1027173	96.75			
				Summary Total					96.75			
			PV	128915	001	00999	12/6/2024	1027169	53.75			
				Summary Total					53.75			
			PV	128916	001	00999	12/6/2024	1027172	102.12			
				Summary Total					102.12			
			PV	128917	001	00999	12/6/2024	1027170	53.75			
				Summary Total					53.75			
			PV	128918	001	00999	12/6/2024	1027171	53.75			
				Summary Total					53.75			

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		Publish bid notice 25-02	PV	129096	001	00999	12/20/2024	1028954	268.74			
				Summary Total					268.74			
				Payment Amount					881.48			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	128822	001	00999	12/3/2024	DL120224-27	6,109.81		108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					6,109.81			
	2755 GENEVA AVE N		PV	128963	001	00999	12/10/2024	DL12022427A	1,053.86			
	OAKDALE MN 55128			Summary Total					1,053.86			
			PV	128964	001	00999	12/11/2024	DL12022427C	250.56			
				Summary Total					250.56			
			PV	128965	001	00999	12/11/2024	DL12022427B	888.54			
				Summary Total					888.54			
			PV	129056	001	00999	12/16/2024	DL12022427D	432.96			
				Summary Total					432.96			
				Payment Amount					8,735.73			
107099	FASTENAL		PV	128884	001	00999	11/26/2024	MNTC8218707	10.35		107099	FASTENAL
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					10.35			
				Payment Amount					10.35			
100143	FERGUSON WATERWORKS # 2518		PV	128778	001	00999	11/26/2024	0540104	2,838.00		100143	FERGUSON WATERW # 2518

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
	FERGUSON WATERWORKS 2516			Summary Total					2,838.00			
	P O BOX 802817		PV	128899	001	00999	12/9/2024	0539680	1,044.96			
	CHICAGO IL 60680-2817			Summary Total					1,044.96			
			PV	128924	001	00999	12/10/2024	0541278	247.50			
				Summary Total					247.50			
				Payment Amount					4,130.46			
100186	FRANKENSIGNS INC		PV	128983	001	00999	12/13/2024	283149	103.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS			Summary Total					103.00			
	9991 GOODHUE STREET NE											
	P O BOX 490301											
	BLAINE MN 55449											
				Payment Amount					103.00			
100200	GOPHER STATE ONE CALL INC		PV	128779	001	00999	11/30/2024	4110701-1	337.50		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL			Summary Total					337.50			
	7223 PARKWAY DRIVE SUITE 210											
	HANOVER MD 21076-1317											
				Payment Amount					337.50			
112564	GROUP HEALTH INC WORKSITE		PV	128975	001	00999	11/11/2024	7078003	232.00		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE			Summary Total					232.00			
	M.S. # 21109A P O BOX 1309		PV	128976	001	00999	12/11/2024	7082112	232.00			
	MINNEAPOLIS MN 55440-1309			Summary Total					232.00			

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
			PD	129024	001	00999	12/31/2024	12172024CM	290.00-			
				Summary Total					290.00-			
				Payment Amount					174.00			
100211	HAWKINS INC		PV	128776	001	00999	12/3/2024	6928730	5,212.59		100211	HAWKINS INC
	HAWKINS INC			Summary Total					5,212.59			
	P O BOX 860263		PV	128986	001	00999	12/15/2024	6937681	150.00			
	MINNEAPOLIS MN 55486-0263			Summary Total					150.00			
				Payment Amount					5,362.59			
112160	HOLIDAY COMPANIES		PV	128798	001	00999	12/1/2024	046801122400	161.50		112160	HOLIDAY COMPANIE
	HOLIDAY COMPANIES			Summary Total					161.50			
	6000 CLEARWATER DR STE 300											
	MINNETONKA MN 55343											
				Payment Amount					161.50			
119037	HOLSTAD & KNAAK, PLC	Nov 2024	PV	128827	001	00999	11/27/2024	11272024	4,150.00		119037	HOLSTAD & KNAAK,
	HOLSTAD & KNAAK,/ NORTH STAR LAW GROUP			Summary Total					4,150.00			
	1295 BANDANA BLVD N STE 335											
	ST PAUL MN 55101											
				Payment Amount					4,150.00			
113985	HYDRO KLEAN LLC		PV	128908	001	00999	11/22/2024	091809	19,703.80		113985	HYDRO KLEAN LLC
	HYDRO KLEAN			Summary Total					19,703.80			
	333 NW 49TH PLACE											
	DES MOINES IA 50313											

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
				Payment Amount					19,703.80			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	128826	001	00999	12/4/2024	IN4709648	102.01		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					102.01			
	LOCKBOX 131434	S27569	PV	128969	001	00999	12/12/2024	IN4717535	157.72			
	P O BOX 1414			Summary Total					157.72			
	MINNEAPOLIS MN 55480-1414	S27569	PV	128970	001	00999	12/13/2024	IN4717880	55.25			
				Summary Total					55.25			
		S27569	PV	129052	001	00999	12/17/2024	IN4720052	7.42			
				Summary Total					7.42			
		Planner	PV	129099	001	00999	12/23/2024	IN4725519	65.13			
				Summary Total					65.13			
				Payment Amount					387.53			
100258	LEAGUE OF MINNESOTA CITIES		PV	129062	001	00999	12/10/2024	417800	30.00		100258	LEAGUE OF MINNES CITIES
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					30.00			
				Payment Amount					30.00			
100266	LOGIS		PV	129058	001	00999	11/18/2024	101003	15,000.00		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					15,000.00			

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
	5750 DULUTH STREET GOLDEN VALLEY MN 55422-4036											
				Payment Amount					15,000.00			
106616	MARTIN MCALLISTER, INC		PV	128783	001	00999	11/30/2024	16567	975.00		106616	MARTIN MCALLISTEI INC
	MARTIN MCALLISTER, INC 7650 EDINBOROUGH WAY #550 EDINA MN 55435			Summary Total					975.00			
				Payment Amount					975.00			
117425	MAUER MAIN CHEVROLET		PV	129031	001	00999	12/2/2024	5305871	639.30		117425	MAUER MAIN CHEVF
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					639.30			
			PV	129032	001	00999	12/4/2024	5305895	206.86			
				Summary Total					206.86			
				Payment Amount					846.16			
100283	MENARDS COON RAPIDS		PV	128972	001	00999	12/12/2024	32690	68.98		100283	MENARDS COON RA
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448			Summary Total					68.98			
			PV	129097	001	00999	12/20/2024	33159	44.49			
				Summary Total					44.49			
				Payment Amount					113.47			
100284	MENARDS ELK RIVER		PV	128901	001	00999	11/25/2024	6570	25.22		100284	MENARDS ELK RIVE
	MENARDS ELK RIVER 19521 EVANS STREET NW			Summary Total					25.22			
			PV	128902	001	00999	11/27/2024	6675	40.46			

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
	ELK RIVER MN 55330-1077			Summary Total					40.46			
			PV	128903	001	00999	11/27/2024	6684	130.23			
				Summary Total					130.23			
			PV	128904	001	00999	12/4/2024	7060	126.72			
				Summary Total					126.72			
			PV	128905	001	00999	11/17/2024	6104	109.92			
				Summary Total					109.92			
			PV	128906	001	00999	12/10/2024	7367	133.33			
				Summary Total					133.33			
			PV	128921	001	00999	11/27/2024	6689	68.56			
				Summary Total					68.56			
			PV	128922	001	00999	12/5/2024	7103	5.05			
				Summary Total					5.05			
			PV	128923	001	00999	12/6/2024	7165	43.03			
				Summary Total					43.03			
			PV	128925	001	00999	12/2/2024	6932	35.64			
				Summary Total					35.64			
			PV	128926	001	00999	12/5/2024	7096	475.88			
				Summary Total					475.88			
			PV	128961	001	00999	11/19/2024	6203	14.24			
				Summary Total					14.24			
		ACCOUNT 31250289	PV	129072	001	00999	12/11/2024	7402	57.03			
				Summary Total					57.03			
				Payment Amount					1,265.31			
100285	MET COUNCIL	Inv #1180223	PV	128775	001	00999	12/2/2024	0001180223	106,470.79		100285	MET COUNCIL

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
	ENVIRONMENTAL SRV											ENVIRONMENTAL SF
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					106,470.79			
				Payment Amount					106,470.79			
119825	METRO CREATIVE GRAPHICS INC		PV	128825	001	00999	11/30/2024	344016	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	128889	001	00999	12/5/2024	183812	335.34		108208	METRO PRODUCTS
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					335.34			
			PV	129078	001	00999	12/18/2024	184024	312.25			
				Summary Total					312.25			
				Payment Amount					647.59			
121496	MUNICIPALH2O		PV	128795	001	00999	12/3/2024	13837	7,800.00		121496	MUNICIPALH2O
	MUNICIPALH2O 815 TECHNOLOGY DR #242568 LITTLE ROCK AR 72223			Summary Total					7,800.00			
				Payment Amount					7,800.00			
116698	NORTHERN SALT INC		PV	128956	001	00999	12/3/2024	31549	7,214.90		116698	NORTHERN SALT IN(

Payment Group Control Number 3933
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Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
	NORTHERN SALT INC P O BOX 1028 FOREST LAKE MN 55025-5028			Summary Total					7,214.90			
				Payment Amount					7,214.90			
100363	NORTHERN SANITARY SUPPLY CO		PV	128829	001	00999	12/6/2024	210171	255.40		100363	NORTHERN SANITAF SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					255.40			
			PV	128958	001	00999	12/11/2024	210206	190.56			
				Summary Total					190.56			
			PV	129059	001	00999	12/18/2024	210242	88.26			
				Summary Total					88.26			
				Payment Amount					534.22			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	128830	001	00999	12/9/2024	135526	516.00		110547	NORTHWEST LIGHTI SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175			Summary Total					516.00			
				Payment Amount					516.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv #241155	PV	128911	001	00999	12/10/2024	241155	713.86		110480	OPUS 21 MANAGEMI SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					713.86			
				Payment Amount					713.86			

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
112421	PERRILL		PV	129065	001	00999	12/1/2024	263555	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
114134	PHASOR ELECTRIC COMPANY		PV	129077	001	00999	12/20/2024	050952	358.00		114134	PHASOR ELECTRIC COMPANY
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449			Summary Total					358.00			
				Payment Amount					358.00			
113444	PRECISE		PV	128927	001	00999	12/5/2024	IN200-2002145	1,137.33		113444	PRECISE
	PRECISE 501 EAST CLIFF ROAD SUITE 100			Summary Total					1,137.33			
			PV	129067	001	00999	12/16/2024	IN200-2002441	874.00			
	BURNSVILLE MN 55337			Summary Total					874.00			
				Payment Amount					2,011.33			
121041	RED WING BUSINESS ADVANTAGE ACCOUNT		PV	128891	001	00999	12/10/2024	20241210114394	431.74		121041	RED WING BUSINES ADVANTAGE ACCOU
	RED WING BUSINESS ADVANTAGE ACCOUNT PO BOX 844329 DALLAS TX 75284-4329			Summary Total					431.74			
				Payment Amount								

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
									431.74			
116092	ROADKILL ANIMAL CONTROL		PV	128887	001	00999	11/30/2024	11302024	721.00		116092	ROADKILL ANIMAL CONTROL
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337	Summary Total							721.00			
		Payment Amount							721.00			
100431	SAFETY KLEEN CORPORATION		PV	128875	001	00999	12/3/2024	R003300134	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201	Summary Total							110.97			
		Payment Amount							110.97			
107711	SCHINDLER ELEVATOR		PV	128786	001	00999	12/1/2024	8106765242	1,744.89		107711	SCHINDLER ELEVAT
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050	Summary Total							1,744.89			
		Payment Amount							1,744.89			
100440	SHORT ELLIOT HENDRICKSON INC		PV	128898	001	00999	12/9/2024	478733	2,863.42		100440	SHORT ELLIOT HENDRICKSON INC
	SHORT ELLIOT HENDRICKSON INC P O BOX 64780 ST PAUL MN 55164-0780	Summary Total							2,863.42			

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Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
				Payment Amount					2,863.42			
119121	SLOTH INSPECTIONS INC	elect services	PV	128832	001	00999	11/30/2024	11302024	6,213.75		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					6,213.75			
				Payment Amount					6,213.75			
108703	STERLING TROPHY		PV	128900	001	00999	12/5/2024	34448	141.00		108703	STERLING TROPHY
	STERLING TROPHY 3824 7TH AVENUE ANOKA MN 55303			Summary Total					141.00			
				Payment Amount					141.00			
100469	STREICHER'S POLICE EQUIPMENT		PV	128836	001	00999	12/6/2024	I1733162	338.97		100469	STREICHER'S POLIC EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					338.97			
			PV	129053	001	00999	12/13/2024	I1734371	224.99			
				Summary Total					224.99			
				Payment Amount					563.96			
110313	SUMMIT FIRE PROTECTION		PV	128793	001	00999	11/29/2024	2850137	137.67		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION P O BOX 851675			Summary Total					137.67			

Payment Group Control Number 3933
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2024

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
	MINNEAPOLIS MN 55485-1675											
				Payment Amount					137.67			
119474	THE MPX GROUP		PV	128987	001	00999	12/13/2024	430530	193.53		119474	THE MPX GROUP
	THE MPX GROUP			Summary Total					193.53			
	7105 MEDICINE LAKE ROAD		PV	129054	001	00999	12/13/2024	430103	261.12			
	GOLDEN VALLEY MN 55427			Summary Total					261.12			
				Payment Amount					454.65			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	128824	001	00999	12/1/2024	M29693	1,198.13		100485	TIMESAVER OFF SIT SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					1,198.13			
	21021 KAROLINE COURT N		PV	128974	001	00999	12/12/2024	M29731	429.00			
	FOREST LAKE MN 55025			Summary Total					429.00			
				Payment Amount					1,627.13			
106990	USABLUEBOOK		PV	128881	001	00999	12/4/2024	INV00557858	909.00		106990	USABLUEBOOK
	USA BLUE BOOK			Summary Total					909.00			
	PO BOX 9004											
	GURNEE IL 60031-9004											
				Payment Amount					909.00			
106351	WATER LABORATORIES, INC		PV	128777	001	00999	12/2/2024	10295	690.00		106351	WATER LABORATOR INC
	WATER LABORATORIES, INC			Summary Total					690.00			
	333 EAST MAIN STREET											

Payment Group Control Number 3933
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 388 ELK RIVER MN 55330											
								Payment Amount	690.00			
100529	WENDELL'S INC	12/03/24 Wendell' GldPin Bluml	PV	128782	001	00999	12/3/2024	3003938	5.23		100529	WENDELL'S INC
	WENDELL'S INC							Summary Total	5.23			
	6601 BUNKER LAKE BLVD	12/17/24 Wendells CC Name Plat	PV	129060	001	00999	12/17/2024	3007788	19.35			
	PO BOX 458							Summary Total	19.35			
	RAMSEY MN 55303-0458	12/19/24 Wendells Charter Name	PV	129061	001	00999	12/19/2024	3009302	11.68			
								Summary Total	11.68			
								Payment Amount	36.26			
106402	ZEP MANUFACTURING COMPANY		PV	128886	001	00999	12/6/2024	9010579771	86.53		106402	ZEP MANUFACTURIN COMPANY
	ZEP SALES & SERVICE 13237 COLLECTIONS CENTER DRIVE CHICAGO IL 60693							Summary Total	86.53			
								Payment Amount	86.53			
								Total Amount to be Processed	349,866.73			
								Total Number of Payments to be Processed	60			

Checks - 488,826.32
ACH - 349,866.73
Total A/P - 838,693.05

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-010

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF DECEMBER 5, 2024 THROUGH DECEMBER 31, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of December 5, 2024 through December 31, 2024 in the amount of $2,694,318.85 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 December 5, 2024 through December 31, 2024, in the amount of $2,694,318.85.

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/Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-016 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 31, 2024 through January 8, 2025.

Purpose/Background:

Adopt Resolution #25-016 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 31, 2024 through January 8, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-016 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 31, 2024 through January 8, 2025

Outcome/Action:

Motion to Adopt Resolution #25-016 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 31, 2024 through January 8, 2025.

Attachments

Bills List 1/14/2025

Resolution 25-016

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/09/2025 06:21 AM
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Jennifer Morrison		Started On: 01/08/2025 03:03 PM
Final Approval Date: 01/09/2025		

CITY OF RAMSEY - FINANCE OFFICE PRINTED 1/8/2025

RAMSEY CITY COUNCIL MEETING

1.14.25

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 12.31.24 - 1.8.25	$ 218,697.39
Accounts Payable 12.31.24 - 1.8.25	449,699.47
Payroll 1.3.25	252,073.19
Debt Service	
Pay Estimates- Projects	
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 920,470.05**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 1,023,245.57	$ 11,959,763.91
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	417,313.89	14,144,516.71
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	518,811.48	6,845,190.97
CORRECTION TO PAYROLL		
DEBT SERVICE	313,568.75	4,351,315.73
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	421,379.16	33,830,628.47
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,694,318.85**	**$ 71,131,415.79**

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Payment Group Control Number 3937
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 1/15/2025

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
100036	ANOKA COUNTY CHIEFS OF POLICE ASSN		PV	129156	001	00999	1/3/2025	01032025 FRANKFURTH	178.00		100036	ANOKA COUNTY CHI OF POLICE ASSN
	ANOKA COUNTY CHIEFS OF POLICE ASSN			Summary Total					178.00			
	13301 HANSON BLVD NW		PV	129157	001	00999	1/3/2025	01032025 DAHLBERG	178.00			
	ATTN KELLY HAIGH											
	ANDOVER MN 55304			Summary Total					178.00			
			PV	129159	001	00999	1/3/2025	01032025 BLUML	178.00			
				Summary Total					178.00			
				Payment Amount					534.00			
100063	ASPEN MILLS	cust id 55303RFD	PV	129148	001	00999	12/30/2024	345657	21.70		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					21.70			
	8201 C CENTRAL AVE NE											
	SPRING LAKE PARK MN 55432			Payment Amount					21.70			
119134	CINTAS (FIRST AID VENDOR)		PV	129195	001	00999	12/23/2024	5245893202	292.77		119134	CINTAS (FIRST AID VENDOR)
	CINTAS			Summary Total					292.77			
	PO BOX 631025											
	CINCINNATI OH 45263-1025			Payment Amount					292.77			
100167	CORNERSTONE FORD		PV	129206	001	00999	12/4/2024	15483042	287.64		100167	CORNERSTONE FOR
	CORNERSTONE FORD			Summary Total					287.64			
	17219 HIGHWAY 10 NW											
	PO BOX 304											

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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
	ELK RIVER MN 55330											
		Payment Amount							287.64			
112411	COUNTRY SIDE SERVICES OF MN INC		PV	129191	001	00999	1/2/2025	1-110068-01	146.34		112411	COUNTRY SIDE SERVICES OF MN IN
	COUNTRY SIDE SERVICES OF MN INC	Summary Total							146.34			
	6228 HIGHWAY 10 NW		PV	129199	001	00999	12/30/2024	1-113061	93.11			
	RAMSEY MN 55303	Summary Total							93.11			
			PV	129200	001	00999	12/26/2024	1-110045-01	502.04			
		Summary Total							502.04			
		Payment Amount							741.49			
100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	129204	001	00999	12/17/2024	211612	54.46		100127	CROW RIVER FARM EQUIPMENT COMPA
	CROW RIVER FARM EQUIPMENT COMPANY	Summary Total							54.46			
	17685 - 53RD STREET NE											
	ROGERS MN 55374											
		Payment Amount							54.46			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	129146	001	00999	12/23/2024	8887	886.00		118931	ELECTRIC SYSTEMS SOLUTIONS
	ELECTRIC SYSTEMS SOLUTIONS	Summary Total							886.00			
	6021 167TH AVENUE NW											
	RAMSEY MN 55303											
		Payment Amount							886.00			

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100733	ELK RIVER WINLECTRIC CO		PV	129176	001	00999	1/2/2025	405501 01	164.16		100733	ELK RIVER WINLECT CO
	ELK RIVER WINLECTRIC CO 12777 MEADOWVALE ROAD SUITE A ELK RIVER MN 55330			Summary Total					164.16			
				Payment Amount					164.16			
106523	FOREMOST PROMOTIONS	acct 245489	PV	129144	001	00999	12/26/2024	733077	1,522.21		106523	FOREMOST PROMO
	FOREMOST PROMOTIONS ATTN: ACCOUNTS RECEIVABLE DEPT 1270 GLEN AVENUE MOORESTOWN NJ 08057			Summary Total					1,522.21			
				Payment Amount					1,522.21			
120442	GOLIATH TOOLS		PV	129205	001	00999	12/13/2024	13740	2,626.76		120442	GOLIATH TOOLS
	GOLIATH TOOLS 1434 - 138TH LANE NW ANDOVER MN 55304			Summary Total					2,626.76			
				Payment Amount					2,626.76			
100256	LANO EQUIPMENT INC		PV	129196	001	00999	12/11/2024	02-1123726	248.18		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					248.18			
			PV	129197	001	00999	12/20/2024	02-1125729	12.74			
				Summary Total					12.74			
				Payment Amount					260.92			

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112858	MIDWAY FORD		PV	129189	001	00999	12/23/2024	863240	502.70		112858	MIDWAY FORD
	MIDWAY FORD 2777 NORTH SNELLING AVENUE ROSEVILLE MN 55113											
		Summary Total							502.70			
		Payment Amount							502.70			
100326	MN CHIEFS OF POLICE ASSN		PV	129158	001	00999	1/1/2025	20737	217.00		100326	MN CHIEFS OF POLI ASSN
	MN CHIEFS OF POLICE ASSN 803 OLD HIGHWAY 8 NW NEW BRIGHTON MN 55112											
		Summary Total							217.00			
			PV	129162	001	00999	1/1/2025	20890	500.00			
		Summary Total							500.00			
			PV	129166	001	00999	1/3/2025	21018	217.00			
		Summary Total							217.00			
		Payment Amount							934.00			
115611	MN STATE FIRE DEPARTMENT ASSOCIATION		PV	129178	001	00999	1/1/2025	2025 MSFDA	495.00		115611	MN STATE FIRE DEPARTMENT ASSOCIATION
	MN STATE FIRE DEPARTMENT ASSOCIATION 28711 HOLLY DRIVE NW ISANTI MN 55040											
		Summary Total							495.00			
		Payment Amount							495.00			
115543	NATURAL ENDEAVORS LANDSCAPING INC		PV	129186	001	00999	12/31/2024	2023 DEC 2024	342.50		115543	NATURAL ENDEAVOI LANDSCAPING INC

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	NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE NW ANDOVER MN 55304			Summary Total					342.50			
				Payment Amount					342.50			
121461	NEWEGG BUSINESS INC		PV	129171	001	00999	1/2/2025	1305322402	152.38		121461	NEWEGG BUSINESS
	NEWEGG BUSINESS INC PO BOX 31001-2895 PASADENA CA 91110-2895			Summary Total					152.38			
				Payment Amount					152.38			
120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN		PV	129203	001	00999	12/30/2024	X225031290	20.56		120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN
	NORTH CENTRAL INTERNATIONAL OF CORCORAN PO BOX 993 WILMAR MN 56201			Summary Total					20.56			
				Payment Amount					20.56			
111368	POLLARDWATER	cust 2900	PV	129145	001	00999	12/13/2024	0277220	2,385.00		111368	POLLARDWATER
	POLLARDWATER P O BOX 417592 BOSTON MA 02241-7592			Summary Total					2,385.00			
				Payment Amount					2,385.00			
121170	RIDGEWAY AND ASSOCIATES		PV	129163	001	00999	1/1/2025	3058	1,230.00		121170	RIDGEWAY AND ASSOCIATES

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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
	RIDGEWAY AND ASSOCIATES 1030 COUNTY ROAD E WEST #140 SHOREVIEW MN 55126			Summary Total					1,230.00			
				Payment Amount					1,230.00			
119959	ROCKET CITY CAR WASH		PV	129137	001	00999	12/30/2024	26	934.46		119959	ROCKET CITY CAR V
	ROCKET CITY CAR WASH 14101 ST FRANCIS BLVD NW RAMSEY MN 55303			Summary Total					934.46			
				Payment Amount					934.46			
117013	SHERWIN WILLIAMS CO		PV	129174	001	00999	1/2/2025	2213-4	72.48		117013	SHERWIN WILLIAMS
	SHERWIN WILLIAMS CO 19455 EVANS STREET NW ELK RIVER MN 55330			Summary Total					72.48			
				Payment Amount					72.48			
119653	UNIVERSAL APPAREL	12/20/24 2025 Jan/Feb RR Ads	PV	129185	001	00999	12/20/2024	12380	999.50		119653	UNIVERSAL APPARE
	UNIVERSAL APPAREL 112 MAIN ST S STE 1 PO BOX 341 BRAHAM MN 55006			Summary Total					999.50			
				Payment Amount					999.50			
120500	UNLIMITED SUPPLIES INC		PV	129198	001	00999	12/27/2024	483059	230.80		120500	UNLIMITED SUPPLIE INC

Payment Group Control Number	3937		
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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	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441							Summary Total	230.80			
								Payment Amount	230.80			
								Total Amount to be Processed	15,691.49			
								Total Number of Payments to be Processed	23			

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Payment Instrument T A/P ACH Payment
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110789	4IMPRINT	acct 1798846	PV	129143	001	00999	12/23/2024	13364282	2,207.06		110789	4IMPRINT
	4IMPRINT 25303 NETWORK PLACE CHICAGO IL 60673-1253							Summary Total	2,207.06			
								Payment Amount	2,207.06			
111610	A DYNAMIC DOOR CO. INC.		PV	129175	001	00999	12/27/2024	22412231	700.08		111610	A DYNAMIC DOOR C INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092							Summary Total	700.08			
								Payment Amount	700.08			
117651	ACCESS MECHANICAL INC		PV	129136	001	00999	12/19/2024	022321-4323	1,505.00		117651	ACCESS MECHANIC INC
	ACCESS MECHANICAL INC 15901 FOX STREET NW ANDOVER MN 55304							Summary Total	1,505.00			
								Payment Amount	1,505.00			
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Rec/Reso & Plat	PV	129194	001	00999	12/31/2024	12312024	280.00		100043	ANOKA COUNTY PROPERTY RECORD TAXATION
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303							Summary Total	280.00			
								Payment Amount	280.00			

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107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	129192	001	00999	12/31/2024	HWYSQ32024	519.66		107587	ANOKA COUNTY TREASURY DEPARTI
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029			Summary Total					519.66			
				Payment Amount					519.66			
116015	AXON ENTERPRISE INC		PV	129167	001	00999	1/1/2025	INUS310733	2,141.29		116015	AXON ENTERPRISE
	AXON ENTERPRISE INC DEPT 2018-PO BOX 29661 PHOENIX AZ 85038			Summary Total					2,141.29			
				Payment Amount					2,141.29			
119022	BADGEANDWALLET.COM		PV	129179	001	00999	1/1/2025	657694	2,197.00		119022	BADGEANDWALLET.(
	BADGEANDWALLET.COM PO BOX 783 ARMONK NY 10504			Summary Total					2,197.00			
				Payment Amount					2,197.00			
100647	BOLTON AND MENK INC	client RAMS proj 24X.135093.00	PV	129180	001	00999	12/20/2024	0352762	522.00		100647	BOLTON AND MENK
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					522.00			
			PV	129207	001	00999	12/20/2024	0352756	4,818.10			
				Summary Total					4,818.10			
			PV	129208	001	00999	12/20/2024	0352758	550.00			

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				Summary Total					550.00			
			PV	129209	001	00999	12/20/2024	0352759	559.50			
				Summary Total					559.50			
			PV	129212	001	00999	12/20/2024	0352757	14,968.50			
				Summary Total					14,968.50			
				Payment Amount					21,418.10			
103641	BOYER TRUCKS P O BOX 335 BRIGHTON CO 80601		PV	129190	001	00999	12/31/2024	093P26478	50.26		103641	BOYER TRUCKS
				Summary Total					50.26			
			PV	129202	001	00999	12/27/2024	093P26305	10.22			
				Summary Total					10.22			
				Payment Amount					60.48			
116197	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838		PV	129193	001	00999	1/2/2025	4216574661	45.01		116197	CINTAS CORPORATI
				Summary Total					45.01			
			PV	129201	001	00999	12/26/2024	4215867701	115.43			
				Summary Total					115.43			
				Payment Amount					160.44			
115896	CIVICPLUS LLC CIVIC PLUS LLC P O BOX 1572 MANHATTAN KS 66505		PV	129183	001	00999	1/1/2025	322094	5,845.25		115896	CIVICPLUS LLC
				Summary Total					5,845.25			
			PV	129184	001	00999	1/1/2025	321276	5,880.00			
				Summary Total					5,880.00			
				Payment Amount					11,725.25			

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100144	DEHN OIL COMPANY		PV	129187	001	00999	12/30/2024	113206	2,821.90		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,821.90			
			PV	129188	001	00999	12/30/2024	113205	2,356.80			
				Summary Total					2,356.80			
				Payment Amount					5,178.70			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	129140	001	00999	12/23/2024	DL122324-21	502.50		108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128			Summary Total					502.50			
				Payment Amount					502.50			
121558	FLOCK GROUP DBA FLOCK SAFETY		PV	129177	001	00999	12/19/2024	INV-54760	26,250.00		121558	FLOCK GROUP DBA FLOCK SAFETY
	FLOCK SAFETY PO BOX 121923 DALLAS TX 75312-1923			Summary Total					26,250.00			
				Payment Amount					26,250.00			
100200	GOPHER STATE ONE CALL INC		PV	129173	001	00999	12/31/2024	4120701	149.85		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317			Summary Total					149.85			
				Payment Amount								

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									149.85			
100209	HAKANSON ANDERSON ASSOC INC		PV	129210	001	00999	12/26/2024	54361	2,185.25		100209	HAKANSON ANDERS ASSOC INC
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063			Summary Total					2,185.25			
			PV	129211	001	00999	12/26/2024	54360	852.50			
				Summary Total					852.50			
				Payment Amount					3,037.75			
112160	HOLIDAY COMPANIES		PV	129164	001	00999	1/1/2025	046801012500	216.75		112160	HOLIDAY COMPANIE
	HOLIDAY COMPANIES 6000 CLEARWATER DR STE 300 MINNETONKA MN 55343			Summary Total					216.75			
				Payment Amount					216.75			
119037	HOLSTAD & KNAAK, PLC	dec legal	PV	129151	001	00999	12/26/2024	12262024	4,150.00		119037	HOLSTAD & KNAAK,
	HOLSTAD & KNAAK,/ NORTH STAR LAW GROUP 1295 BANDANA BLVD N STE 335 ST PAUL MN 55101			Summary Total					4,150.00			
				Payment Amount					4,150.00			
113985	HYDRO KLEAN LLC		PV	129213	001	00999	12/18/2024	092157	2,327.48		113985	HYDRO KLEAN LLC
	HYDRO KLEAN 333 NW 49TH PLACE DES MOINES IA 50313			Summary Total					2,327.48			
				Payment Amount					2,327.48			

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100258	LEAGUE OF MINNESOTA CITIES	Inv # 418654	PV	129181	001	00999	1/1/2025	418654	25,050.00		100258	LEAGUE OF MINNES CITIES
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					25,050.00			
				Payment Amount					25,050.00			
106616	MARTIN MCALLISTER, INC		PV	129168	001	00999	12/31/2024	16625	3,000.00		106616	MARTIN MCALLISTEI INC
	MARTIN MCALLISTER, INC 7650 EDINBOROUGH WAY #550 EDINA MN 55435			Summary Total					3,000.00			
				Payment Amount					3,000.00			
100283	MENARDS COON RAPIDS		PV	129135	001	00999	12/30/2024	33577	131.19		100283	MENARDS COON RA
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448			Summary Total					131.19			
				Payment Amount					131.19			
100284	MENARDS ELK RIVER	acct 31250289	PV	129142	001	00999	12/26/2024	8019	60.40		100284	MENARDS ELK RIVE
	MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077			Summary Total					60.40			
		acct 31250289	PV	129147	001	00999	12/23/2024	7966	200.04			
				Summary Total					200.04			

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		Payment Amount							260.44			
119825	METRO CREATIVE GRAPHICS INC		PV	129155	001	00999	12/31/2024	352031	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			
100269	METRO SALES INC		PV	129169	001	00999	1/2/2025	INV2679841	1,790.22		100289	METRO SALES INC
	METRO SALES INC ATTN: ACCOUNTS RECEIVABLE 250 N RIVER RIDGE CIRCLE SUITE 100 BURNSVILLE MN 55337	Summary Total							1,790.22			
		Payment Amount							1,790.22			
113909	MOBILE VEHICLE INTEGRATION		PV	129152	001	00999	12/9/2024	24-12193	2,974.75		113909	MOBILE VEHICLE INTEGRATION
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330	Summary Total							2,974.75			
			PV	129153	001	00999	12/2/2024	24-12173	2,974.75			
		Summary Total							2,974.75			
			PV	129160	001	00999	12/30/2024	24-12194	2,974.75			
		Summary Total							2,974.75			
			PV	129161	001	00999	12/6/2024	24-12141	1,874.25			
		Summary Total							1,874.25			
			PV	129165	001	00999	12/30/2024	24-12196	2,974.75			

Payment Group Control Number 3938
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 1/15/2025

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					2,974.75			
				Payment Amount					13,773.25			
119908	NETWRIX CORPORATION		PV	129154	001	00999	12/31/2024	INV-NW117417	1,047.82		119908	NETWRIX CORPORA
	NETWRIX CORPORATION DEPT LA 25338 PASADENA CA 91185-5338			Summary Total					1,047.82			
				Payment Amount					1,047.82			
100363	NORTHERN SANITARY SUPPLY CO	cust R2298	PV	129141	001	00999	12/31/2024	210281	340.61		100363	NORTHERN SANITAF SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					340.61			
				Payment Amount					340.61			
107978	PREMIER COMMERCIAL PROPERTIES INC	6781 Hwy 10 Prop Mgmt	PV	129150	001	00999	12/23/2024	9827	600.00		107978	PREMIER COMMERC PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
113499	ROSENBAUER MINNESOTA LLC		PV	129170	001	00999	12/18/2024	80130	300,000.00		113499	ROSENBAUER MINN LLC
	ROSENBAUER MINNESOTA LLC P O BOX 549			Summary Total					300,000.00			

Payment Group Control Number 3938
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 1/15/2025

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
	5181 260TH STREET WYOMING MN 55092											
				Payment Amount					300,000.00			
108703	STERLING TROPHY		PV	129182	001	00999	12/11/2024	34470	15.00		108703	STERLING TROPHY
	STERLING TROPHY 3824 7TH AVENUE ANOKA MN 55303											
				Summary Total					15.00			
				Payment Amount					15.00			
100469	STREICHER'S POLICE EQUIPMENT		PV	129138	001	00999	12/23/2024	I1736004	212.99		100469	STREICHER'S POLIC EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441											
				Summary Total					212.99			
			PV	129139	001	00999	12/27/2024	I1736526	1,244.07			
				Summary Total					1,244.07			
				Payment Amount					1,457.06			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	129149	001	00999	12/31/2024	M29769	1,026.00		100485	TIMESAVER OFF SIT SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025											
				Summary Total					1,026.00			
				Payment Amount					1,026.00			
106351	WATER LABORATORIES, INC		PV	129172	001	00999	1/2/2025	10334	690.00		106351	WATER LABORATOR INC

Payment Group Control Number	3938		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	1/15/2025		

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
	WATER LABORATORIES, INC			Summary Total					690.00			
	333 EAST MAIN STREET											
	PO BOX 388											
	ELK RIVER MN 55330											

Payment Amount	690.00	
Total Amount to be Processed	434,007.98	
Total Number of Payments to be Processed	34	

Checks - 15,691.49
ACH - 434,007.98
Total A/P - 449,699.47

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120012	**1/2/2025**		**119036 LEADERSHIP GROWTH GROUP**							
		600.00	LEADERSHIP GROWTH GROUP		129130	25512	0191.6335		TRAINING	PLANNING & ZONING
		600.00	HAGEN LEADERSHIP GROUP		129131	25213	0130.6335		TRAINING	ADMINISTRATION
		1,200.00								
120013	**1/2/2025**		**100359 NORTH METRO MAYORS ASSN**							
		11,303.00	2025 NMMA MERBERSHIP DUES		129132	99000705	0111.6451		MEMBERSHIP DUES	MAYOR AND COUNCIL
		11,303.00								
120014	**1/2/2025**		**116752 NORTH RISK PARTNERS- BEARENCE**							
		8,000.00	2025 INS AGENT OF RECORD FEE		129134	7057130	0130.6315		MISCELLANEOUS PROFESSIONAL SER	ADMINISTRATION
		8,000.00								
120015	**1/2/2025**		**117595 QUADIENT LEASING USA INC**							
		474.36	POST MTR LEASE 1.12.25-4.11.25		129128	Q1634587	0130.6405		OFFICE & DATA PROCESSING EQUIP	ADMINISTRATION
		474.36								
1007457	**1/2/2025**		**119120 GRAMMARLY, INC**							
		2,784.00	2025 GRAMMARLY SUBSCRIPTION		129133	GBSS-5470	0211.6405		OFFICE & DATA PROCESSING EQUIP	POLICE PROTECTION
		2,784.00								
1007458	**1/2/2025**		**119638 O'REILLY AUTO PARTS**							
		1.23-	EARLY PAY DISCOUNT		129129	6193-188026	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		61.40	HOLDER #409		129129	6193-188026	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		60.17								
98010325	**1/3/2025**		**115568 ALERUS FINANCIAL NA**							
		9,807.03			129118	12312415544914	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		9,807.03								
99007424	**1/3/2025**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		14,747.50			129116	12312415544912	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		14,747.50								
99010325	**1/3/2025**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		535.00			129115	12312415544911	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		535.00								
99010625	**1/3/2025**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			129119	12312415544915	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99010625	1/3/2025		118579 ND CHILD SUPPORT DIVISION						Continued...	
99025795	1/3/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		4,409.46			129117	12312415544913	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,409.46								
99187552	1/3/2025		100601 MN DEPT OF REV WH							
		15,534.38			129125	1231241554497	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,534.38								
99250463	1/3/2025		100301 MN CHILD SUPPORT PAYMENT CNTR							
		266.72			129122	1231241554494	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99529480	1/3/2025		100223 ICMA RETIREMENT TRUST 457							
		1,916.54			129113	1231241554491	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								
99563996	1/3/2025		101306 IRS							
		20,448.38			129114	12312415544910	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		31,959.64			129126	1231241554498	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		20,448.38			129127	1231241554499	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		72,856.40								
99781571	1/3/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		31,763.50			129123	1231241554495	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		42,110.25			129124	1231241554496	9101.2183		PERA-EMPLOYER	GENERAL FUND
		73,873.75								
		218,697.39	Grand Total							

Payment Instrument Totals

Checks	20,977.36
EFT Payments	194,875.86
A/P ACH Payment	2,844.17
Total Payments	218,697.39

See next page* this is included in the Total Payments

Check #	Date	Amount	Supplier/Explanation	Doc #	Inv #	Acct #	Acct Description	Business Unit
99121824	12/18/2024		100629 MN DEPT OF REV SALES TX					
		106.44	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9101.4305	RENTAL FEES	GENERAL FUND
		7.35	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9101.4328	ACCIDENT REPORTS	GENERAL FUND
		.49	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9101.4308	SALES OF MAPS & PUBLICATIONS	GENERAL FUND
		.66	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9101.4609	OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		436.45	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2082	SALES/USE TAX PAYABLE	WATER FUND
		15.87	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2085	ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		15.87	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2086	METRO TAX HOUSING .25%	WATER FUND
		47.62	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2087	METRO TAX TRANSPORTATION .75%	WATER FUND
		3.34	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2082	SALES/USE TAX PAYABLE	WATER FUND
		.12	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2085	ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		.12	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2086	METRO TAX HOUSING .25%	WATER FUND
		.36	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9601.2087	METRO TAX TRANSPORTATION .75%	WATER FUND
		7.31	NOV 2024 SALES/TRANS/USE TAX	129112	12182024	9604.4609	OTHER MISCELLANEOUS REVENUES	RECYCLING FUND
		642.00						

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-016

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF DECEMBER 31, 2024 THROUGH JANUARY 8, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of December 31, 2024 through January 8, 2025 in the amount of $920,470.05 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 December 31, 2024 through January 8, 2025, in the amount of $920,470.05.

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 Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/14/2025

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

Title

Adopt Resolution #25-001 Approving the 2024 Council Organization

Purpose/Background:

Purpose: To adopt the annual resolution appointing Councilmembers to Committees or other groups as well as designating the City's Official Newspaper, renewing contracts with TimeSaver Off-Site Recording Secretarial, Inc. and naming the firms the City will use for Legal Services.

Background: The City Council met in work session earlier this evening and discussed the organizational resolution. The discussion determined who would serve on which committee or other group, the City's official newspaper designation, designation of the law firms the City will use for legal services, and the agreement with TimeSaver Off-site Recording Secretarial, Inc. The resolution as posted in this case, prior to this evening's work session may change based on discussion during the work session. Any needed changes will be made immediately following the work session and the resolution will be updated prior to adoption this evening.

Notification:

Additional Information as provided during tonight's work session: The organizational resolution includes declaring the City's official newspaper. At the time of this writing, the City has received one proposal from Adams Publishing Group - the Anoka County UnionHerald. Such proposal is attached to this case. The Anoka County UnionHerald has historically served as the City's official newspaper and currently provides the most regular coverage of the City.

Also included for Council review and approval is the Addendum to the Recording Secretary Service Agreement between the City of Ramsey and TimeSaver Off Site Secretarial (TOSS) that extends the expiration date to December 31, 2025 (attached). The addendum shows a less than 3.50 percent increase in the base rate. Approval of the contract with TOSS is part of the resolution.

Appointing legal services is another part of the Organization Resolution. The most recent agreement with the City's Attorney, Frederic Knaak of Holstad & Knaak, PLC is effective November 1, 2023, through October 31, 2025. The monthly fee is $4,150.00. Any time over the 10 hours included in the monthly fee is billed at a single rate of $150.00 per hour. The firm of Eckberg Lammers was contracted for prosecution services; the current agreement is effective through December 31, 2027.

Funding Source:

N/A

Recommendation:

Staff recommends adopting the attached resolution.

OutcomeAction:

Motion to adopt Resolution #25-001 for the 2025 Council Organization

Attachments

Newspaper Request
TOSS Agreement
Holstad & Knaak Contract
Eckberg Lammers Contract
Committee Descriptions
Resolution #25-001

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/02/2025 11:56 AM
Form Started By: Katie Schmidt		Started On: 12/12/2024 02:18 PM
Final Approval Date: 01/02/2025		

EAST CENTRAL MINNESOTA

November 25, 2024

Katie Schmidt
City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Ms. Schmidt,

It is with great pleasure that we ask to serve as the official newspaper for the City of Ramsey in 2025. As we continue to implement new changes in the newspaper to improve readership, we feel it's important to provide readers with the city's public notices in addition to news stories, features and photographs of local events we cover each week.

We would like to publish your public notices in the **Anoka County UnionHerald.** The legal publication rate for the **Anoka County UnionHerald** as of January 1, 2024, will be $11 per column inch. If any documents need to be manually typeset, a $20 flat fee will be charged per public notice. As a newspaper published in the County of Anoka, we meet the requirements to qualify as your official legal newspaper.

All public notices published in the Anoka County UnionHerald will be posted to abcnewspapers.com and the Minnesota Newspaper Association websites at no additional charge. The notices are available for the public to view at no cost.

We have appreciated your business over the past years and hope that we can be of service to you in 2025 as a credible, weekly community news source. If you have any questions, please feel free to call me at 763-691-6001 or email me at publicnotice@apgecm.com. Thank you for your consideration.

Sincerely,

Tonya Orbeck

Tonya Orbeck
Legal Notice Department Manager

TimeSaver Off Site Secretarial, Inc.

OCT 17 2024

October 14, 2024

Ms. Katie Schmidt, Administrative Assistant
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

Dear Katie,

Enclosed is an Addendum to the Recording Secretary Service Agreement that extends the expiration date to December 31, 2025. The unit rates reflect an increase of $1.50 per hour and 50 cents per page. The base rate reflects an increase of less than 3.5%.

Kristin Wirth, our CFO, is stepping in to replace Allen, who will retire on December 31, 2024.

We appreciate the confidence you have placed in TimeSaver to handle your meeting minute needs and look forward to continuing that relationship in 2025.

If you need further information or have questions, please feel free to contact me at 612-251-8999.

Best regards,

Carla

Carla Wirth
Owner

Enclosure: Recording Secretary Service Agreement
Return envelope

ADDENDUM TO
RECORDING SECRETARY SERVICE AGREEMENT

Dated: December 31, 2024

By and between TimeSaver Off Site Secretarial, Inc. and the City of Ramsey, 7550 Sunwood Drive, Ramsey, MN 55303.

1. EXTENSION OF RECORDING SECRETARIAL SERVICE AGREEMENT: The term of the existing Recording Secretary Service Agreement dated December 31, 2023, shall be extended under the same terms and conditions to December 31, 2025.

2. TOSS CHARGES: TOSS shall be paid for its services as recording secretary for each meeting with a one (1) hour minimum, the highest rate prevailing, as follows:

   a. Base Rate: One Hundred Seventy-Two and 00/100 dollars ($172.00) for any meeting up to one (1) hour (billable time) plus Forty and 50/100 dollars ($40.50) for each thirty (30) minutes following the first one (1) hour; **or**

   b. Unit Rate: Fifty-Three and 25/00 dollars ($53.25) for the first hour of meeting time and Thirty-Five and 50/100 dollars ($35.50) for every hour after the first hour plus Sixteen and 00/100 dollars ($16.00) for each page of draft minutes for submission to the City of Ramsey for their preparation of final minutes.

At the end of the term of this Addendum or any extension of it, the parties may make a new Agreement or extend or modify the terms of this Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Addendum to the Recording Secretary Service Agreement as of the day and year indicated.

January ____, 2025

CITY OF RAMSEY

By:_____
Brian S. Hagen

Its: City Administrator

October 14, 2024

TIMESAVER OFF SITE SECRETARIAL, INC.

Kristin Wirth

By: _____
Kristin Wirth

Its: CFO

CONTRACT FOR CIVIL (NON-CRIMINAL) MUNICIPAL LEGAL SERVICES

THIS AGREEMENT is made between and entered by the CITY OF RAMSEY, MINNESOTA, a Minnesota Statutory City (hereinafter, "the City") and HOLSTAD & KNAAK, PLC, a law firm organized as a professional association under the laws of the State of Minnesota (hereinafter, "the Attorney")

Upon formal appointment of the Attorney by the City Council and for the promised consideration as outlined below, the Attorney shall provide the following legal services to the City:

LEGAL SERVICES

1. Attend City Council meetings and other City Board, Authority, Commission or Committee meetings as requested by the City Council or City Administrator.

2. Draft and/or review ordinances, resolutions, and correspondence, as requested. Review City Council agendas and meeting minutes, as requested.

3. Advise the Mayor, Council Members, City Administrator, Department Heads and other City staff on City legal matters.

4. Prepare and/or review municipal contracts, such as contracts for public improvements, joint powers agreements, construction, and purchase of equipment.

5. Review of the Municipal Code on a regular basis and provide assistance in the drafting of any needed modifications or amendments.

6. Represent the City in matters related to the enforcement of City building and zoning codes in injunctive and other civil proceedings, except in instances where such representation is provided in the City's insurance contract and third-party representation is obtained. In such instances it will remain the Attorney's duty to closely monitor and cooperate as needed in such representation.

7. Research and submit legal options on municipal or other legal matters, as requested by the City Council or the City Administrator.

8. Meet with the City Council, City Administration, Department Heads and City Staff as needed to review Council and Commission Agenda items and the status of all legal matters before the City. The Attorney and City Administrator will establish any necessary schedule if and when it is determined that regular meetings will be necessary for this purpose.

9. Provide legal briefings or presentations regarding new or proposed legislation affecting the City's operation and activities.

10. Provide advice and training on open meeting law, data practice law and requirements, parliamentary procedure, record retention and privacy issues, including HIPPA.

11. Represent, as needed, the City in employment related issues, labor negotiations, arbitration, administrative hearings and in litigation involving those same issues.

12. Interpret and advise with respect to municipal employment matters including, but not limited to PERA, labor agreements, personnel policy, FMLA and Veterans Preference.

13. Defend City in litigation, except in those cases where the City's insurance company is required to provide defense, including, but not limited to: a) human rights claims; b) condemnation; c) permits and administrative actions; and d) labor and employment proceedings in which legal representation of the city is either advisable or required.

14, Represent the City in uninsured claims and other insurance matters.

15. In coordination with any separately retained Bond Counsel, review financing, special assessments, bonds and insurance requirements required by or for City Contracts or activities.

16. Represent the City in the acquisition of properties for public improvements, easements, and parks.

17. Represent the City in condemnation proceedings for public improvement projects.

18. Represent the City in workers' compensation matters.

19. Initiate litigation on behalf of the City as requested by the City Council.

20. Interpret and advise the City on questions related to zoning or land use issues, impact fees and legal uses.

21. On direction of the Administrator, prepare and/or review the following:

a) Conditional and Special Use Permits

b) Vacation of Rights of Way Applications, supporting documentation and Resolutions

c) Special Assessments

d) Planned Unit Developments

e) Development Agreements

f) Subdivision and Zoning Requests

g) Development Agreement Drafts

22. The foregoing, expressly enumerated services, while intended to be extensive, is not intended to be all inclusive, and services provided shall also include those additional matters that may be considered customary and usual in the provision of legal services by a City attorney under customs and laws of the State of Minnesota.

ADDITIONAL DUTIES OF ATTORNEY

1. The Attorney shall not subcontract out or assign any interest in this contract to any third party without the prior written consent of the City.

2. Frederic W. Knaak shall be the principal attorney on all matters involving the representation of the City and shall be expressly, professionally, and individually responsible for all facets of that representation.

3. The Attorney shall maintain professional liability insurance coverage at all times during its representation of the City in the amount of $2,000,000 aggregate claims, and $2,000,000 individual claims.

4. It is understood by the Attorney and the City that this contract shall run for two years after the appointment of the Attorney, at which time it may only be renewed upon express agreement of the City and the Attorney. Notwithstanding the intended term, it is expressly understood that the Attorney's tenure as City Attorney is at the pleasure of the City Council and that the appointment of the City Attorney may be terminated at any time with or without any cause. In the event of a termination for other-than-cause prior to the two-year term, to the extent feasible, the City shall provide 60 days notice of its intention to terminate or not renew this contract.

5. On or about December 31 of each year, for the duration of this Agreement, the City Attorney and City Administrator may mutually evaluate the usage of legal services during the prior year of this Agreement in order to evaluate usage of legal services during the prior year of the Agreement in order to evaluate usage and identify areas where modification in the parties' relationship may be mutually beneficial.

6. All data collected, created, received, maintained, or disseminated for any purposes by the activities of the Attorney because of this Agreement and the resulting Attorney-Client relations is governed by the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as amended, the Minnesota Rules implement such act now in force or as adopted, as well as federal regulations on data privacy. This paragraph does not create a duty or any obligation on the part of the Attorney to provide access to public data to the public for inspection or otherwise if the public data are available from the City.

7. Any modification of the provisions of this Agreement shall be reduced to writing and signed by the parties hereto.

OTHER

1. The City expressly reserves its right to hire independent counsel on matters it determines requires an attorney with more expertise or expertise in a particular field. In such a situation, the City shall remain responsible to the Attorney for the monthly fee provided under this agreement along with any billings not related to the matter for which special counsel was retained. The City shall only be responsible to the Attorney for extra expenses in relation to the matter for which special counsel is retained if the City names the Attorney as co-counsel in the matter or otherwise requests the Attorney's participation.
2. The effective date of this Agreement shall be November 1, 2023.

COMPENSATION AND EXPENSES

1. Payment under this contract shall be in the form of a single, monthly fee of four-thousand one hundred and fifty/00 ($4,150.00). That payment is intended to be for all of the foregoing services, including up to 10 hours of time billed on litigation matters, such as condemnation matters or

arbitrations. This rate does not include filing or similar fees required in representing the City in litigation matters. These incidental fees shall be paid by the City as incurred.

2. If it appears that more than ten hours of time shall be required on litigation matters, the Attorney shall notify the City in writing of that expectation. Any time over the 10 hours included in the monthly fee shall be billed at a single rate of $150.00 per hour.

3. In the event of an unexpected or unusual cost, no expense or cost shall be billed to the City without first obtaining an authorization from the city in writing. Such an expense, as an example, might be a necessary deposition or transcript, or a very large volume of printing (in excess of 2000 pages in any given month.)

IN WITNESS WHEREOF, the CITY and the ATTORNEY have executed this Agreement and it is effective on the latest date affixed hereto.

CITY OF RAMSEY

By: _____

Mark E. Kuzma, its Mayor

By: _____

Brian Hagen, City Administrator

Dated: _____

HOLSTAD & KNAAK PLC

By: _____

Frederic W. Knaak, Esq.

Dated: _____

▼AGREEMENT FOR CRIMINAL PROSECUTION SERVICES

This Agreement, entered into between the City of Ramsey, a Minnesota Municipal Corporation (City) and the Law Firm of Eckberg Lammers, P.C., (Criminal Prosecution Attorney) as of January 1, 2023 provides as follows:

ARTICLE I:
BACKGROUND: FINDINGS

1.1 Authority. The appointment and removal of the Criminal Prosecution Attorney are made by the City Council.

1.2 Council Determination. At a duly called regular meeting of the City Council it was determined that the law firm of Eckberg Lammers, P.C. be engaged as Criminal Prosecution Attorney, with Joseph Van Thomme of that firm serving as chief prosecutor for the City. This agreement between the firm and the City sets forth the terms and conditions of the engagement.

ARTICLE II:
TERMS AND CONDITIONS

2.1 Consideration. In consideration of the mutual promises and conditions contained in this Agreement, the City and the Criminal Prosecution Attorney agree to the terms and conditions as set forth herein.

2.2. Criminal Prosecution Attorney Appointment. The City appoints the firm of Eckberg Lammers, P.C. as Criminal Prosecution Attorney, with Joseph Van Thomme acting as primary chief prosecutor for the City.

2.3 Usual and Customary Criminal Prosecution Services. The Criminal Prosecution Attorney agrees to perform all usual and customary criminal prosecution services for the City in accordance with the terms of this Agreement, including, but not limited to the following primary responsibilities for the criminal prosecution services:

General Responsibilities:

Represent and prosecute all criminal law matters within the City's jurisdiction, included but not limited to scheduling, and attending all necessary hearings, trials, arraignments, and post-conviction hearing as required, coordinating officer and witness appearances, reviewing all criminal cases presented for purposes of prosecution, determine technical compliance with criminal code and other state statutes, writing complaints, making recommendations to the Court for alternatives to prosecution where appropriate, act as a resource to the Police Department in the development of criminal cases, and provide training sessions for Police and other City staff as needed.

Provide timely pursuit of disposition of criminal case in advance of actual Court cases to avoid unnecessary officer Court time.

Process and prosecute forfeiture cases on behalf of the Police Department.

The Criminal Prosecution Attorney is required to be knowledgeable in a variety of legal areas, including but not limited to:

* Criminal Prosecution
* Trial Activity
* General Municipal Laws
* City Code Issues related to criminal prosecution
* General State and Federal Laws relating to prosecution matters
* General Government Data Practices related to rules of discovery and criminal prosecution

The Criminal Prosecution services that are required by the City and covered by a fixed retainer fee include, but are not limited to, the following areas:

1. Meetings and/or telephone conversations with and advising City Administrator and Police Chief, police officers and other authorized staff on general criminal legal matters.

2. Research and submission of legal opinions on criminal legal matters requested by the City Administrator, Police Chief or other authorized staff, availability to answer staff questions by telephone.

3. Legal consultation and general support for City Administrator and Police Chief and other authorized staff on general criminal legal matters.

4. Provide a high level of customer service by responding in a prompt matter.

5. Prosecute all petty misdemeanor, misdemeanor and statutorily delegated gross misdemeanor offense committed within the corporate limits of the City. This includes all such cases initiated by any law enforcement agency and citizen complaints including, but not limited to, traffic violations, DUI cases, and City Code violations that are prosecuted criminally.

6. Provide advice, consultation and training where required to the City's Police Department and to all other departments of the City in the interpretation and enforcement of statutes, ordinances and investigations of violations in connection with the prosecution of criminal cases.

7. Prepare criminal complaints where facts warrant.

8. Evaluate all cases where a plea of not guilty is entered and prosecute where warranted.

9. Prepare appropriate pre-trial notices as required.

10. Seek such additional investigation as required.
11. Negotiate and enter plea bargains where deemed advisable.

12. Represent the City at all pre-trial motions.

13. Perform all legal research and prepare briefs when required.

14. Try all jury and court cases as necessitated.

15. Review ordinances for criminal prosecution as requested.

16. Render written opinions to law enforcement on criminal prosecution matters where requested, including interpretation of statutes, ordinances, rules and regulations.

17. Ensure proper notifications and preparation of police officers and staff for trial.

18. Assist in resolving criminal prosecution matters not resulting in litigation.

19. Assist the City and law enforcement in efficient disposition of DUI-related forfeitures arising from cases handled by the Criminal Prosecution Attorney.

20. Examine, evaluate and provide representation for all appeals to the Appellate Courts.

As part of the firm's comprehensive flat fee prosecution services, no charges are ever imposed for phone calls. The firm encourages police officers and staff to contact any of our prosecuting attorneys. If a phone call evolves into a project or work item, that item shall be covered by the flat fee retainer agreement. The firm has found its law enforcement clients welcome this approach, as it provides for unfettered legal advice without imposing financial pressure on the given department.

2.4 Compensation for Criminal Prosecution Services. For Criminal Prosecution Services for the years 2023 - 2027, the City agrees to compensate the Criminal Prosecution Attorney as follows:

	2023	2024	2025	2026	2027
Retainer Fee*	$75,028	$77, 278	$79,596	$81,983	$84,442
Hourly Attorney *	$250	$250	$250	$250	$250

* Retainer Fee: Annual Amount to be paid in 12 equal installments.
* Hourly Attorney: The hourly rates for all attorneys will be the same and shall only apply to matters not related to or covered by this agreement. Such fees will be specifically agreed to by the City prior to any undertaking of legal services by the Criminal Prosecution Attorney.

2.5 Compensation for Expenses. The City will compensate the Criminal Prosecution Attorney for the following actual and necessary expenses incurred by the Criminal Prosecution Attorney on behalf of the City:

The Criminal Prosecution Attorney passes through the following charges to the City at cost:

* Process Server Fees
* Court Filing Fees
* Document Recording and Closing Fees
* Court Reporter Transcription Fees

2.6 Billing Statements. Billings by the Criminal Prosecution Attorney to the City for services will be on a monthly basis, except as may otherwise be agreed upon by the parties. The billing statement shall be of sufficient detail to adequately inform the City concerning the services performed and the nature and extent of costs and disbursements. The statement shall also contain a summary that shows the total fees, charges and disbursements.

2.7 Term of Agreement. The term of this Agreement shall be for five years. The rates specified in this Agreement will remain in effect for the term of this Agreement.

2.8 Chief Prosecutor. It is the intention of the parties and it is hereby agreed by the Criminal Prosecution Attorney, the term "Chief Prosecutor" as used herein means and refers to Joseph Van Thomme, who will supervise and be responsible to the City for the criminal prosecution services provided.

2.9 Entire Agreement. This Agreement, any attached exhibits and any addenda or amendments signed by the parties shall constitute the entire Agreement between the City and the Criminal Prosecution Attorney, and supersedes any other written or oral agreements between the City and the Criminal Prosecution Attorney. This Agreement can only be modified in writing signed by the City and the Criminal Prosecution Attorney.

2.10 Termination. This Agreement may be terminated by the City at any time or by the Criminal Prosecution Attorney upon 60 days written notice.

2.11 Conflict of Interest. The Criminal Prosecution Attorney shall use best efforts to meet all professional obligations to avoid conflict of interest and appearances of impropriety in representation of the City. In the event of a conflict, the Criminal Prosecution Attorney shall arrange for suitable alternative legal representation. It is the intent of the Criminal Prosecution Attorney to refrain from handling legal matters for any other person or entity that may pose a conflict of interest.

2.12 Agreement Not Assignable. Except as provided in Paragraph 2.11 of this Agreement relating to conflicts of interest, the rights and obligations created by this Agreement may not he assigned by either party.

2.13 Agreement Not Exclusive. The City retains the right to hire other legal representatives for specific legal matters.

2.14 Independent Contractor Status. All services provided by the Criminal Prosecution Attorney pursuant to this Agreement shall be provided by the Criminal Prosecution Attorney as an independent contractor and not as an employee of the City for the purpose, including but not limited to: income tax withholding, workers' compensation, unemployment compensation, FICA taxes, liability for torts and eligibility for employee benefits.

2.15 Work Product. All records, information, materials and other work product prepared and developed in connection with the provision of services pursuant to this Agreement shall become the property of the City.

2.16 Insurance and Indemnification. Criminal Prosecution Attorney agrees to maintain a valid policy of Professional Liability Insurance for the duration of this Agreement. The value of

the policy shall not be less than the cap of municipal tort liability as established by Minnesota Statutes. Criminal Prosecution Attorney further agrees to defend, indemnify, and hold harmless the City, its agents and employees against all causes of actions against the City or any of its agents or employees that arise from or as a result of the Criminal Prosecution Attorney's negligent actions or advice under the terms of this Agreement.

2.17 Data Practices Act Compliance. Data provided to the Criminal Prosecution Attorney under this Agreement shall be administered in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

2.18 Choices of Law and Venue. This Agreement shall be governed by the construed in accordance with the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the State or Federal Courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed by their proper officers and representatives as the day and year first above written.

CITY OF RAMSEY

Dated: _____

_____
Mayor

Dated: _____

_____
City Administrator

Dated: _____

_____
Joseph Van Thomme
Criminal Prosecuting Attorney

COMMITTEES, AUTHORITIES, BOARDS, COMMISSIONS
(Descriptions and Meeting Schedules)

One Year Appointments

Environmental Policy Board (EPB) (Appointments 1 Plus Alt) The EPB will promote environmental awareness and conservation practices by citizens by advising the City Council on policy issues, review of new development proposals, communication and education. The EPB meets on the 3rd Monday of each month at 6:30 p.m. in the Council Chambers at the Municipal Center. *Liaison/Ex-Officio to Commissions*

Highway 10 Committee (Appointments 3) This is a committee of three City Councilmembers that addresses issues of concern to Highway 10, including legislative initiatives, grant requests, and attending the Anoka County Highway 10 Working Group meetings (early morning 7:30 a.m.). Meetings are scheduled as needed. There were no meetings held in 2024 and there are no meetings currently scheduled.

Park and Recreation Commission (Appointments 1 Plus Alt) The primary objective of the Park and Recreation Commission is to monitor and reflect the attitudes and concerns of the citizens of Ramsey relative to the park system and recreation programs, and to advise the City Council of citizen attitudes and policy matters relevant to the park and recreation function in Ramsey. The Park and Rec. Commission meets on the 2nd Thursday of each month at 6:30 p.m. in the Council Chambers at the Municipal Center or at various Ramsey parks.
Liaison/Ex-Officio to Commissions

Planning Commission (Appointments 1 Plus Alt) The primary objective of the Planning Commission is to advise the City Council on land use concerns. In addition, the Planning Commission shall serve as the planning agency and shall have the powers and duties given such agencies by state statute. The Planning Commission meets on the 1st Thursday of each month at 7 p.m. in the Council Chambers at the Municipal Center. *Liaison/Ex-Officio to Commissions*

Public Works Committee (Appointments 3 Plus Alt) This Committee considers and advises the City Council on matters concerning public infrastructure, including roadway improvements and maintenance operations, traffic control modification requests, storm water management, and public utility improvements and needs. The Committee meets the 3rd Tuesday of each month at 5:30 p.m. in the Lake Itasca Room at the Ramsey Municipal Center. *Committee of the Council*

***EDA Appointments Coincide with Council Terms** (A vacancy is created in the membership of the commission when a city councilmember of the authority ends councilmembership.)*
Economic Development Authority (EDA) (Appointments 2 Plus Alt) The primary objective of the EDA is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey. The EDA meets the second Thursday of each month, beginning at 7:30 a.m., in the Council Chambers at the Municipal Center. *Voting Member*

Twin Cities Gateway Board (1 Appointment, Staff or Council)
The board is a destination management organization that promotes its member cities. The mission is to inspire visitors to discover the vibrant Twin Cities Gateway communities to

enhance economic growth and vitality. It is responsible for promoting meetings and conventions, sports, events, family leisure travel, hotels, restaurants, and attractions 365 days a year. The board meets quarterly (March, June, September and December) on the third Tuesday at 11am. Meeting location varies throughout member cities. *Board Member*

Two-Year Appointments

Anoka County Joint Law Enforcement (JLEC) (Appointments 1 Plus Alt) (This is a 2-year appointment.) The JLEC is an innovative governing body that was created in Anoka County to collaboratively and efficiently work on public safety issues through the entire county. The JLEC was created in 1970. This group is chaired by the County Attorney and is made up of elected officials from each jurisdiction, and the Chief/Sheriff of each jurisdiction. The Fire Protection Council also has a representative on the JLEC. This Board meets quarterly – the 4th Wednesday of the month at 2:00 p.m. The meeting locations vary.

Anoka County Fire Protection Council (ACFPC) (Appointments 1 Plus Alt) (This is a 2-year appointment) The ACFPC operates as an independent Joint Powers Arrangement between multiple jurisdictions in Anoka County. The purpose of the ACFPC is to join together to improve the efficiency and effectiveness of fire and emergency services to the public within the geographic service area of the member jurisdictions, to cooperatively address its member's long term needs for fire-fighting and emergency equipment, fire records data systems and fire-fighter and EMS training. The ACFPC meets quarterly in the months of January, April, July, and October, at approximately 7:00 p.m. at a rotating location in one of the members' jurisdictions.

Fire Relief Association (Appointments set by Bylaws) The objective of the Fire Relief Association is to provide service pensions and ancillary benefits to members and beneficiaries of the City of Ramsey Fire Department. The Board has nine members, six General Trustees elected from membership and three Municipal Trustees. Per the bylaws the three Municipal Trustees are the Fire Chief, Finance Director and the Mayor. The meeting schedule for the Fire Relief Association is TBD.

Lower Rum River Watershed Management Organization (LRRWMO) (Appointments 1 Plus Alt) (This is a 2-year appointment.) LRRWMO is a joint powers special purpose unit of government including the cities of Ramsey, Anoka and portions of Andover. The organization seeks to protect and improve lakes, rivers, streams, groundwater, and other water resources across municipal boundaries. The LRRWMO meets the 3rd Thursday of the month beginning at 8:00 a.m., at Anoka City Hall (Committee Room) 2015 South 1st Avenue, Anoka.

Quad Cities Cable Commission (QCTV) (Appointments 1 Plus Alt) (This is a 2-year appointment.) QCTV strives to connect our communities through local cable TV programming valued by residents. The four member cities include Andover, Anoka, Champlin and Ramsey. The Committee meets bi-monthly on the 3rd Thursday of at 11:00 a.m. in the Council Chambers at Anoka City Hall, 2015 – 1st Avenue, Anoka as a governing board for this joint powers organization. Meeting Months: January, March, May, July, September and November.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-001

RESOLUTION FOR 2025 COUNCIL ORGANIZATION

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's official newspaper is the Anoka County UnionHerald; official newspaper of the City in which all legal notices, vacancies, advertisements, etc. will be published; and

2) That the City of Ramsey's Legal Services are provided as follows: a) General Legal Counsel: Holstad and Knaak, PLC; b) Prosecution Counsel: Ekberg Lammers, PC and c) Bond Counsel/TIF: Taft Stettinius & Hollister, LLP; and

3) That the City of Ramsey's recording secretarial service is TimeSaver Off-Site Secretary Services (TOSS); and

4) That the following one-year terms are as follows: Acting Mayor, Environmental Policy Board, Park and Recreation Commission, Planning Commission, Public Works Committee and Twin Cities Gateway Board.

		2024 Appt.	**2025 Appt.**
a)	Acting Mayor	Chris Riley	Chris Riley
b)	Environmental Policy Board	Matt Woestehoff Chelsee Howell (Alt)	Eric Peters Michael Olson (Alt)
c)	Park and Recreation Commission	Debra Musgrove Chris Riley (Alt)	Kirsten Buscher Shanna Stewart (Alt)
d)	Planning Commission	Matt Woestehoff Michael Olson (Alt)	Eric Peters Michael Olson (Alt)
d)	Public Works Committee	Debra Musgrove Chelsee Howell Michael Olson Chris Riley (Alt)	Chris Riley Michael Olson Dan Specht Eric Peters (Alt)
f)	Twin Cities Gateway Board	N/A	Ryan Heineman

5) That the following two-year terms are as follows: Anoka County Fire Protection Council, Anoka County Joint Law Enforcement, Anoka County Solid Waste Abatement Advisory Team, Anoka County Housing and Redevelopment Authority, Fire Relief Association, Health Authority, LOGIS Board of Directors, Lower Rum River Watershed Management Organization (LRRWMO), North Metro Mayors Association, Quad Cities Cable Communications Commission, and Youth First are as follows:

		2023-2024 Appt.	**2025-2026 Appt.**
a)	Anoka County Fire Protection Council	Debra Musgrove Dan Specht (Alt)	Kirsten Buscher Michael Olson (Alt)
b)	Anoka County Joint Law Enforcement Council (JLEC)	Jeff Katers Michael Olson Chelsee Howell (Alt)	Brad Bluml Ryan Heineman Kirsten Buscher (Alt)
c)	Anoka County Solid Waste Abatement Advisory Team	Chris Anderson	Chris Anderson
d)	Fire Relief Association	Mark Kuzma Matt Kohner Diana Lund	Ryan Heineman Matt Kohner Diana Lund
e)	Health Authority	Dr. James Long	Dr. Eric Barth
f)	LOGIS Board of Directors	Jason Fredrickson Chris Bruneau	Jason Fredrickson Chris Bruneau (Alt)
g)	Lower Rum River Watershed Management Organization (LRRWMO)	Debra Musgrove Chris Riley (Alt) Len Linton, Staff	Chris Riley Michael Olson (Alt) Len Linton, Staff
h)	North Metro Mayors Association: Operating Committee Management Committee	Mark Kuzma Brian Hagen	Ryan Heineman Brian Hagen
i)	Quad Cities Cable Communications Commission	Dan Specht Matt Woestehoff	Dan Specht Brian Hagen

6) The City Council members appointed to the EDA while maintaining City Council membership are as follows:

a)	Economic Development Authority	Chris Riley Shanna Stewart Michael Olson (Alt)

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-002 Approving Partial Payment to Northwest Asphalt, Inc. for Improvement Project #24-05, MSA Xkimo Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Northwest Asphalt, Inc. for improvement project #24-05, MSA Xkimo Street Reconstruction in the amount of $77,130.33.

Outcome/Action:

Motion to adopt Resolution #25-002 approving partial payment to Northwest Asphalt, Inc. for improvement project #24-05, MSA Xkimo Street Reconstruction in the amount of $77,130.33.

Attachments

Pay Resolution #25-002

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/23/2024 02:25 PM
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Stacie Damjanovich		Started On: 12/04/2024 08:49 AM
Final Approval Date: 01/02/2025		

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

RESOLUTION #25-002

RESOLUTION APPROVING PARTIAL PAYMENT No. 4 TO NORTHWEST ASPHALT INC. FOR MSA XKIMO STREET RECONSTRUCTION, IMPROVEMENT PROJECT #24-05

WHEREAS, the City of Ramsey proposes to reconstruct MSA Xkimo Street between Trunk Highway 47 and 142nd Avenue as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-200, adopted August 22, 2023 Hakanson Anderson's proposal for engineering design services, including preparing final plans and specifications, for MSA Xkimo Street Reconstruction, Improvement Project #24-05 in the amount of $38,000.00 was accepted; 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, pursuant to Ramsey City Council Resolution #24-034, adopted January 23, 2024, the Riversbend 3rd, Riversbend 4th, and Riverbend Plaza subdivisions were approved to be included as part of the MSA Xkimo Street Reconstruction, Improvement Project #24-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-085, adopted on March 26, 2024, the City Council approved final plans and specifications as prepared by Hakanson Anderson and authorized advertisement for bids for the same improvements; and

WHEREAS, Hakanson Anderson submitted a proposal to provide construction services included construction administration, construction staking, and construction observation of $32,000 for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-125, adopted May 12, 2024, a contract was awarded to Northwest Asphalt, Inc. of Shakopee, Minnesota, in the amount of $842,253.75 for said improvements; and

WHEREAS, as of January 14, 2025 $687,665.78 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 4 to Northwest Asphalt, Inc of Shakopee, Minnesota, for improvement project #24-05 MSA Xkimo Street Reconstruction, in the amount of $77,130.33.

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

1) The City Council hereby authorizes partial payment No. 4 to Northwest Asphalt, Inc. of Shakopee, Minnesota for Improvement Project #24-05 MSA Xkimo Street Reconstruction in the amount of $77,130.33.

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

3) The totally amount of this payment is not included in resolutions approving payment of bills for the date of January 14, 2025.

4) 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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

#25-002

Contractor's Application for Payment No. 4

To (Owner):	**City of Ramsey**	**Application Period:** 10/1/24 - 11/26/24	**Application Date:** November 26, 2024
Project:	**Xkimo Street Surface Improvement Project**	**From (Contractor):** Northwest Asphalt, Inc.	**Via (Engineer):** Hakanson Anderson

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			$ $842,253.75
2. Net change by Change Orders			$ $0.00
3. Current Contract Price (Line 1 ± 2)			$ $842,253.75
4. TOTAL COMPLETED AND STORED TO DATE			$ $772,521.32
5. RETAINAGE:			$
a. 1%	X	Work Completed	$ $7,725.21
b. 0%	X	Stored Material	$ $0.00
c. Total Retainage (Line 5.a + Line 5.b)			$ $7,725.21
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)			$ $764,796.11
7. LESS PREVIOUS PAYMENTS			$ $687,665.78
8. AMOUNT DUE THIS APPLICATION			$ $77,130.33

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 Signature

By: _____ Date: 12-3-2024

ENGINEER: HAKANSON ANDERSON
Certification: We recommend payment for work and quantites shown.

_____ 12-3-24
(Engineer) Date

OWNER: CITY OF RAMSEY

_____ 12/11/2024
(Owner) Date

PAY ESTIMATE #4
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'A' - SAP 199-117-002

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	0.57	LUMP SUM	$ 40,800.00	$ 23,256.00	0.57	$ 23,256.00
2	REMOVE CONCRETE STRUCTURE	5	EACH	$ 850.00	$ 4,250.00	1	$ 850.00
3	REMOVE MANHOLE OR CATCH BASIN	3	EACH	$ 485.00	$ 1,455.00	3	$ 1,455.00
4	REMOVE CASTING	10	EACH	$ 120.00	$ 1,200.00	10	$ 1,200.00
5	REMOVE SIGN	3	EACH	$ 45.00	$ 135.00	3	$ 135.00
6	SALVAGE CASTING	11	EACH	$ 125.00	$ 1,375.00	11	$ 1,375.00
7	SAWING CONCRETE PAVEMENT - FULL DEPTH	298	LIN FT	$ 5.50	$ 1,639.00	268	$ 1,474.00
8	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	311	LIN FT	$ 4.00	$ 1,244.00	323	$ 1,292.00
9	REMOVE SEWER PIPE (STORM)	100	LIN FT	$ 26.00	$ 2,600.00	108	$ 2,808.00
10	REMOVE CURB AND GUTTER	1262	LIN FT	$ 9.85	$ 12,430.70	1,486	$ 14,637.10
12	REMOVE BITUMINOUS PAVEMENT	105	SQ YD	$ 10.30	$ 1,081.50	101	$ 1,040.30
13	REMOVE CONCRETE WALK	3703	SQ FT	$ 1.35	$ 4,999.05	3,635	$ 4,907.25
14	EXCAVATION - COMMON	155	CU YD	$ 35.16	$ 5,449.80	390	$ 13,712.40
15	SUBGRADE PREPARATION	14.7	ROAD STA	$ 362.00	$ 5,321.40	14.7	$ 5,321.40
16	STREET SWEEPER (WITH PICKUP BROOM)	20	HOUR	$ 175.00	$ 3,500.00	5	$ 875.00
17	WATER	10	MGAL	$ 50.00	$ 500.00	10.0	$ 500.00
18	AGGREGATE BASE CLASS 5 MODIFIED	195	TON	$ 29.60	$ 5,772.00	73	$ 2,160.80
19	FULL DEPTH RECLAMATION	6496	SQ YD	$ 1.23	$ 8,005.67	6,496	$ 8,005.67
20	HAUL FULL DEPTH RECLAMATION (LV)	1056	CU YD	$ 18.32	$ 19,345.92	1,141	$ 20,903.12
21	MILL BITUMINOUS SURFACE (2.0")	21	SQ YD	$ 21.00	$ 441.00	21	$ 441.00
22	BITUMINOUS MATERIAL FOR TACK COAT	461	GALLONS	$ 4.00	$ 1,844.00	464	$ 1,856.00
23	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 1.5" THICK	77	SQ YD	$ 30.05	$ 2,313.85	80	$ 2,404.00
24	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.5" THICK	53	SQ YD	$ 37.65	$ 1,995.45	44	$ 1,656.60
25	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	844	TON	$ 92.48	$ 78,053.12	774	$ 71,579.52
26	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	1055	TON	$ 88.25	$ 93,103.75	898	$ 79,248.50
27	SAW AND SEAL JOINT	80	LIN FT	$ 9.25	$ 740.00	40	$ 370.00
28	12" RC PIPE SEWER DESIGN 3006 CLASS V	16	LIN FT	$ 74.55	$ 1,192.80	16	$ 1,192.80
29	15" RC PIPE SEWER DESIGN 3006 CLASS V	46	LIN FT	$ 70.86	$ 3,259.56	48	$ 3,401.28
30	21" RC PIPE SEWER DESIGN 3006 CLASS III	8	LIN FT	$ 90.35	$ 722.80	8	$ 722.80
31	24" RC PIPE SEWER DESIGN 3006 CLASS III	76	LIN FT	$ 106.46	$ 8,090.96	84	$ 8,942.64
34	CONNECT TO EXISTING STORM SEWER	5	EACH	$ 550.00	$ 2,750.00	5	$ 2,750.00

PAY ESTIMATE #4
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'A' - SAP 199-117-002 (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
35	CONNNECT TO EXISTING WATERMAIN	1	EACH	$ 1,000.00	$ 1,000.00	1	$ 1,000.00
37	ADJUST VALVE BOX	9	EACH	$ 512.00	$ 4,608.00	7	$ 3,584.00
40	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	2	EACH	$ 2,282.68	$ 4,565.36	2	$ 4,565.36
41	CASTING ASSEMBLY	10	EACH	$ 616.35	$ 6,163.50	10	$ 6,163.50
42	INSTALL CASTING	11	EACH	$ 896.00	$ 9,856.00	10	$ 8,960.00
43	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	3.7	LIN FT	$ 1,486.24	$ 5,499.09	3.7	$ 5,499.09
45	GROUT CATCH BASIN OR MANHOLE	13	EACH	$ 455.00	$ 5,915.00	13	$ 5,915.00
46	CLEAN OUT CATCH BASIN	9	EACH	$ 325.00	$ 2,925.00	9	$ 2,925.00
47	PRECAST CONCRETE MANHOLE COVER (48")	4	EACH	$ 2,337.93	$ 9,351.72	1	$ 2,337.93
48	PRECAST CONCRETE MANHOLE COVER (72")	1	EACH	$ 3,757.54	$ 3,757.54	1	$ 3,757.54
49	CONNECT INTO EXISTING MH OR CB	1	EACH	$ 850.00	$ 850.00	1	$ 850.00
50	4" CONCRETE WALK	1264	SQ FT	$ 9.22	$ 11,654.08	1,374	$ 12,668.28
51	6" CONCRETE WALK	474	SQ FT	$ 16.58	$ 7,858.92	468	$ 7,759.44
52	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	245	LIN FT	$ 31.50	$ 7,717.50	254	$ 8,001.00
53	CONCRETE CURB AND GUTTER DESIGN B418	270	LIN FT	$ 31.50	$ 8,505.00	248	$ 7,812.00
54	CONCRETE CURB AND GUTTER DESIGN B612	25	LIN FT	$ 31.50	$ 787.50	50	$ 1,575.00
55	CONCRETE CURB AND GUTTER DESIGN B618	839	LIN FT	$ 31.50	$ 26,428.50	852	$ 26,838.00
57	8" CONCRETE DRIVEWAY PAVEMENT	177	SQ YD	$ 95.19	$ 16,848.63	166	$ 15,801.54
58	7" CONCRETE VALLEY GUTTER	34	SQ YD	$ 101.85	$ 3,462.90	47	$ 4,786.95
59	TRUNCATED DOMES	38	SQ FT	$ 74.00	$ 2,812.00	32	$ 2,368.00
60	3" NON-METALLIC CONDUIT	100	LIN FT	$ 11.80	$ 1,180.00		$ -
61	TRAFFIC CONTROL SUPERVISOR	0.57	LUMP SUM	$ 2,850.00	$ 1,624.50	0.57	$ 1,624.50
62	TRAFFIC CONTROL	0.57	LUMP SUM	$ 9,800.00	$ 5,586.00	0.57	$ 5,586.00
63	ALTERNATE PEDESTRIAN ROUTE	0.57	LUMP SUM	$ 4,200.00	$ 2,394.00		$ -
64	SIGN PANELS TYPE C	20.8	SQ FT	$ 110.00	$ 2,288.00	21	$ 2,288.00
65	RIGID PVC LOOP DETECTOR 6'X6'	2	EACH	$ 1,850.00	$ 3,700.00	3	$ 5,550.00
66	TEMPORARY FENCE	200	LIN FT	$ 6.50	$ 1,300.00		$ -
67	STABILIZED CONSTRUCTION EXIT	0.57	LUMP SUM	$ 5,000.00	$ 2,850.00		$ -
68	STORM DRAIN INLET PROTECTION	9	EACH	$ 160.00	$ 1,440.00	9	$ 1,440.00
69	COMMON TOPSOIL BORROW	202	CU YD	$ 52.25	$ 10,554.50	180.0	$ 9,405.00
70	TURF ESTABLISHMENT	0.60	ACRE	$ 18,450.00	$ 11,070.00	0.2	$ 3,690.00
71	4" SOLID LINE MULTI-COMPONENT	2660	LIN FT	$ 0.84	$ 2,234.40	2,668	$ 2,241.12

PAY ESTIMATE #4
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'A' - SAP 199-117-002 (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
72	12" SOLID LINE MULTI-COMPONENT	40	LIN FT	$ 8.93	$ 357.20	14	$ 125.02
73	24" SOLID LINE MULTI-COMPONENT	25	LIN FT	$ 9.45	$ 236.25	19	$ 179.55
74	4" DOUBLE SOLID LINE MULTI-COMPONENT	1230	LIN FT	$ 1.68	$ 2,066.40	1,205	$ 2,024.40
75	PAVEMENT MESSAGE MULTI-COMPONENT	91.1	SQ FT	$ 10.50	$ 956.55	91	$ 956.55
			Total Bid Schedule 'A'		**$ 488,471.37**		**$ 448,750.95**

Bid Schedule 'B' - Local Funding

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	0.43	LUMP SUM	$ 40,800.00	$ 17,544.00	0.43	$ 17,544.00
2	REMOVE CONCRETE STRUCTURE	1	EACH	$ 850.00	$ 850.00	1	$ 850.00
3	REMOVE MANHOLE OR CATCH BASIN	1	EACH	$ 485.00	$ 485.00	1	$ 485.00
4	REMOVE CASTING	7	EACH	$ 120.00	$ 840.00	7	$ 840.00
5	SALVAGE CASTING	4	EACH	$ 125.00	$ 500.00	3	$ 375.00
6	SAWING CONCRETE PAVEMENT - FULL DEPTH	146	LIN FT	$ 5.50	$ 803.00	106	$ 583.00
7	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	219	LIN FT	$ 4.00	$ 876.00	216	$ 864.00
8	REMOVE SEWER PIPE (STORM)	24	LIN FT	$ 26.00	$ 624.00	32	$ 832.00
9	REMOVE CURB AND GUTTER	815	LIN FT	$ 9.85	$ 8,027.75	790	$ 7,781.50
10	REMOVE WATER SERVICE PIPE	47	LIN FT	$ 22.00	$ 1,034.00	95	$ 2,090.00
11	REMOVE BITUMINOUS PAVEMENT	188	SQ YD	$ 10.30	$ 1,936.40	210	$ 2,163.00
12	REMOVE CONCRETE WALK	938	SQ FT	$ 1.35	$ 1,266.30	899	$ 1,213.65
13	EXCAVATION - COMMON	103	CU YD	$ 35.16	$ 3,621.48	262	$ 9,211.92
14	SUBGRADE PREPARATION	16.1	ROAD STA	$ 362.00	$ 5,828.20	16.1	$ 5,828.20
15	STREET SWEEPER (WITH PICKUP BROOM)	20	HOUR	$ 175.00	$ 3,500.00	5	$ 875.00
16	WATER	12	MGAL	$ 50.00	$ 600.00	12	$ 600.00
17	AGGREGATE BASE CLASS 5 MODIFIED	192	TON	$ 29.60	$ 5,683.20	84	$ 2,486.40
18	FULL DEPTH RECLAMATION	6434	SQ YD	$ 1.23	$ 7,929.26	6,384	$ 7,867.64
19	HAUL FULL DEPTH RECLAMATION (LV)	813	CU YD	$ 18.32	$ 14,894.16	861	$ 15,773.52
20	MILL BITUMINOUS SURFACE (2.0")	11	SQ YD	$ 21.00	$ 231.00	11	$ 231.00
21	BITUMINOUS MATERIAL FOR TACK COAT	451	GALLONS	$ 4.00	$ 1,804.00	336	$ 1,344.00
22	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 1.5" THICK	500	SQ YD	$ 30.05	$ 15,025.00	32	$ 961.60

PAY ESTIMATE #4
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'B' - Local Funding (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
23	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.5" THICK	27	SQ YD	$ 37.65	$ 1,016.55	22	$ 828.30
24	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	835	TON	$ 92.48	$ 77,220.80	550	$ 50,864.00
25	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	752	TON	$ 88.25	$ 66,364.00	770	$ 67,952.50
26	SAW AND SEAL JOINT	80	LIN FT	$ 9.25	$ 740.00	60	$ 555.00
27	15" RC PIPE SEWER DESIGN 3006 CLASS V	8	LIN FT	$ 70.86	$ 566.88	16	$ 1,133.76
28	30" RC PIPE SEWER DESIGN 3006 CLASS III	8	LIN FT	$ 194.80	$ 1,558.40	16	$ 3,116.80
29	36" RC PIPE SEWER DESIGN 3006 CLASS III	8	LIN FT	$ 292.08	$ 2,336.64		$ -
30	CONNECT TO EXISTING STORM SEWER	3	EACH	$ 550.00	$ 1,650.00	5	$ 2,750.00
31	VALVE BOX	5	EACH	$ 695.00	$ 3,475.00	3	$ 2,085.00
32	ADJUST VALVE BOX	5	EACH	$ 512.00	$ 2,560.00	4	$ 2,048.00
33	6" GATE VALVE AND BOX	1	EACH	$ 4,985.00	$ 4,985.00	1	$ 4,985.00
34	6" WATERMAIN DUCTILE IRON CL 53	50	LIN FT	$ 86.50	$ 4,325.00	50	$ 4,325.00
35	CASTING ASSEMBLY	7	EACH	$ 616.35	$ 4,314.45	7	$ 4,314.45
36	INSTALL CASTING	4	EACH	$ 896.00	$ 3,584.00	4	$ 3,584.00
37	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4020	8.4	LIN FT	$ 1,924.56	$ 16,166.30	8.4	$ 16,166.30
38	GROUT CATCH BASIN OR MANHOLE	5	EACH	$ 455.00	$ 2,275.00	5	$ 2,275.00
39	CLEAN OUT CATCH BASIN	5	EACH	$ 325.00	$ 1,625.00	5	$ 1,625.00
40	PRECAST CONCRETE MANHOLE COVER (48")	1	EACH	$ 2,337.93	$ 2,337.93	1	$ 2,337.93
41	6" CONCRETE WALK	212	SQ FT	$ 16.58	$ 3,514.96	301	$ 4,990.58
42	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	134	LIN FT	$ 31.50	$ 4,221.00	114	$ 3,591.00
43	CONCRETE CURB AND GUTTER DESIGN B612	11	LIN FT	$ 31.50	$ 346.50	74	$ 2,331.00
44	CONCRETE CURB AND GUTTER DESIGN B618	576	LIN FT	$ 31.50	$ 18,144.00	561	$ 17,671.50
45	6" CONCRETE DRIVEWAY PAVEMENT	19	SQ YD	$ 85.74	$ 1,629.06	234	$ 20,063.16
46	8" CONCRETE DRIVEWAY PAVEMENT	39	SQ YD	$ 95.19	$ 3,712.41	19	$ 1,808.61
47	7" CONCRETE VALLEY GUTTER	45	SQ YD	$ 101.85	$ 4,583.25	31	$ 3,157.35
48	TRUNCATED DOMES	27	SQ FT	$ 74.00	$ 1,998.00	30	$ 2,220.00
49	3" NON-METALLIC CONDUIT	50	LIN FT	$ 11.80	$ 590.00		$ -
50	TRAFFIC CONTROL SUPERVISOR	0.43	LUMP SUM	$ 2,850.00	$ 1,225.50	0.43	$ 1,225.50
51	TRAFFIC CONTROL	0.43	LUMP SUM	$ 9,800.00	$ 4,214.00	0.43	$ 4,214.00
52	ALTERNATE PEDESTRIAN ROUTE	0.43	LUMP SUM	$ 4,200.00	$ 1,806.00		$ -
53	STABILIZED CONSTRUCTION EXIT	0.43	LUMP SUM	$ 5,000.00	$ 2,150.00		$ -
54	STORM DRAIN INLET PROTECTION	5	EACH	$ 160.00	$ 800.00	4	$ 640.00

PAY ESTIMATE #4
City of Ramsey
Xkimo Street Surface Improvement Project

Bid Schedule 'B' - Local Funding (CONTINUED)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
55	COMMON TOPSOIL BORROW	121	CU YD	$ 52.25	$ 6,322.25	120.0	$ 6,270.00
56	TURF ESTABLISHMENT	0.40	ACRE	$ 18,450.00	$ 7,380.00	0.2	$ 3,690.00
57	24" SOLID LINE MULTI-COMPONENT	15	LIN FT	$ 9.45	$ 141.75	16	$ 151.20
			Total Bid Schedule 'B'		**$ 353,782.39**		**$ 323,770.38**

Bid Schedule 'A' - SAP 199-117-002	**$488,471.37**	**$448,750.95**
Bid Schedule 'B' - Local Funding	**$353,782.39**	**$323,770.38**
TOTAL	**$842,253.75**	**$772,521.32**

FUND	-->	WORK TO DATE	-	RETAINAGE (1%)	-	PREVIOUS PAYMENTS	=	TOTAL DUE
MSA	-->	$386,960.01	-	$3,869.60	-	$347,221.88	=	$35,868.53
PM	-->	$254,002.29	-	$2,540.02	-	$225,928.36	=	$25,533.91
SANITARY	-->	$15,123.50	-	$151.23	-	$14,367.33	=	$604.94
WATER	-->	$30,914.84	-	$309.15	-	$29,369.10	=	$1,236.59
STORM	-->	$85,520.68	-	$855.21	-	$70,779.11	=	$13,886.36
TOTAL	-->	**$772,521.32**	-	**$7,725.21**	-	**$687,665.78**	=	**$77,130.33**

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-004 Authorizing Partial Payment No. 2 to Design Electric Inc. for Improvement Project #24-56, Lift Station No. 1 Permanent Generator.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Utilities Lead has inspected the completed work and recommends partial payment no. 2 to Design Electric, Inc. of St. Cloud, Minnesota; for improvement project 24-56, Lift Station No. 1 Permanent Generator in the amount of $6,270.00.

Outcome/Action:

Motion to adopt Resolution #25-004, authorizing partial payment to Design Electric, Inc. of St. Cloud, Minnesota; for improvement project 24-56, Lift Station No. 1 Permanent Generator in the amount of $6,270.00.

Attachments

Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/23/2024 02:27 PM
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Marsha Weidner		Started On: 12/10/2024 01:23 PM
Final Approval Date: 01/02/2025		

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

RESOLUTION #25-004

RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 2 TO DESIGN ELECTRIC, INC. FOR IMPROVEMENT PROJECT #24-56, LIFT STATION NO. 1 PERMANENT GENERATOR

WHEREAS, the City of Ramsey 2024 – 2033 Capital Improvement Program includes proposed project #24-SEW-002, Lift Station No. 1 Rehab and Generator, proposed for construction in 2025 at an estimated cost of $175,000; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-098, adopted April 9, 2024, the proposal from Bolton and Menk, Inc. to provide design, bidding, and construction related services for Improvement Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-159, adopted June 11, 2024, the plans prepared by Bolton and Menk, Inc. were approved and requests for quotes were authorized for Improvement Project #24-56, Lift Station No. 1 Permanent Generator; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-181, adopted July 9, 2024, the request for quote was awarded to Design Electric, Inc. of St. Cloud Minnesota for the amount of $127,857.00 for said project; and

WHEREAS, as of January 14, 2025, $55, 336.93 has been paid to date; and

WHEREAS, the Utilities Lead has inspected the completed work and recommends partial payment no. 2 to Design Electric, Inc. of St. Cloud, Minnesota; for improvement project 24-56, Lift Station No. 1 Permanent Generator, in the amount of $6,270.00.

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

1) The City Council hereby authorizes partial payment No. 2 to Design Electric, Inc. of St. Cloud Minnesota for Improvement Project #24-56, Lift Station No. 1 Permanent Generator, in the amount of $6,270.00.

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 14, 2025.

4) 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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	CP- 24-56
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.134375
Contractor:	Design Electric, Inc.	**Agency's Project No.:**	
Project:	Lift Station No. 1 Generator		
Contract:			

Application No.: 2 **Application Date:** 12/4/2024

Application Period: From 10/21/2024 to 12/4/2024

1. Original Contract Price	$	127,857.00
2. Net change by Change Orders	$	-
3. Current Contract Price (Line 1 + Line 2)	$	127,857.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	64,849.40
5. Retainage		
a. 5% X $ 64,849.40 Work Completed	$	3,242.47
b. ____ X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	3,242.47
6. Amount eligible to date (Line 4 - Line 5.c)	$	61,606.93
7. Less previous payments	$	55,336.93
8. Amount due this application	$	6,270.00
9. Balance to finish, including retainage (Line 3 - Line 4)	$	63,007.60

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: DESIGN ELECTRIC INC

Signature: _____ **Date:** 12/4/2024

Name: NICK BISHCOFF **Title:** PRESIDENT

Recommended by Engineer		**Approved by Owner**	
By:	_____	**By:**	_____
Name:	Zach Lingl, PE	**Name:**	Bruce Westby
Title:	Project Manager	**Title:**	City Engineer/Public Works Director
Date:	12/4/2024	**Date:**	12/9/2024

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Design Electric, Inc.
Project:	Lift Station No. 1 Generator
Contract:	

Owner's Project No.:	CP- 24-56
Engineer's Project No.:	0R1.134375
Agency's Project No.:	

Application No.: 2 **Application Period:** From 10/21/24 to 12/04/24 **Application Date:** 12/04/24

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	10,003.99	10,003.99	0.50	5,002.00	0.50	5,002.00		5,002.00	50%	5,001.99
2	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	17.00	LIN FT	8.00	136.00	-	-	-	-		-		136.00
3	REMOVE BITUMINOUS PAVEMENT	30.00	SQ YD	116.56	3,496.80	36.00	4,196.16	36.00	4,196.16		4,196.16	120%	(699.36)
4	SELECT GRANULAR BORROW (CV)	15.00	CU YD	69.63	1,044.45	15.00	1,044.45	15.00	1,044.45		1,044.45	100%	-
5	EXCAVATION - COMMON (P) (EV)	40.00	CU YD	67.58	2,703.20	40.00	2,703.20	40.00	2,703.20		2,703.20	100%	-
6	AGGREGATE BASE (CV) CLASS 5	10.00	CU YD	218.47	2,184.70	10.00	2,184.70	10.00	2,184.70		2,184.70	100%	-
7	BITUMINOUS PATCH SPECIAL	35.00	SQ YD	150.00	5,250.00	-	-	44.00	6,600.00		6,600.00	126%	(1,350.00)
8	CONCRETE PAVEMENT 12"	327.00	SQ FT	14.82	4,846.14	327.00	4,846.14	327.00	4,846.14		4,846.14	100%	-
9	GENERATOR	1.00	EACH	73,259.77	73,259.77	0.20	14,651.95	0.20	14,651.95		14,651.95	20%	58,607.82
10	CHAIN LINK GATE (6' VINYL COATED)	10.00	LIN FT	822.61	8,226.10	10.00	8,226.10	10.00	8,226.10		8,226.10	100%	-
11	CHAIN LINK FENCE (6' VINYL COATED)	65.00	LIN FT	184.30	11,979.50	65.00	11,979.50	65.00	11,979.50		11,979.50	100%	-
12	STORM DRAIN INLET PROTECTION	5.00	EACH	65.00	325.00	5.00	325.00	5.00	325.00		325.00	100%	-
13	SEDIMENT CONTROL LOG TYPE WOOD FIBER	50.00	LIN FT	10.00	500.00	50.00	500.00	50.00	500.00		500.00	100%	-
14	TRAFFIC CONTROL	1.00	LUMP SUM	900.00	900.00	0.50	450.00	0.50	450.00		450.00	50%	450.00
15	COMMON TOPSOIL BORROW	10.00	CU YD	214.02	2,140.20	10.00	2,140.20	10.00	2,140.20		2,140.20	100%	-
16	FERTILIZER, TYPE 3	15.00	LB	24.64	369.60	-	-	-	-		-		369.60
17	EROSION CONTROL BLANKET, CATEGORY 15	35.00	SQ YD	11.03	386.05	-	-	-	-		-		386.05
18	SEED MIXTURE, TYPE 25-131	10.00	LB	10.55	105.50	-	-	-	-		-		105.50
				Project Totals	$ 127,857.00		$ 58,249.40		$ 64,849.40	$ -	$ 64,849.40	51%	$ 63,007.60

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

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-005 Authoring Partial Payment #18 to Magney Construction, Inc. for Improvement Project #21-09 Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #18 to Magney Construction, Inc. for said project in the amount of $335,028.90

Outcome/Action:

Motion to Adopt Resolution 25-005 Authoring Partial payment #18 to Magney Construction, Inc. of Chanhassen, Minnesota for Improvement Project #21-09 Central Water Treatment Plant.

Attachments

Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/23/2024 02:29 PM
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Marsha Weidner		Started On: 12/12/2024 09:13 AM
Final Approval Date: 01/02/2025		

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

RESOLUTION #25-005

RESOLUTION AUTHORIZING PARTIAL PAYMENT #18 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, pursuant to Ramsey City Council Resolution #24-059 adopted February 13, 2024, Change Order No. 1 was approved in the amount of $794,153.71 for Improvement Project #21-09, Centralized Water Treatment Plant; and" per the attached pdf.

WHEREAS, as of January 14th, 2025 $18,088,294.41 has 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 #18 to Magney Construction, Inc. for said project in the amount of $335,028.90.

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 #18 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $335,028.90.

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 14, 2025.

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application For Payment No. 18

	Application Period: 11/8/2024 - 12/6/2024	Application Date: 11/6/2024
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Project: Ramsey Water Treatment Plant (IP #21-09)	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
1	$ 794,153.71	
TOTALS	$794,153.71	$0.00
NET CHANGE BY CHANGE ORDERS	$794,153.71	

1.	**ORIGINAL CONTRACT PRICE**		$31,528,500.00
2.	**Net change by Change Orders**		$794,153.71
3.	**CURRENT CONTRACT PRICE (Line 1 ± 2)**		$32,322,653.71
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F on Schedule of Values)**		$19,392,971.91
5.	**RETAINAGE:**		
a.	**5.0%** $19,304,962.91	**Work Completed**	$965,248.15
b.	**5% x** $88,009.00	**Stored Materials**	$4,400.45
c.	**Total Retainage (Line 5a + Line 5b)**		$969,648.60
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)**		$18,423,323.31
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**		$18,088,294.41
8.	**AMOUNT DUE THIS APPLICATION**		**$335,028.90**
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column H on Schedule of Values + Line 5c above)**		$13,899,330.40

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:
Ken K	12/6/2024

Payment of: $335,028.90
(Line 8 or other - attach explanation of other amount)

is recommended by: RYAN HANSON (AE2S) — 12/10/2024
(Engineer) — (Date)

Payment of: $335,028.90
(Line 8 or other - attach explanation of other amount)

is approved by: Bruce Weitz — 12/11/2024
(City of Ramsey, MN) — (Date)

Approved by:
Funding Agency (if applicable) — (Date)

EJCDC No. C-620 (2002 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 18

Date of Application: 12/6/2024

Work completed through: 12/6/2024

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
01 10 00	Mobilization	$1,250,424.00	$942,923.00	$52,100.00	$0.00	$995,023.00	80	$255,401.00
01 10 01	General Conditions	$268,800.00	$189,250.00	$11,200.00	$0.00	$200,450.00	75	$68,350.00
01 10 02	Supervision	$384,000.00	$272,000.00	$16,000.00	$0.00	$288,000.00	75	$96,000.00
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	$239,501.50	$0.00	$0.00	$239,501.50	25	$710,498.50
03 20 00	Concrete Reinforcement - Building	$1,602,777.00	$1,555,051.00	$6,405.00	$0.00	$1,561,456.00	97	$41,321.00
03 20 00	Concrete Reinforcement - Reservoir	$864,856.00	$863,503.01	$0.00	$0.00	$863,503.01	100	$1,352.99
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	$3,793,599.00	$22,720.00	$0.00	$3,816,319.00	98	$69,641.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	$1,410,075.00	$1,407,324.00	$0.00	$0.00	$1,407,324.00	100	$2,751.00
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	$650,134.00	$74,066.00	$0.00	$724,200.00	69	$318,596.00
04 22 00	Unit Masonry	$269,000.00	$217,825.00	$0.00	$0.00	$217,825.00	81	$51,175.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	$1,990,378.00	$945,357.00	$0.00	$0.00	$945,357.00	47	$1,045,021.00
06 00 00	Carpentry	$375,128.00	$102,900.00	$0.00	$0.00	$102,900.00	27	$272,228.00
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	$75,155.00	$0.00	$0.00	$75,155.00	96	$2,975.00
07 12 50	Hot Mopped Waterproofing	$7,420.00	$0.00	$1,173.00	$0.00	$1,173.00	16	$6,247.00
07 17 13	Bentonite Waterproofing	$124,650.00	$122,645.00	$0.00	$0.00	$122,645.00	98	$2,005.00
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	$13,160.00	$0.00	$0.00	$13,160.00	6	$216,750.00
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	$218,660.00	$0.00	$0.00	$218,660.00	67	$109,476.00
08 31 15	Access Doors	$6,513.00	$5,120.00	$0.00	$0.00	$5,120.00	79	$1,393.00
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. 18

Date of Application: 12/6/2024

Work completed through: 12/6/2024

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
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	$5,250.00	$0.00	$0.00	$5,250.00	8	$60,585.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	$76,500.00	$55,702.00	$0.00	$0.00	$55,702.00	73	$20,798.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	$270,000.00	$66,060.00	$0.00	$0.00	$66,060.00	24	$203,940.00
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. 18

Date of Application: 12/6/2024

Work completed through: 12/6/2024

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
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	$37,500.00	$0.00	$0.00	$37,500.00	100	$0.00
26 00 00	Electrical Mobilization & Permit	$10,000.00	$5,000.00	$0.00	$0.00	$5,000.00	50	$5,000.00
26 00 01	Temporary Power	$30,000.00	$20,000.00	$0.00	$0.00	$20,000.00	67	$10,000.00
26 05 19	Conductors	$222,000.00	$32,600.00	$0.00	$0.00	$32,600.00	15	$189,400.00
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	$233,700.00	$6,500.00	$0.00	$240,200.00	71	$96,400.00
26 22 13	Transformers	$20,000.00	$5,000.00	$0.00	$0.00	$5,000.00	25	$15,000.00
26 23 00	Electric Heat	$40,000.00	$20,500.00	$0.00	$0.00	$20,500.00	51	$19,500.00
26 24 11	Electrical Service	$30,000.00	$10,000.00	$0.00	$0.00	$10,000.00	33	$20,000.00
26 24 13	Switchboards	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 24 15	Transfer Switches	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 24 16	Panelboards	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 24 19	Motor Controls	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 27 26	Wiring Devices	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
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	$103,370.00	$0.00	$0.00	$103,370.00	69	$46,630.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	$1,506,000.00	$700,000.00	$0.00	$0.00	$700,000.00	46	$806,000.00
28 31 00	Fire Alarm	$50,000.00	$5,000.00	$0.00	$0.00	$5,000.00	10	$45,000.00
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	$86,173.00	$0.00	$0.00	$86,173.00	91	$8,527.00
31 20 00	Earth Moving - Excavation	$242,600.00	$239,034.00	$0.00	$0.00	$239,034.00	99	$3,566.00
31 20 01	Earth Moving - Backfill	$267,800.00	$204,023.00	$0.00	$0.00	$204,023.00	76	$63,777.00
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	$35,900.00	$0.00	$0.00	$35,900.00	100	$0.00
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. 18

Date of Application: 12/6/2024

Work completed through: 12/6/2024

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
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	$597,295.00	$38,772.00	$0.00	$636,067.00	87	$91,233.01
33 13 13	Facility Sanitary Sewer Systems	$87,800.00	$87,800.00	$0.00	$0.00	$87,800.00	100	$0.00
33 41 00	Storm Utility Drainage	$124,600.00	$39,709.00	$0.00	$0.00	$39,709.00	32	$84,891.00
33 46 00	Subdrainage	$61,400.00	$61,400.00	$0.00	$0.00	$61,400.00	100	$0.00
40 23 19	Process Pipe & Fittings	$2,202,644.00	$1,310,333.55	$21,560.00	$88,009.00	$1,419,902.55	64	$782,741.46
40 27 87	Process Pipe Supports, Anchors and Sleeves	$139,344.00	$129,158.00	$0.00	$0.00	$129,158.00	93	$10,186.00
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	$603,600.00	$0.00	$0.00	$603,600.00	92	$51,800.00
40 92 01	Process Valves - Pressure Reducing Valves	$149,439.00	$149,439.00	$0.00	$0.00	$149,439.00	100	$0.00
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	$533.00	$0.00	$0.00	$533.00	2	$23,467.00
43 11 16	Gas Handling Blowers	$107,240.00	$106,936.00	$0.00	$0.00	$106,936.00	100	$304.00
43 23 22	Split Case Pumps	$281,247.00	$280,044.00	$0.00	$0.00	$280,044.00	100	$1,203.00
43 32 76	Chlorine Gas Feed Equipment	$129,661.00	$125,000.00	$0.00	$0.00	$125,000.00	96	$4,661.00
43 32 77	Chemical Feed System Pumps	$94,650.00	$90,000.00	$0.00	$0.00	$90,000.00	95	$4,650.00
43 32 78	Chemical Feed System Accessories	$82,275.00	$78,000.00	$0.00	$0.00	$78,000.00	95	$4,275.00
44 42 24	Plate Settlers	$868,280.00	$592,846.00	$0.00	$0.00	$592,846.00	68	$275,434.00
46 33 20	Liquid Chemical Storage Tanks	$94,360.00	$79,317.00	$0.00	$0.00	$79,317.00	84	$15,043.00
46 33 33	Polymer Blending and Feed Equipment	$26,940.00	$22,350.00	$0.00	$0.00	$22,350.00	83	$4,590.00
46 43 47	Jet Mixing System	$159,793.00	$139,204.00	$0.00	$0.00	$139,204.00	87	$20,589.00
46 61 00	Filtration Equipment	$984,470.00	$446,952.00	$0.00	$0.00	$446,952.00	45	$537,518.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	$794,153.71	$163,587.8600	$14,157.00	$0.00	$177,744.86	22	$616,408.85
	Totals	$32,322,653.71	$19,040,309.91	$264,653.00	$88,009.00	$19,392,971.91	60.0%	$12,929,681.80

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-007 Approving Final Payment to Park Construction Company for Improvement Project #24-06, 2024 MSA Pavement Overlay Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Park Construction Company:

1. IC-134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax).
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against Park Construction Company by reasons of the contract have been fully paid or satisfactorily secured).
3. Consent of Surety to Final Payment (Certification from the contractor's surety).

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Park Construction Company for improvement project #24-06, 2024 MSA Pavement Overlay Improvements in the amount of $2,949.93.

Outcome/Action:

Motion to adopt Resolution #25-007 approving final payment to Park Construction Company for improvement project #24-06, 2024 MSA Pavement Overlay Improvements in the amount of $2,949.93.

Attachments

Pay Resolution #25-007

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/23/2024 02:30 PM
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Stacie Damjanovich		Started On: 12/13/2024 10:42 AM
Final Approval Date: 01/02/2025		

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

RESOLUTION #25-007

RESOLUTION APPROVING FINAL PAYMENT TO PARK CONSTRUCTION COMPANY FOR 2024 MSA PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #24-06

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous Municipal State Aid (MSA) street segments in 2024 as identified within the 2024 – 2033 Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-298, adopted November 28, 2023, the City Council ordered the City Engineer to prepare plans and specifications for 2024 MSA Pavement Overlay Improvements, Improvement Project #24-06; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-178, adopted July 9, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-213, adopted August 12, 2024, a contract was awarded to Park Construction Company of Minneapolis, Minnesota, in the amount of $162,689.38 for said improvements; and

WHEREAS, as of January 14, 2025 $163,859.29 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Park Construction Company of Minneapolis, Minnesota, for improvement project #24-06 2024 MSA Pavement Overlay Improvements, in the amount of $2,949.93.

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

1) The City Council hereby authorizes final payment to Park Construction Company of Minneapolis, Minnesota for Improvement Project #24-06, 2024 MSA Pavement Overlay Improvements in the amount of $2,949.93.

2) The City Council hereby accepts the project and 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 14, 2025.

4) 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 14th day of January, 2025.

Mayor

ATTEST:

City Clerk

Pay Estimate Summary Sheet

Estimate Number:	2 Final
Project Number:	24-06 S.A.P. 199-118-001; 199-123-002; 199-124-001
Project Name:	2024 MSA Pavement Overlay Improvements
Period Ending	November 30, 2024
Contractor:	Park Construction Company
Address:	1481 81st Avenue NE, Minneapolis, MN 55432

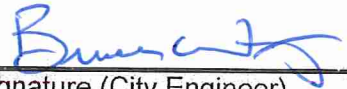
1	Original Contract Amount			$ 162,689.38
2	Change Order(s)	No. ___ Thru No. ___		
3	Total Funds Encumbered			$ 162,689.38
4	Value of Work Completed			$ 163,719.01
5	Retainage	0 %		$ -
	Percent Complete		100%	
6	Deductions or Charges			$ 3,090.21
7	Total Earned Less Retainage (Lines 4+5+6)			$ 166,809.22
8	Previous Payment(s)			$ 163,859.29
9	**Payment Due (Lines 7-8)**			**$ 2,949.93**
10	Total Balance to Finish, Including Retainage (Lines 3-7)			$ -

Certificaiton of Final 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 amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Park Construction Company	Charlie Borene
Contractor Name	Print Name
Vice President	
Title	Signature
	12/13/2024
	Date

City of Ramsey Approval

	12/18/2024
Signature (Project Engineer)	Date
	12/19/2024
Signature (City Engineer)	Date

2024 MSA Pavement Overlay Improvements
I.P. 24-06 S.A.P. 199-118-001; 199-123-002; 199-124-001
Estimate No. 2 **Final**
Period Ending November 30, 2024

2024 MSA Pavement Overlay Improvements

Item No.	MnDOT No.	Item Description	Unit	CONTRACT AMOUNT Estimated Quantity	Unit Price	Extended Total	COMPLETED THIS PERIOD Quantity	Extended Total	COMPLETED TO DATE Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 9,475.00	$ 9,475.00	0.0	$ -	1.0	$ 9,475.00
2	2104.502	REMOVE & REPLACE BITUMINOUS FLUME	SY	6	$ 212.30	$ 1,273.80	0	$ -	6	$ 1,273.80
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	609	$ 1.50	$ 913.50	0	$ -	609	$ 913.50
4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	10	$ 20.15	$ 201.50	0	$ -	10	$ 201.50
5	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	20	$ 88.05	$ 1,761.00	0	$ -	20	$ 1,761.00
6	2106.507	EXCAVATION - COMMON (EV)	CY	2	$ 226.15	$ 452.30	0	$ -	2	$ 452.30
7	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	53	$ 0.01	$ 0.53	0	$ -	0	$ -
8	2231.604	BITUMINOUS PATCH	SY	120	$ 34.00	$ 4,080.00	0	$ -	0	$ -
9	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	11460	$ 1.58	$ 18,106.80	0	$ -	11460	$ 18,106.80
10	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	805	$ 2.30	$ 1,851.50	0	$ -	475	$ 1,092.50
11	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	1300	$ 85.72	$ 111,436.00	0	$ -	1353	$ 115,979.16
12	2503.602	GROUT CATCH BASIN	EA	11	$ 149.35	$ 1,642.85	0	$ -	11	$ 1,642.85
13	2503.602	RESET CATCH BASIN	EA	1	$ 1,176.70	$ 1,176.70	0	$ -	1	$ 1,176.70
14	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	20	$ 102.00	$ 2,040.00	13	$ 1,326.00	33	$ 3,366.00
15	2563.601	TRAFFIC CONTROL	LS	1	$ 2,000.00	$ 2,000.00	0	$ -	1	$ 2,000.00
16	2574.507	TOPSOIL (LV)	CY	2	$ 537.95	$ 1,075.90	0	$ -	2	$ 1,075.90
17	2575.501	TURF ESTABLISHMENT	ACRE	0.02	$ 260,100.00	$ 5,202.00	0.00	$ -	0.02	$ 5,202.00
		GRAND TOTALS				**$ 162,689.38**		**$ 1,326.00**		**$ 163,719.01**

Internal City Use Only				
Municipal State Aid Funds (0.98 Mob)		*$ 1,326.00*		*$ 160,669.96*
Storm Sewer Utility Funds (0.02 Mob)		*$ -*		*$ 3,049.05*
Total Funds		*$ 1,326.00*		*$ 163,719.01*

CC Regular Session **6. 16.**

Meeting Date: 01/14/2025

By: Sean Sullivan, Community Development

Title:

Adopt Resolution #25-008 Approving Amended and Restated Right of Re-Entry Agreement: Ramsey Properties, LLC (Hilton Home2 Suites)

Purpose/Background:

Ramsey Properties, LLC purchased Lot 1, Block 1, Ramsey Properties Addition from the City of Ramsey on August 22, 2023. The cost for the land was $1.00 with an assigned value of $434,511. The closing required the filing of a Right of Re-Entry Agreement requiring a Certificate of Occupancy for a 98 Unit Hilton Home2Suite Hotel by January 22, 2025. Substantial progress has been made on the project and the project construction is in the final phase but it will not be completed by January 22, 2025. Factors including, supply chain delays (windows), a change in the project management team, changes in the scope of the project by the franchise partner and changes required by the State of Minnesota building code have pushed the project finish date out longer than anticipated. The developer has asked the City of Ramsey to consider extending the Certificate of Occupancy date in the recorded Right of Re-Entry Agreement from January 22, 2025 to June 30, 2025. (see attached letter)

The purpose of the Right of Re-Entry Agreement is to prohibit land speculation and to guarantee a certain type of development to occur when the City sells City-owned property. Based on the substantial construction completed for the 98 unit Hilton Home2Suites Hotel, it is obvious that the Developer is not holding the land for speculation purposes and is acting in good faith to complete the project. The current recorded Right of Re-Entry Agreement has two remedies that the City could exercise upon Ramsey Properties in the event that a Certificate of Occupancy is not issued by January 22, 2025. One option is to re-enter the property and take possession. The other option would be to impose a $50,000 penalty on the Developer and to let the Developer retain the property. In the event that an Amended and Restated Right of Re-Entry Agreement is not approved the EDA should be prepared make a recommendation on which remedy to exercise. Based on the substantial completion of the project and the rationale for the extension of the C/O date to June 30, 2025, Staff recommends approval of the Amended and Restated Right of Re-Entry Agreement and not to exercise remedies in the existing Right of Re-Entry Agreement.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

Ramsey Properties, LLC is requesting the Certificate of Occupancy date in the recorded Right of Re-Entry Agreement be changed from January 22, 2025 to June 30, 2025. Although it is possible that the project could be completed much sooner than the requested June 30, 2025 date, Staff supports the longer time frame based on the previous delays to the project and to provide some flexibility if there are other unforeseen delays. The EDA must determine if this request is reasonable and make a recommendation to the City Council. Staff has put together a number of alternatives to consider based on the consensus of the EDA.

Alternatives:

Option 1 - Approve Extension of C/O in Right of Re-Entry Agreement from January 22, 2025 to

June 30, 2025

1. Motion to recommend to the City Council to approve the Amended and Restated Right of Re-Entry Agreement (as presented); subject to City Attorney review. (Staff and EDA Recommendation)
2. Motion to recommend to the City Council to approve the Amended and Restated Right of Re-Entry Agreement (with changes); subject to City Attorney review.
3. Something else.

Or;

Option 2 - No Extension of Right of Re-Entry Agreement

1. Motion to recommend to the City Council to re-enter and take possession of the Property pursuant to Paragraph 4 of the Right of Re-Entry Agreement dated August 22, 2023 if a C/O is not obtained by January 22, 2025.
2. Motion to recommend to the City Council to impose a $50,000 fine pursuant to Paragraph 3 of the Right of Re-Entry Agreement dated August 22, 2023 if a C/O is not obtained by January 22, 2025.
3. Something Else

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff recommends approval of the attached Resolution #25-008 as presented extending the required C/O date in Right of Re-Entry Agreement from January 22, 2025 to June 30, 2025

The EDA met on January 9, 2025 and unanimously recommended approval of the Amended and Restated Right of Re-Entry Agreement (as presented); subject to City Attorney review.

Action:

Motion to Adopt Resolution #25-008 Approving Amended and Restated Right of Re-Entry Agreement:Ramsey Properties, LLC (Hilton Home2 Suites); subject to City Attorney review.

Attachments

Site Location Map

ACTION - Resolution #25-008

ACTION - Amended and Restated Right of Re-Entry Agreement

Request for Extension Letter

REFERENCE - Recorded Right of Re-Entry

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	01/09/2025 09:32 AM
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Sean Sullivan		Started On: 12/20/2024 03:38 PM
Final Approval Date: 01/09/2025		

Site Location Map Hilton Home2 Suites



Parcel Information:
28-32-25-23-0024
7895 SUNWOOD DR NW
RAMSEY
MN 55303
Plat: RAMSEY PROPERTIES ADDITION

Approx. Acres: 2.81325164
Commissioner: JOHN HEINRICH

Owner Information:
RAMSEY PROPERTIES LLC
8445 BUNKER LAKE BLVD NW
RAMSEY
MN
55303

Sean Sullivan | 1:2,400 | Date: 12/23/2024

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.

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

RESOLUTION #25-008

RESOLUTION APPROVING AMENDED AND RE-STATED RIGHT OF RE-ENTRY AGREEMENT: RAMSEY 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 sold Lot 1, Block 1, Ramsey Properties Addition (the "Property"), to Ramsey Properties, LLC, a Minnesota Limited Liability Company (the "Developer") on August 22, 2023; and

WHEREAS, the City and Developer entered into a Right of Re-Entry Agreement on the Property filed September 15, 2023 as Document Number 612539.008 and the Office of the Registrar of Titles in Anoka County; and

WHEREAS, the Developer has cited need for more time to complete construction and obtain a certificate of occupancy for a 98-unit Hilton Home2 Suites outlined in the Purchase Agreement, First Amendment to Purchase Agreement and Second Amendment to Purchase Agreement and has requested that the required Certificate of Occupancy Date identified in the Right of Re-Entry Agreement be extended from January 22, 2025 to June 30, 2025; and

WHEREAS, The EDA and City Attorney have reviewed Amended and Restated Right of Re-Entry Agreement and recommend approval; and

WHEREAS, Ramsey Properties, LLC is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of December 23, 2025; and

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

1) That the City authorizes approval of Amended and Restated Right-of-Re-Entry Agreement with Ramsey Properties, LLC

2) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to execute the Amended and Restated Right of Re-Entry Agreement, consistent with Charter and State law requirements.

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

Anoka County Tax ID number: 28-32-25-23-0024

[Reserved for Recording Data]

AMENDED AND RESTATED RIGHT OF RE-ENTRY AGREEMENT

This Amended and Restated Right of Re-entry Agreement is entered into on _____, 2025, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Ramsey Properties, LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On August 22, 2023, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Second Amendment to Purchase Agreement between the City of Ramsey and **Ramsey Properties, LLC, a Minnesota Limited Liability Company**, with an Effective Date of **August 26, 2022**, Paragraph 5., **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of minimum 98 unit - 4 story hotel with pool compliant with COR Zoning requirements to be further defined by an approved Site Plan 16 months after closing; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. 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..

D. The Buyer and Seller entered in to a Right of Re-Entry Agreement dated August 22, 2023 and recorded at the Anoka County Registrar of Titles on September 15, 2023 as document number 612539.008.

E. The Buyer has requested that the required certificate of occupancy date of the Right of Re-entry Agreement be changed from January 22, 2025 to June 30, 2025.

Agreement

1. The recitals are incorporated herein as if fully set forth and amend and super cede the Right of Re-Entry Agreement filed on August 22, 2023 as document number 612539.008.

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 June 30, 2025.

        Project Description:

        i. **Ramsey Properties, LLC** Site Plan, approved by the City of Ramsey on May 9, 2023 by Resolution #23-059.

        ii. Development Agreement for **Ramsey Properties, LLC**, approved by the City of Ramsey on July 11, 2023 by Resolution #23-117.

    Provided, however that if completion of the performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused.

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 65,000 square foot 98-unit hotel, 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.

6. At the request of the Buyer following the satisfaction of the Conditions, the City will execute and deliver a recordable termination of this Right of Entry Agreement. The fee for recording the termination will be paid by Buyer.

CITY OF RAMSEY, a Minnesota Municipal Corporation

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2025, by Ryan Heineman and Brian Hagen, as Mayor and City Administrator, respectively, of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota on behalf of the Minnesota municipal corporation.

_____
Notary Public

Ramsey Properties, LLC, a Minnesota Limited Liability Company

By: _____
Emily Allegra, President

This instrument was acknowledged before me on _____, 2025, by Emily Allegra, President of Ramsey Properties, LLC, a Minnesota Limited Liability Company under the laws of the State of Minnesota on behalf of the Minnesota limited liability company.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763)-433-9868

EMILY ALLEGRA
RAMSEY PROPERTIES, LLC

8445 Bunker Lake Blvd. NW Ramsey, MN 55303 | 763-516-1078| emily@schieboutfa.com

December 20th, 2024

Sean Sullivan
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Sean Sullivan:

I am writing with regards to the Home2Suites project and the date required for obtaining the Certificate of Occupancy as written in our Right to Re-Entry Agreement. Currently the agreement requires the CO to be obtained on or before January 22, 2025. Although we have made substantial progress with the project and are in the final phase of the development, the project has moved slower than we originally anticipated based on a number of factors. Due to that, I do not believe we are going to meet that deadline. Generally, some of the factors that caused the change in schedule were delay in product delivery due to supply chain issues such as with our windows, changes in project management oversight, changes in the scope of the construction plans for the project due to requirements and requests with our franchise partner, as well as changes required by the State of Minnesota to best align with state requirements.

I am requesting for the City Council to approve an amendment to the Right of Re-Entry Agreement to give our team more time to finish up the project. I would like to request for this extension to be amended to obtaining the Certificate of Occupancy by June 30, 2025. This will allow us an ample window beyond our current projected schedule to finish the remainder of the development.
Thank you for your consideration.

Sincerely,

Emily Allegra

Emily Allegra
Ramsey Properties, LLC

ANOKA COUNTY MINNESOTA
Document No.: 612539.008 TORRENS
09/15/2023 03:40 PM
Fees/Taxes in the Amount of: $46.00
Pamela J. LeBlanc
Anoka County Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: mlearnes

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on August 22, 2023, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Ramsey Properties, LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On August 22, 2023, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

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 Schiebout Family Limited Partnership, LLLP, LLC, dated August 26, 2022, Section 28, and the Second Amendment to Purchase Agreement between the City of Ramsey and Ramsey Properties, LLC, Section 5, dated June 27, 2023, 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

Return to:
Guaranty Commercial Title, Inc.
465 Nicollet Mall, Suite 230
Minneapolis, MN 55401

67350

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 January 22, 2025.

Project Description:

i. **Ramsey Properties, LLC** Site Plan, approved by the City of Ramsey on May 9, 2023 by Resolution #23-059.

ii. Development Agreement for **Ramsey Properties, LLC**, approved by the City of Ramsey on July 11, 2023 by Resolution #23-117.

Provided, however that if completion of the performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused.

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 65,000 square foot 98-unit hotel, 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.

6. At the request of the Buyer following the satisfaction of the Conditions, the City will execute and deliver a recordable termination of this Right of Entry Agreement. The fee for recording the termination will be paid by Buyer.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

CITY OF RAMSEY MUNICIPAL CORP. ANOKA COUNTY, MINN.

This instrument was acknowledged before me on August 17, 2023, 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

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

Ramsey Properties, a Minnesota Limited Liability Company

By: _____
Emily Allegra, President

This instrument was acknowledged before me on August 17, 2023, by Emily Allegra, President of Ramsey Properties, LLC, a Minnesota limited liability company on behalf of the Minnesota limited liability company.

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Improve the safety and mobility of transportation corridors.

Title:

Adopt Resolution #25-009 Authorizing Speed Study Request for Armstrong Boulevard / CSAH 83 between Highway 10 and Bunker Lake Boulevard / CSAH 116

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-009 authorizing a speed study request for Armstrong Boulevard / CSAH 83 between Highway 10 and Bunker Lake Boulevard / CSAH 116.

Background:

While preparing development proposals for properties abutting Anoka County highways, developers often request access onto County highways to help improve access to the sites. However, due to Anoka County access spacing requirements and the higher speed limits posted on County highways, most such access requests are denied by Anoka County.

The regular City Council agenda includes a separate case requesting Council approval of a Purchase Agreement and Right of Re-Entry Agreement for the sale of part of Outlot D, Waterfront Village, which is located east of Armstrong Boulevard / CSAH 83 and north of Sunwood Drive. See attached plat. As referenced in the separate case, the developer is proposing an access onto Armstrong Boulevard / CSAH 83, which must first be approved by Anoka County. City staff have discussed potential access options onto Armstrong Boulevard / CSAH 83 with Anoka County staff and while it appears the County may allow access onto this segment of Armstrong Boulevard / CSAH 83, the access location and configuration may vary based on the posted speed limit, with a lower posted speed potentially allowing greater access flexibility. Anoka County staff reviewed available speed and crash data for this segment of Armstrong Boulevard / CSAH 83 and feel a lower posted speed limit may be warranted and therefore support a speed study request.

Posted speeds (black on white signs) on Armstrong Boulevard / CSAH 83 are currently 55 mph between Highway 10 and Bunker Lake Boulevard / CSAH 116. Advisory speeds (black on yellow signs) are posted at 40 mph between Highway 10 and Sunwood Drive / 147th Avenue due to the horizontal and vertical curvature of the highway.

Minnesota Statute 169.14 establishes statutory speed limits on most typical roadways under ideal conditions. All other speed limits are set by the Commissioner of the Minnesota Department of Transportation (MnDOT) based upon an engineering and traffic investigation (speed study) in which the following factors are considered:

- Road type and condition
- Location and type of access points (intersections, entrances, etc.)
- Sufficient length of roadway (1/4 mile minimum)
- Existing traffic control devices (sign, signals, etc.)
- Crash history, traffic volume, sight distances (curves, hills, etc.)
- Travel speed samples
- Test drive results

Unless otherwise posted, statutory (enforceable) speed limits observed throughout Minnesota are:

- 10 mph in alleys
- 30 mph on streets in urban districts

- 55 mph on other roads
- 65 mph on expressways
- 65 mph on urban interstate highways
- 70 mph on rural interstate highways

Local authorities (cities, townships, and counties) can post advisory speeds for local roads without authorization from the MnDOT Commissioner. Local road authorities can also pass a resolution requesting a speed study investigation by MnDOT. The local road authority that owns and operates the road segment to be studied is responsible to submit the request to MNDOT. Based upon the study results, which can take a year or more to receive, MnDOT may authorize the local road authority to post new speed limits.

It is important to understand that speed study results may determine that the speed limit should be higher than the existing posted speed limit, which may be contrary to the desired outcome. However, in this instance the existing posted speed limit is 55 mph, which is the maximum speed limit defined for this type of road per Minnesota Statute 169.14.

More information regarding speed limits is available on MnDOT's web site at http://www.dot.state.mn.us/speed/index.html.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

City and County staff agree there is no risk in requesting this speed study since the posted speed limit is 55 mph, which is the maximum speed limit defined for this type of road per Minnesota Statute 169.14.

Anoka County owns and operates this segment of Armstrong Boulevard / CSAH 83 so the City Council must approve submitting a speed study request to Anoka County, then the County Board must approve moving the request forward to MnDOT.

Funding Source:

No direct costs will be incurred by the City as a result of this request. If the speed study reveals a different posted speed limit is warranted, Anoka County will remove the old speed limit signs and install new speed limit signs.

Recommendation:

Staff recommend approving the speed study request since the separate case on tonight's Council agenda includes a contingency for Anoka County approval of an access (turn lane) off Armstrong Boulevard, and since speed studies can take a year or more to complete. Anoka County staff would then request approval to submit the speed study request to MnDOT at the next available Anoka County Board meeting.

Outcome/Action:

Motion to adopt Resolution #25-009 authorizing a speed study request for Armstrong Boulevard / CSAH 83 between Highway 10 and Bunker Lake Boulevard / CSAH 116.

Attachments

Resolution 25-009

Waterfront Village Plat

MN Statute 169.14

MN Speed Limits

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Bruce Westby		Started On: 11/05/2024 09:48 AM
Final Approval Date: 01/09/2025		

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

RESOLUTION #25-009

RESOLUTION AUTHORIZING SPEED STUDY REQUEST FOR ARMSTRONG BOULEVARD / CSAH 83 BETWEEN HIGHWAY 10 AND BUNKER LAKE BOULEVARD / CSAH 116

WHEREAS, the existing posted speed limit on Armstrong Boulevard / CSAH 83 between Highway 10 and Bunker Lake Boulevard / CSAH 116 is 55 mph; and

WHEREAS, Anoka County staff reviewed available speed and crash data for this segment of Armstrong Boulevard / CSAH 83 and feel a lower posted speed limit may be warranted and therefore support a speed study request; and

WHEREAS, Minnesota Statute 169.14 allows local road authorities to pass a resolution requesting a speed study investigation by MnDOT; and

WHEREAS, the local road authority that owns and operates the road segment to be studied is responsible to submit the speed study request to MnDOT; and

WHEREAS, Armstrong Boulevard / CSAH 83 is owned and operated by Anoka County.

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

That the Ramsey City Council hereby authorizes the City Engineer to submit a request to Anoka County for the Minnesota Department of Transportation to complete a speed study on Armstrong Boulevard / CSAH 83 between Highway 10 and Bunker Lake Boulevard / CSAH 116.

The motion for 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 14th day of January, 2025.

Mayor Heineman

ATTEST:

City Clerk

OFFICIAL PLAT

6018840.004

WATERFRONT VILLAGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

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

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as WATERFRONT VILLAGE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 2nd day of July, 20 24.

City of Ramsey

By: Mark E. Kuzma its Mayor
Mark E. Kuzma

By: Brian Hagen its City Administrator
Brian Hagen

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on 2nd day of July, 20 24 by Mark E. Kuzma, the Mayor of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

(Signature)
Katie Schmidt (Print Name)
Anoka County, Minnesota
My commission expires 1-31-2027

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on 2nd day of July, 20 24 by Brian Hagen, the City Administrator of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

(Signature)
Katie Schmidt (Print Name)
Anoka County, Minnesota
My commission expires 1-31-2027

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

Dated this 2 day of July, 2024

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on this 2nd day of July, 20 24 by Marcus F. Hampton.

(Signature)
Patrick Miller (Print Name)
Scott County, Minnesota
My commission expires Jan. 31, 2029

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WATERFRONT VILLAGE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 11th day of JUNE, 20 24, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: Mayor Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9th day of July, 20 24.

David M. Zieglmeier, Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

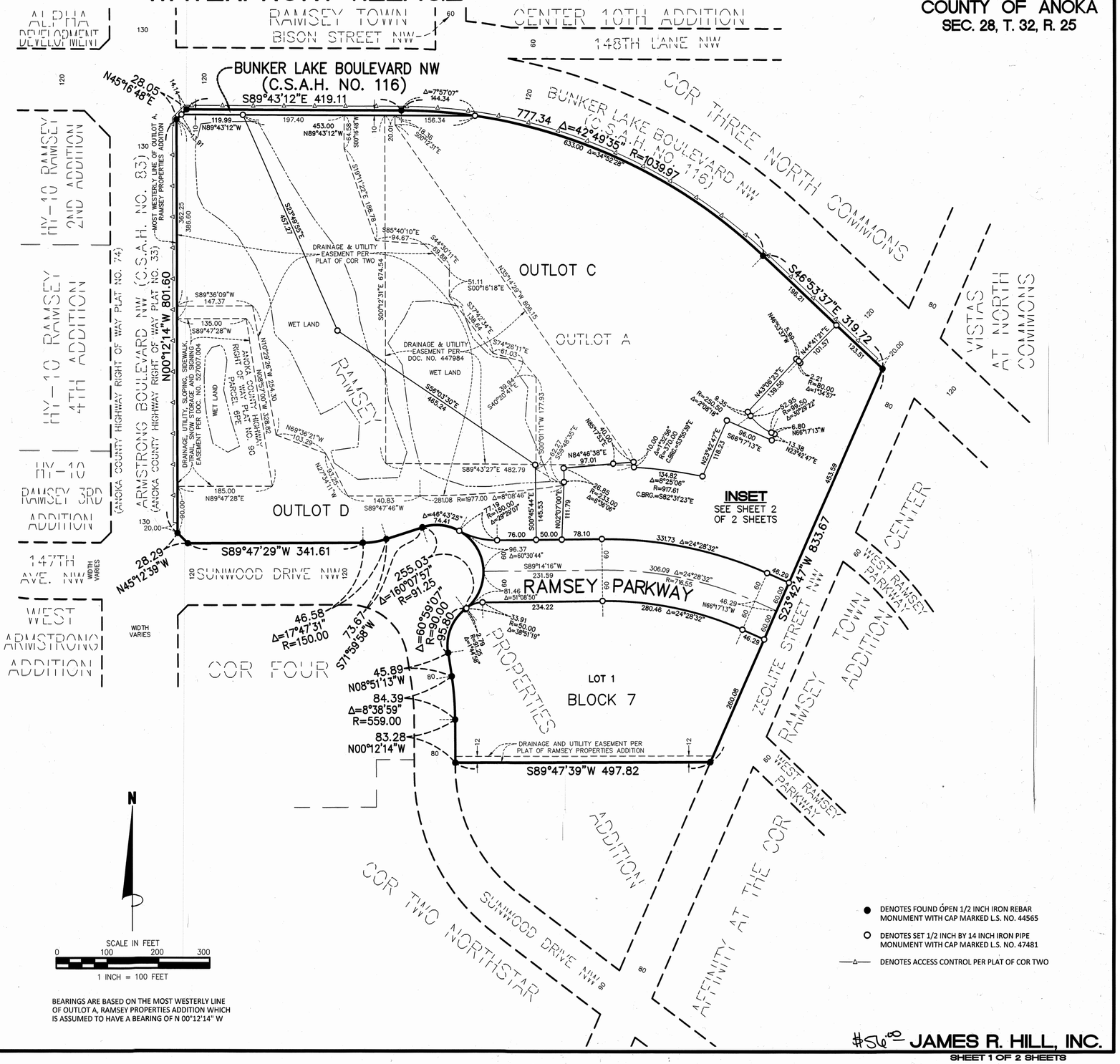
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 24 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 25 day of July, 20 24.

By: Pamela J. LeBlanc Property Tax Administrator By: Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of WATERFRONT VILLAGE was filed in the office of the County Recorder/Registrar of Titles for public record on this 25 day of July, 2024, at 3:40 o'clock P. M. and was duly recorded as Document Number 6018840.004.

By: Pamela J. LeBlanc County Recorder/Registrar of Titles By: Deputy



BEARINGS ARE BASED ON THE MOST WESTERLY LINE OF OUTLOT A, RAMSEY PROPERTIES ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 00°12'14" W

- DENOTES FOUND OPEN 1/2 INCH IRON REBAR MONUMENT WITH CAP MARKED L.S. NO. 44565
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481
- —Δ— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

JAMES R. HILL, INC.

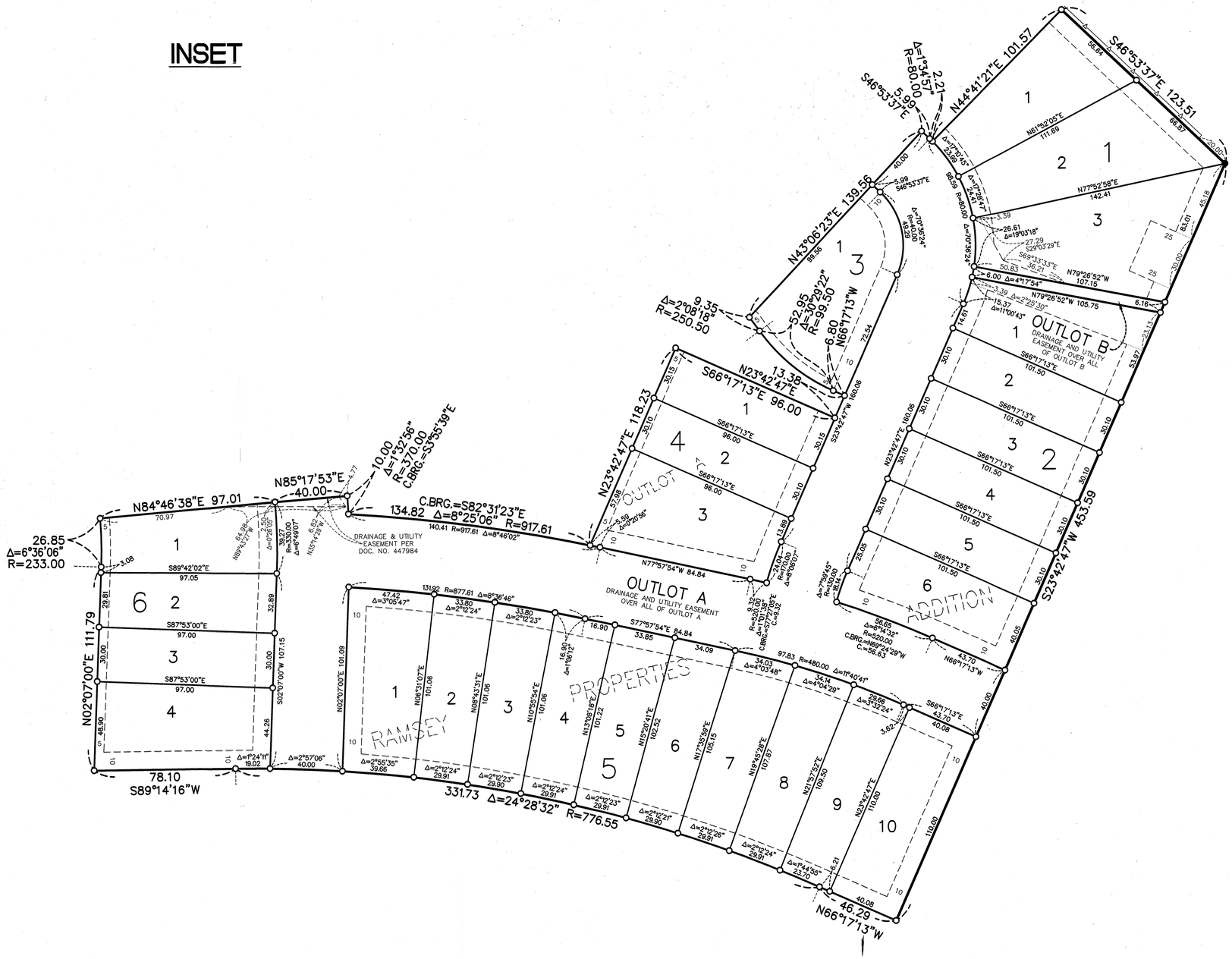
OFFICIAL PLAT

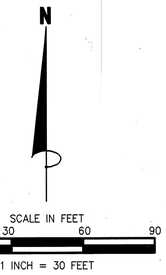
L618840.004

WATERFRONT VILLAGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

INSET





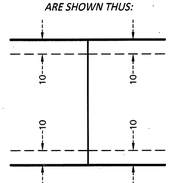
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○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481

—△— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING FRONT AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

JAMES R. HILL, INC.

169.14 SPEED LIMITS, ZONES; RADAR.

Subdivision 1. **Duty to drive with due care.** No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Every driver is responsible for becoming and remaining aware of the actual and potential hazards then existing on the highway and must use due care in operating a vehicle. In every event speed shall be so restricted as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the highway in compliance with legal requirements and the duty of all persons to use due care.

Subd. 1a. **License revocation for extreme speed.** The driver's license of a person who violates any speed limit established in this section, by driving in excess of 100 miles per hour, is revoked for six months under section 171.17, or for a longer minimum period of time applicable under section 169A.53, 169A.54, or 171.174.

Subd. 2. **Speed limits.** (a) Where no special hazard exists the following speeds shall be lawful, but any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that the speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful:

(1) 30 miles per hour in an urban district;

(2) 65 miles per hour on noninterstate expressways, as defined in section 160.02, subdivision 18b, and noninterstate freeways, as defined in section 160.02, subdivision 19;

(3) 55 miles per hour in locations other than those specified in this section;

(4) 70 miles per hour on interstate highways outside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(5) 65 miles per hour on interstate highways inside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(6) ten miles per hour in alleys;

(7) 25 miles per hour in residential roadways if adopted by the road authority having jurisdiction over the residential roadway; and

(8) 35 miles per hour in a rural residential district if adopted by the road authority having jurisdiction over the rural residential district.

(b) A speed limit adopted under paragraph (a), clause (7), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the residential roadway on which the speed limit applies.

(c) A speed limit adopted under paragraph (a), clause (8), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the rural residential district for the roadway on which the speed limit applies.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established in this subdivision, or a speed limit designated on an appropriate sign under subdivision 4, 5, 5b, 5c, or 5e, by driving 20 miles per hour or more in excess of the applicable speed limit, is assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than $25.

Subd. 2a. **Increased speed limit when passing.** Notwithstanding subdivision 2, the speed limit is increased by ten miles per hour over the posted speed limit when the driver:

(1) is on a two-lane highway having one lane for each direction of travel;

(2) is on a highway with a posted speed limit that is equal to or higher than 55 miles per hour;

(3) is overtaking and passing another vehicle proceeding in the same direction of travel; and

(4) meets the requirements in section 169.18.

Subd. 3. **Reduced speed required.** (a) The driver of any vehicle shall, consistent with the requirements, drive at an appropriate reduced speed when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on any street or highway, when approaching and crossing an intersection or railway grade crossing, when approaching and going around a curve, when approaching a hill crest, when traveling upon any narrow or winding roadway, and when special hazards exist with respect to pedestrians or other traffic or by reason of weather or highway conditions.

(b) A person who fails to reduce speed appropriately when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on a street or highway shall be assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than $25.

Subd. 4. **Establishment of zones by commissioner.** On determining upon the basis of an engineering and traffic investigation that any speed set forth in this section is greater or less than is reasonable or safe under the conditions found to exist on any trunk highway or upon any part thereof, the commissioner may erect appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. On determining upon that basis that a part of the trunk highway system outside a municipality should be a zone of maximum speed limit, the commissioner may establish that part as such a zone by erecting appropriate signs showing the beginning and end of the zone, designating a reasonable and safe speed therefor, which may be different than the speed set forth in this section, and that it is a zone of maximum speed limit. The speed so designated by the commissioner within any such zone shall be a maximum speed limit, and speed in excess of such limit shall be unlawful. The commissioner may in the same manner from time to time alter the boundary of such a zone and the speed limit therein or eliminate such zone.

Subd. 4a. [Repealed, 1997 c 143 s 20]

Subd. 5. **Zoning within local area.** When local authorities believe that the existing speed limit upon any street or highway, or part thereof, within their respective jurisdictions and not a part of the trunk highway system is greater or less than is reasonable or safe under existing conditions, they may request the commissioner to authorize, upon the basis of an engineering and traffic investigation, the erection of appropriate signs designating what speed is reasonable and safe, and the commissioner may authorize the erection of appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of these speed limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. Alteration of speed limits on streets and highways shall be made only upon authority of the commissioner except as provided by law.

Subd. 5a. **Speed zoning in school zone; surcharge.** (a) Local authorities may establish a school speed limit within a school zone of a public or nonpublic school upon the basis of an engineering and traffic investigation as prescribed by the commissioner of transportation. The establishment of a school speed limit on any trunk highway shall be with the consent of the commissioner of transportation. Such school speed limits shall be in effect when children are present, going to or leaving school during opening or closing hours or during school recess periods. The school speed limit shall not be lower than 15 miles per hour and shall not be more than 30 miles per hour below the established speed limit on an affected street or highway.

(b) The school speed limit shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the reduced speed zone. Any speed in excess of such posted school speed limit is unlawful. All such signs shall be erected by the local authorities on those streets and highways under their respective jurisdictions and by the commissioner of transportation on trunk highways.

(c) For the purpose of this subdivision, "school zone" means that section of a street or highway which abuts the grounds of a school where children have access to the street or highway from the school property or where an established school crossing is located provided the school advance sign prescribed by the Manual on Uniform Traffic Control Devices adopted by the commissioner of transportation pursuant to section 169.06 is in place. All signs erected by local authorities to designate speed limits in school zones shall conform to the Manual on Uniform Traffic Control Devices.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established under this subdivision is assessed an additional surcharge equal to the amount of the fine imposed for the violation, but not less than $25.

Subd. 5b. **Segment in urban district.** When any segment of at least a quarter-mile in distance of any city street, municipal state-aid street, or town road on which a speed limit in excess of 30 miles per hour has been established pursuant to an engineering and traffic investigation by the commissioner meets the definition of "urban district" as defined in section 169.011, subdivision 90, the governing body of the city or town may by resolution declare the segment to be an urban district and may establish on the segment the speed limit for urban districts prescribed in subdivision 2. The speed limit so established shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the segment on which the speed limit is established, and any speed in excess of such posted limits shall be unlawful. A copy of the resolution shall be transmitted to the commissioner at least ten days prior to the erection of the signs.

Subd. 5c. **Speed zoning in alleyway.** Local authorities may regulate speed limits for alleyways as defined in section 169.011 based on their own engineering and traffic investigations. Alleyway speed limits established at other than ten miles per hour shall be effective when proper signs are posted.

Subd. 5d. **Speed limit in work zone when workers present.** (a) Notwithstanding subdivision 2 and subject to subdivision 3, the speed limit on a road having an established speed limit of 50 miles per hour or greater is adjusted to 45 miles per hour in a work zone when (1) at least one lane or portion of a lane of traffic is closed in either direction, and (2) workers are present. A speed in excess of the adjusted speed limit is unlawful.

(b) Paragraph (a) does not apply to a segment of road in which:

(1) positive barriers are placed between workers and the traveled portion of the highway;

(2) the work zone is in place for less than 24 hours;

(3) a different speed limit for the work zone is determined by the road authority following an engineering and traffic investigation and based on accepted engineering practice; or

(4) a different speed limit for the work zone is established by the road authority under paragraph (c).

(c) The commissioner, on trunk highways and temporary trunk highways, and local authorities, on streets and highways under their jurisdiction, may authorize the use of reduced maximum speed limits in work zones when workers are present, without an engineering and traffic investigation required. The work zone speed limit must not reduce the speed limit on the affected street or highway by more than:

(1) 20 miles per hour on a street or highway having an established speed limit of 55 miles per hour or greater; and

(2) 15 miles per hour on a street or highway having an established speed limit of 50 miles per hour or less.

(d) A work zone speed limit under paragraph (c) is effective on erection of appropriate regulatory speed limit signs. The signs must be removed or covered when they are not required. A speed in excess of the posted work zone speed limit is unlawful.

(e) For any speed limit under this subdivision, a road authority shall erect signs identifying the speed limit and indicating the beginning and end of the speed limit zone.

Subd. 5e. **Speed limit on park road.** The political subdivision with authority over a park may establish a speed limit on a road located within the park. A speed limit established under this subdivision on a trunk highway is effective only with the commissioner's approval. A speed limit established under this subdivision must be based on an engineering and traffic investigation prescribed by the commissioner of transportation and must not be lower than 20 miles per hour, and no speed limit established under this subdivision may reduce existing speed limits by more than 15 miles per hour. A speed limit established under this subdivision is effective on the erection of appropriate signs designating the speed limit and indicating the beginning and end of the reduced speed zone. Any speed in excess of the posted speed is unlawful.

Subd. 5f. **Speed limits on certain rural residential districts.** (a) A rural residential district existing and lawfully signed before August 1, 2009, continues to qualify as a rural residential district.

(b) A rural residential district existing and lawfully signed before August 1, 2009, is subject to the speed limit signed before August 1, 2009.

[See Note.]

Subd. 5g. **St. Louis County Road 128.** Notwithstanding any provision to the contrary in this section, the speed limit on St. Louis County Road 128 in Eagles Nest Township between marked Trunk Highway 169 and County Road 989 is 40 miles per hour. The county engineer must erect appropriate signs displaying the 40 miles per hour speed limit.

Subd. 5h. **Speed limits on city streets.** A city may establish speed limits for city streets under the city's jurisdiction other than the limits provided in subdivision 2 without conducting an engineering and traffic investigation. This subdivision does not apply to town roads, county highways, or trunk highways in the city. A city that establishes speed limits pursuant to this section must implement speed limit changes in a consistent and understandable manner. The city must erect appropriate signs to display the speed limit. A city that uses the authority under this subdivision must develop procedures to set speed limits based on the city's safety, engineering, and traffic analysis. At a minimum, the safety, engineering, and traffic analysis must consider national urban speed limit guidance and studies, local traffic crashes, and methods to effectively communicate the change to the public.

Subd. 5i. **Speed limits in safe road zone.** (a) Upon request by the local authority, the commissioner may establish a temporary or permanent speed limit in a safe road zone designated under section 169.065, other than the limits provided in subdivision 2, based on an engineering and traffic investigation.

(b) The speed limit under this subdivision is effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the segment on which the speed limit is established. Any speed in excess of the posted limit is unlawful.

Subd. 5j. **Speed limit on Trunk Highway 19 in the city of Lonsdale.** Notwithstanding any provision to the contrary in this section, the speed limit on Trunk Highway 19 in the city of Lonsdale between 5th Avenue Northwest and the northern city limits is 45 miles per hour. The commissioner must erect appropriate signs displaying the speed limit.

Subd. 6. [Repealed, Ex1971 c 27 s 49]

Subd. 6a. **Work zone speed limit violations.** A person convicted of operating a motor vehicle in violation of a speed limit in a work zone, or any other provision of this section while in a work zone, shall be required to pay a fine of $300. This fine is in addition to the surcharge under section 357.021, subdivision 6.

Subd. 7. **Burden of proof.** The provisions of this chapter declaring speed limitation shall not be construed to relieve the plaintiff in any civil action from the burden of proving negligence on the part of the defendant as the proximate cause of an accident.

Subd. 8. **Minimum speeds.** On determining upon the basis of an engineering and traffic investigation that a speed at least as great as, or in excess of, a specified and determined minimum is necessary to the reasonable and safe use of any trunk highway or portion thereof, the commissioner may erect appropriate signs specifying the minimum speed on such highway or portion thereof. The minimum speed shall be effective when such signs are erected. Any speeds less than the posted minimum speeds shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful.

Subd. 9. **Standards of evidence.** In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed of a motor vehicle as indicated on the speedometer thereof shall be admissible on a showing that a vehicle is regularly used in traffic law enforcement and that the speedometer thereon is regularly and routinely tested for accuracy and a record of the results of said tests kept on file by the agency having control of said vehicle. Evidence as to the speed indicated on said speedometer shall be prima facie evidence that the said vehicle was, at the time said reading was observed, traveling at the rate of speed so indicated; subject to correction by the amount of error, if any, shown to exist by the test made closest in time to the time of said reading.

Records of speedometer tests kept in the regular course of operations of any law enforcement agency shall be admissible without further foundation, as to the results of said tests. Such records shall be available to the defendant upon demand. Nothing herein shall be construed to preclude or interfere with the cross examination or impeachment of evidence of rate of speed as indicated by speedometer readings, pursuant to the Rules of Evidence.

Subd. 10. **Radar; speed-measuring device; standards of evidence.** (a) In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed as indicated on radar or other speed-measuring device is admissible in evidence, subject to the following conditions:

(1) the officer operating the device has sufficient training to properly operate the equipment;

(2) the officer testifies as to the manner in which the device was set up and operated;

(3) the device was operated with minimal distortion or interference from outside sources; and

(4) the device was tested by an accurate and reliable external mechanism, method, or system at the time it was set up.

(b) Records of tests made of such devices and kept in the regular course of operations of any law enforcement agency are admissible in evidence without further foundation as to the results of the tests. The records shall be available to a defendant upon demand. Nothing in this subdivision shall be construed to preclude or interfere with cross examination or impeachment of evidence of the rate of speed as indicated on the radar or speed-measuring device.

Subd. 11. **Handheld traffic radar.** (a) Law enforcement agencies that use handheld radar units shall establish operating procedures to reduce the operator's exposure to microwave radiation.

(b) The procedures, at a minimum, must require:

(1) that the operator turn the unit off when it is not in use;

(2) if the unit has a standby mode, that the operator use this mode except when measuring a vehicle's speed;

(3) that the operator not allow the antenna to rest against the operator's body while it is in operation; and

(4) that the operator always point the antenna unit away from the operator and any other person in very close proximity to the unit.

Subd. 12. **Radar jammer.** For purposes of this section, "radar jammer" means any instrument, device, or equipment designed or intended for use with a vehicle or otherwise to jam or interfere in any manner with a speed-measuring device operated by a peace officer.

No person shall sell, offer for sale, use, or possess any radar jammer in this state.

History: *(2720-178) 1937 c 464 s 28; 1939 c 430 s 6; 1947 c 428 s 12,13; 1955 c 802 s 1,2; 1957 c 580 s 1; 1963 c 843 s 1-4; 1969 c 623 s 1; 1975 c 53 s 1; 1975 c 363 s 1,2; 1976 c 166 s 7; 1979 c 60 s 1; 1980 c 498 s 4; 1984 c 417 s 24,25; 1986 c 444; 1987 c 319 s 1; 1991 c 298 art 4 s 9; 1993 c 26 s 1; 1993 c 61 s 1; 1994 c 635 art 1 s 12; 1994 c 640 s 1; 1994 c 645 s 1; 1995 c 118 s 1; 1995 c 265 art 2 s 18; 1996 c 455 art 1 s 5,6; 1997 c 143 s 9-11; 1997 c 159 art 2 s 20,21; 1999 c 44 s 1; 2001 c 213 s 9; 1Sp2003 c 19 art 2 s 27; 1Sp2005 c 6 art 3 s 41,42; 2008 c 287 art 1 s 45; 2009 c 56 s 4,5; 2009 c 165 s 1; 2010 c 356 s 1; 2014 c 312 art 11 s 7,8; 1Sp2017 c 3 art 3 s 48; 1Sp2019 c 3 art 3 s 34,35; 2023 c 68 art 4 s 44; art 5 s 25*

NOTE: Subdivision 5f, paragraph (b), as added by Laws 2009, chapter 56, section 5, expires when the speed limit signs erected before August 1, 2009, are replaced. Laws 2009, chapter 56, section 5, the effective date.

Minnesota SPEED LIMITS

WHAT ARE SPEED LIMITS?

Speed limits are used to set the legal speed at which a vehicle may travel. The goal of a speed limit is to account for traffic safety and mobility to determine the safe and reasonable speed for the roadway.

HOW ARE SPEED LIMITS SET?

There are two ways that speed limits are set in Minnesota, by statute and by traffic investigation. Minnesota state law establishes statutory speed limits for specific roadways.

A traffic investigation evaluates:

- Driver behavior
- Crashes
- Roadway information
- Roadside land use

The resulting recommended speed limit is posted on signs along the roadway to inform drivers of the speed limit.

The MnDOT Commissioner of Transportation holds the authority to establish speed limits on nearly all roads in Minnesota. This allows for a uniform, consistent, and repeatable approach for establishing speed limits.

A city may establish speed limits on roads they own if they meet a specific set of criteria.

SPEED CONCEPTS

Operating speed is the speed drivers choose when operating on the roadway. Each day drivers choose to drive the speeds at which they feel most comfortable. When the posted speed limit matches their expectations, most will obey, while others may travel above that limit.

Drivers tend to travel at speeds they feel are reasonable for the road and traffic regardless of the posted speed limit. Road design can be modified to encourage slower and more uniform speeds. As vehicles travel uniformly at or near the same speed, smoother traffic flow occurs, resulting in decreased conflicts and the creation of a safer road environment.

SPEED LIMIT MISCONCEPTIONS

WILL LOWERING THE SPEED LIMIT REDUCE SPEEDS?

Studies shows that in most cases lowering the speed limit alone, without other roadway changes or increased enforcement, has little effect on driver behavior. Drivers travel at speeds they feel are reasonable for the road and traffic regardless of the posted speed limit.

ISN'T A SLOWER SPEED LIMIT ALWAYS SAFER?

Vehicles moving slower together are safer, however, drivers chose their speed based on changes to the roadway, surrounding land use, and driving conditions. Changing the speed limit without changes to the roadway or its environment could increase the difference in speed between the fastest and slowest drivers, which increases the risk of crashes and driver frustration.

WHY SHOULD I CARE ABOUT CREDIBLE SPEED LIMITS?

Credible speed limits minimize speed differentials by providing safe, consistent, and reasonable speeds to protect drivers, pedestrians, and bicyclists along the roadway. Lowering speed limits unreasonably can make violators out of sensible and otherwise law-abiding citizens, creating a difficult situation for police and the community. When speed limits are difficult to enforce, drivers are left to regulate their own speeds rather than adhering to the posted speed. With credible speed limits, drivers are encouraged to travel at a speed that is safe and reasonable based on the roadway design and surrounding land use.



CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-011 Designating Financial Institutions as Official Depositories; Adopt Resolution #25-012 Authorizing Signatures for Financial Transactions and Adopt Resolution #25-013 Designating BMO Bank, N.A. as the Official Financial Institution for the City of Ramsey Banking Services for the Year of 2025.

Purpose/Background:

Minnesota Statutes Section 118A sets forth the procedures that cities must follow for the deposit and investment of local public funds. Annually, the city needs to adopt a resolution that designates financial institutions as official depositories of city funds (Resolution #25-011). The City further adopts Resolution #25-013 that authorizes BMO Bank (an official depository noted in Resolution #25-011) as the City's official bank for banking services such as checking.

In addition, Resolution #25-012 is annually adopted that gives authorization to those that can sign off on financial transactions. Notably, the Mayor, Acting Mayor, City Administrator, Finance Director and Assistant Finance Director.

Time Frame/Observations/Alternatives:

There is an annual requirement that these financial resolutions be adopted.

Recommendation:

Adopt noted resolutions as these are required to be approved annually.

Outcome/Action:

Motion to Adopt Resolution #25-011 Designating Financial Institutions as Official Depositories; Adopt Resolution #25-012 Authorizing Signatures for Financial Transactions and Adopt Resolution #25-013 Designating BMO Bank, N.A. as the Official Financial Institution for the City of Ramsey Banking Services for the Year of 2025.

Attachments

Reso #25-011 Official Depositories

Reso #25-012 Authorized Signatures for Financial Transactions

Reso #25-013 BMO Bank for Banking Services

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Diana Lund		Started On: 12/31/2024 08:22 AM
Final Approval Date: 01/02/2025		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-011

RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS AS OFFICIAL DEPOSITORIES OF CITY FUNDS FOR 2025

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

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 appoints the following financial institutions as depositories of City funds for 2025:

Banking Institutions:

BMO Bank, N.A.
Ramsey, Minnesota
Chicago, Illinois

Minnesota Municipal Money Market Fund
Minneapolis, Minnesota

Brokerage Houses:

Northland Securities
Minneapolis, Minnesota

UBS Financial Services, Inc.
Minneapolis, 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 14th day of January, 2025.

_____
Mayor

ATTEST:

City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-012

RESOLUTION AUTHORIZING SIGNATURES FOR FINANCIAL TRANSACTIONS

WHEREAS, in order to conduct the business affairs of the City, the Council authorizes two of its members, the City Administrator and certain members of staff to sign financial documents on behalf of the City; and

WHEREAS, except for transfers within the City's accounts, this authorization provides for financial control by requiring two signatures on all such financial documents; and

WHEREAS, the Council hereby authorizes Brian Hagen, City Administrator, or Diana J. Lund, Finance Director, or Cynthia Nelson, Assistant Finance Director, to sign checks and other withdrawal documents from the City's checking and money market accounts; and

WHEREAS, for the purpose of confirming the authenticity of the documents already signed by one of the individuals named above, and consistent with the City's past financial practice which two signatures are required on all such documents, the Council designates Ryan Heineman, Mayor, or Chris Riley, Acting Mayor as counter-signatures for all such financial documents; and

WHEREAS, fund transfers (this also includes electronic fund transfers for payroll, sales tax, and all other taxes that are required to be deposited electronically) between the City's checking and money market accounts are generally verbal instructions and Brian Hagen, City Administrator, or Diana J. Lund, Finance Director, or Cynthia Nelson, Assistant Finance Director, are authorized to make such 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 City's authorized signatures for financial transactions as Brian Hagen, City Administrator; Diana J. Lund, Finance Director; and Cynthia Nelson, Assistant Finance Director and further designates Ryan Heineman, Mayor, and Chris Riley, Acting Mayor, as the required counter-signatures.

2) That the Ramsey City Council hereby authorizes Brian Hagen, City Administrator; Diana J. Lund, Finance Director; and Cynthia Nelson, Assistant Finance Director, to make fund transfers between the City's checking and money market accounts.

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-013

RESOLUTION DESIGNATING BMO BANK (FORMERLY BANK OF THE WEST) AS OFFICIAL FINANCIAL INSTITUTION FOR THE CITY OF RAMSEY BANKING SERVICES FOR THE YEAR OF 2025

WHEREAS, the City of Ramsey must designate certain institutions as official depositories of City funds in accordance with Minnesota Statutes Chapter 118A.04.

WHEREAS, the City of Ramsey has selected BMO Bank for its banking services for the year of 2025;

WHEREAS, banking services will consist of such items as daily deposits of cash receipts, wire transfers of funds, and automated payroll for direct deposit;

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 appoints BMO Bank as the financial institution that will provide the City its banking services for the year 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 14^{h} day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/14/2025

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

Title:

Adopt Resolution #25-014 Approving the City of Ramsey's 2026 Budget Calendar

Purpose/Background:

The City's Charter states that a budget calendar shall be established annually, by resolution, for the following year.

A draft resolution has been prepared to reflect all dates related to budget activities undertaken for the 2026 budget.

Time Frame/Observations/Alternatives:

The City is required by Charter to adopt a budget calendar.

Recommendation:

Staff recommends adoption of Resolution #25-014 approving the 2026 budget calendar.

Outcome/Action:

Motion to Adopt Resolution #25-014 Approving the City of Ramsey's 2026 Budget Calendar

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Attachments

Reso #25-014 2026 Budget Calendar

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/02/2025 11:54 AM
Form Started By: Diana Lund		Started On: 12/31/2024 08:30 AM
Final Approval Date: 01/02/2025		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #245-014

RESOLUTION APPROVING THE CITY OF RAMSEY'S 2026 BUDGET CALENDAR

WHEREAS, the Ramsey City Charter states that a budget calendar shall be established annually by resolution; and

WHEREAS, the following dates are being presented:

January 14	Council adopts the 2026 Budget Calendar.
January 21 – February 28	City Council and Staff Leadership Team meet to Review and Develop a Three-Year Strategic Action Plan.
April 14	Finance Director to distribute 2026 Cost Center Budget Worksheets to Department Heads and supervisors. Worksheets include actual expenditures for 2023, 2024, 2025-year-to-date and adopted 2025 budget.
April 14	Finance Director to distribute listing of fixed assets as of December 31, 2024 to Department Heads and supervisors for review including item existence, accuracy, replacement values and number of years remaining in useful life.
April 14	City Clerk to distribute current Schedule of Rates, Fees and Charges to staff.
April 14	City Administrator to distribute most recent version of goals, objectives and 3-year departmental plans to Department Heads and supervisors.
May 16	Department Heads and supervisors to submit completed budget worksheets and accompanying justifications to the Finance Director.
May 16	Department Heads and supervisors to return listing of fixed assets to the Finance Director with any corrections noted.
May 16	Staff to return Schedule of Rates, Fees and Charges to the City Clerk with recommendations for 2025 amendments noted.
May 16	Department Heads and supervisors to submit goals, objectives and 3-year departmental plans to the City Administrator.
June 9-June 20	City Administrator and staff work sessions on the preliminary 2026 budget.
June 16	City Administrator to distribute preliminary goals, objectives and 3-year departmental plans for staff work sessions.

July 8	Finance Director and City Administrator submit preliminary budget to the City Council.
July 30	Department of Revenue certifies LGA amounts to all cities with populations over 2,500 and those receiving LGA.
August 15	Counties notify cities of the dates, which school districts, metropolitan special districts, and the county have selected for 2025 (Payable 2026) Truth in Taxation Hearings.
August 1 - September 19	Final Budget Work sessions before adoption of proposed budget/levy.
August 8	Department Heads and supervisors to submit items to be included in the 2026-2035 Capital Improvement Program.
August 11- August 15	Staff work sessions to review goals, objectives and 3-year departmental plans.
September 23	Staff recommends a 2026 Proposed Municipal Budget; 2025 Levy, Payable 2026, Proposed Municipal Levy to the City Council.
September 23	City Council adopts the 2026 Proposed Municipal Budget; 2025 Levied Payable 2026 Proposed Municipal Levy and sets the 2025 hearing dates for the 2026 Budget Public Hearing(s).
September 26	City certifies 2026 Proposed Municipal Budget; 2025 Payable 2026 Proposed Municipal Levy and 2025 Budget Public Hearing date.
September/October	Council work sessions as needed.
Sept 2-Sept 12	City Council work sessions on 2025 Goals, Objectives and 3-Year Departmental Plans.
October 21	City Council review and adopt 2026-2035 Capital Improvement Program.
November 1-20	County mails notice of proposed property taxes for payable 2026.
November 25	City Council to review and adopt the 2026 Schedule of Rates, Fees and Charges.
November 25	2025 Goals, Objectives and 3-Year Departmental Plans submitted to City Council for adoption.
November 30 - December 28	Public Hearing(s) on Final 2026 Municipal Budget and Levy
December 9	Adopt 2026 Municipal Budget and Final 2025, Payable 2026 Levy

December 30 Final levy certification to County auditor and certification of compliance with Truth in Taxation requirements to the Department of Revenue.

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 City Council of Ramsey hereby approves the 2026 Budget Calendar.

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-017 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, 2025 - January 31, 2026. 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 is currently one pending purchase agreement on CBRE listed parcels. The pending purchase agreement is for Parcels 46d with Capital Real Estate, Inc. (Chipotle). In 2024, the City closed on the Take 5 Oil Change site (42a) and the project was completed in December of 2024. Construction continues on the 98-unit Hilton Home 2 Suites Hotel and the 108-unit detached town home project by Centra on parcel 46a. CBRE has been listing and marketing Parcels 50c, 46c, 46d, 48a, 47f, and 48c.(See attached COR Parcel Map) 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 this year and it gets closer to completion. Staff has met with CBRE and also has re-evaluated land listing pricing increases as outlined below under Observations. For the 2025 Listing Agreement with CBRE, staff has removed parcels 48a, (Large Mixed use/residential) 48e (Former Cor Trust site) and 47e (Storyteller / Mixed Use residential). We have added back Parcel 46c to the CBRE listing agreement, since Norhart has terminated its purchase agreement. Staff believes that that a portion of parcel 46c likely will sell as retail, based on the other retail development occurring in close proximity. Having a reputable company like CBRE helps broadcast our available sites to a large group of contacts/clients as noted in the 2025 City of Ramsey Land Review and 2025 Prospect List provided by CBRE. Brian Pankratz from CBRE will be present to answer questions the EDA might have and to talk about market conditions.

Notification:

None required

Time Frame/Observations/Alternatives:

The listing agreement is proposed to be extended 1 year to January 31, 2026. All other terms and conditions remain the same as July 10, 2019 Listing Agreement. The following parcels (and current status) are included in the proposed attached listing agreement with CBRE below:

Proposed CBRE Listing Parcels
1. Parcel 50c- 28- 32- 25- 41- 0024 - Approximately 6.97 acres - Listing Price $8.00 / SF (up from $5.00 / SF)
2. Parcel 47f- 28- 32- 25- 23- 0020 - 1.43 acres - Listing Price $6.50 / SF (Up from $5.00 / SF)
3. Parcel 46d- 28- 32- 25- 22- 0107 - 3.17 to 3.34 acres - Pending PA at $6.74 to $7.00 / SF
4. Parcel 46c- 28-32-25-23-0025 - 7979 Sunwood Drive NW (Former Norhart) - 4 acres $6.50 / SF (up from $5.00 / SF)
5. Parcel 48c- 28- 32- 25- 31- 0025 - 1.74 Acres - $7.00 / SF (up from $5.00 / SF)

The City is, or will be, listing the following COR parcels on MNCAR / Loopnet:

1. Parcel 47e - 28-32-25-31-0023 (high density / Mixed Use - former Storyteller Site) - 0.53 acres - $5.00 / SF (Tough remnant to sell)
2. Parcel 48e - Pt of 28-32-25-24-0017 (Former COR Trust Bank Site) - approximately 1.5 acres - $6.50 / SF (up from $6.00 / SF)
3. Parcel 48a - Pt of 28-32-25-24-0017 (Large mixed use / commercial /residential) approximately 13 acres - $5.50 / SF (up from $4.00 / SF)
4. Parcel 52b - 28-32-25-13-0092 - (Former AEON Option-High Density Residential) 1.36 acres - $4.00 / SF
5. Parcel 52c - 28-32-25-13-0034 - (Medium Density Residential) approximately 1.58 acres - $4.00 / SF

Alternatives:
1) Adopt Resolution #25-017 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (as presented)
2) Adopt Resolution #25-017 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (with changes)
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:

Adopt Resolution #25-017 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (as presented)

The EDA met on January 9th, 2025 and unanimously recommended the terms in the attached Listing Agreement

Outcome/Action:

Motion to Adopt Resolution #25-017 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (as presented)

Attachments

ACTION Resolution #25-017
ACTION - COR Listing Amendment
Map of COR Parcels 2025
CBRE Land Review 2025
CBRE Prospect List 2025
Housing Market Report
Q3 Office Report
Q3 Industrial Market Report
2019 CBRE Listing Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Sean Sullivan	01/09/2025 10:19 AM
Sean Sullivan (Originator)	Sean Sullivan	01/09/2025 10:23 AM
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Sean Sullivan		Started On: 01/09/2025 09:17 AM

Final Approval Date: 01/09/2025

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

RESOLUTION #25-017

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, 2025; 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, does not add additional properties and removes residential properties; and

WHEREAS, the EDA met on January 9, 2025 and adopted a unanimous motion approving a 1 year 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, 2025 through midnight January 31, 2026.

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CBRE

AMENDMENT TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

January 2, 2025

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 46d- 28- 32- 25- 22- 0107
4. Parcel 46c- PID 28-32-25-23-0025 - 7979 Sunwood Drive NW
5. 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, 2025 and ending midnight January 31, 2026.

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: 1/2/2025

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.

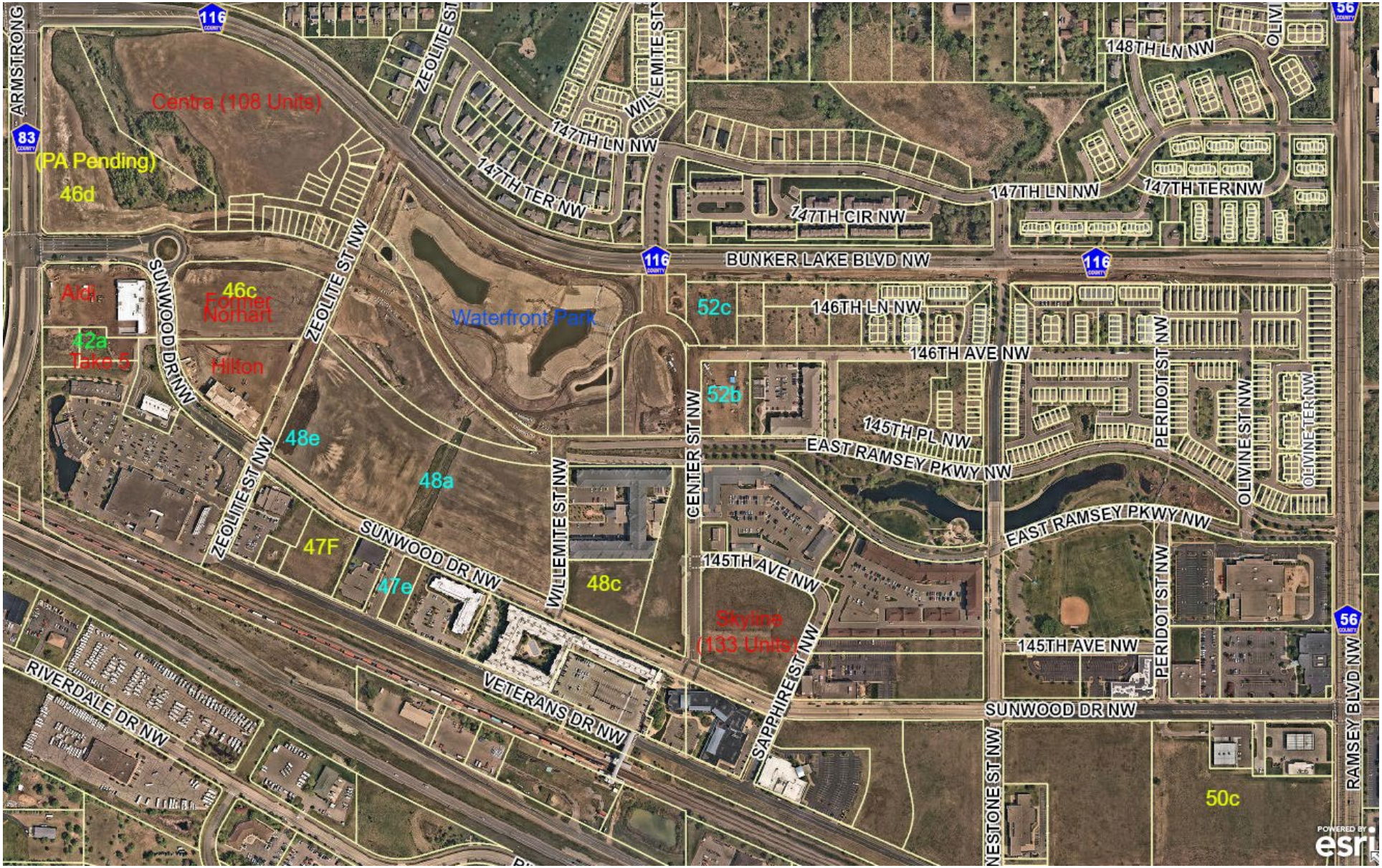
CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the 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 – Yellow) (CITY OWNED – City Listed - Teal) (Sold 2024 - Green)



January 2025 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 but starting to see interest for new locations from existing practices/clinics
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-Higher interest rates impacting demand
    f. Industrial-Higher equity requirements/cap rates impacting financing
5. Hwy 10 improvements positive impact on traffic flow, time, safety
6. Increased traffic counts and population increasing interest. Retail attracts retail
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
16. Take 5

City of Ramsey-CBRE Under Contract/PA Discussion

1. Capital Real Estate, Inc. (Chipotle)

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

Prospect List Commercial/Office/Industrial

1. Chick Fil A- JLL
2. Raising 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. Costco
27. Jimmy Johns-different brokers for area
28. Culvers -
29. Chipolte-Transwestern
30. Noodles-Transwestern
31. Chilis-Mid America
32. Taco Johns-Lonnie Pierce
33. Starbucks-Mid America
34. Pancheros-Colliers
35. Planet Fitness-Mid America
36. Texas Roadhouse-Mid America
37. Zuppas-Transwestern
38. Autozone-Jeff Houge
39. Burrito Mercado
40. Daycare-Colliers
41. Daycare-Russ McGinity
42. Daycare- Lerner Company
43. Cannabis User
44. Daycare group-Jack Trautz
45. Petsuites-Bunnell Hill Development

46. Trader Joes & Whole Foods-
47. Jerry Foods
48. Lunds & Byerlys
49. Cub Foods
50. Large Formet Retailer-CBRE
51. Ace Hardware
52. Walgreens-MidAmerica
53. Amazin Grocery-Mid America
54. Dollar General-Chad Sturm
55. McDonalds-JLL
56. Punch Pizza
57. Wal-Mart
58. Qdoba
59. Target
60. Tsunami Carwash
61. Take 5
62. Olive Garden
63. Highgate Hotels
64. Launch Properties
65. Scooters
66. 7Brew
67. Dinos
68. Total Wine
69. Top Ten Liquor
70. Planet Fitness
71. Jersey Mikes
72. Snooze
73. Red Savoy
74. Ace Hardware
75. Tractor Supply
76. Panda Express
77. Veridian Bank
78. Primrose
79. Les Schwab
80. Kumon
81. Crisp & Green
82. Five Guy's
83. Maverick Gas
84. Red Cow

Residential/Mixed Use Developers

85. Grammercy Properties-coop & apartment developer

86. Enclave-Apartment developer
87. MWF Properties-Apartment developer
88. Norhart
89. M/I Homes-Hans Hagen Homes
90. Centra Homes
91. Pulte Homes
92. DR Horton
93. Lennar Homes
94. Excelsior Group
95. Capstone Homes
96. Purmort Homes
97. Inland Development
98. PSD Development
99. Paxmar Development
100. Platinum Development
101. Sharp Associates
102. Coastal Living-Bill Gleason
103. AEON
104. CommonBond
105. Dominium
106. GS Land
107. Kraus Anderson
108. Shingobee Builders
109. Overland Development
110. Duffy Development
111. David Weekley Homes
112. TWG
113. Mark Abel-memory care
114. Roers
115. North Bay
116. Reuter Walton
117. At Home
118. Enclave
119. Tradition
120. Rachel Development
121. Trinity
122. Trilogy
123. United Properties
124. Tamarack Land
125. Jason Palmby
126. Maplewood Development
127. MN Land
128. Stonegate
129. JP Brooks
130.

Industrial/Office/Medical Office

131. United Properties
132. Buehl
133. Enclave
134. Oppidan
135. PSD
136. Ryan
137. Opus
138. Capital Partners
139. Endeavor Development
140. Arrow Companies
141. Gaughn Companies
142. Interstate Development
143. Twin Cities Ortho
144. Summit Ortho
145. Likewise

Market Report | December 2024

Minneapolis-St. Paul-Bloomington, MN-WI

Minneapolis became the first major U.S. city in 2019 to end single-family exclusive zoning, allowing for more multifamily housing development. The "Minneapolis 2040" plan has led to a 12% growth in housing stock in the city over the past 5 years, compared to 4% statewide. The plan faced significant controversy, with some residents opposing the increase in density and multifamily buildings in their neighborhoods. However, supporters argue the plan has helped increase housing supply to meet demand and make living more affordable in the city. Estimated residential building permits are up slightly in 2024 as multifamily permits boost new construction.

Strengths

Since 2015, when the city began to scale back parking minimum requirements, the number of high-density housing has exploded. Even as the overall number of residential permits is settling lower, multifamily permits account for a majority of new housing.

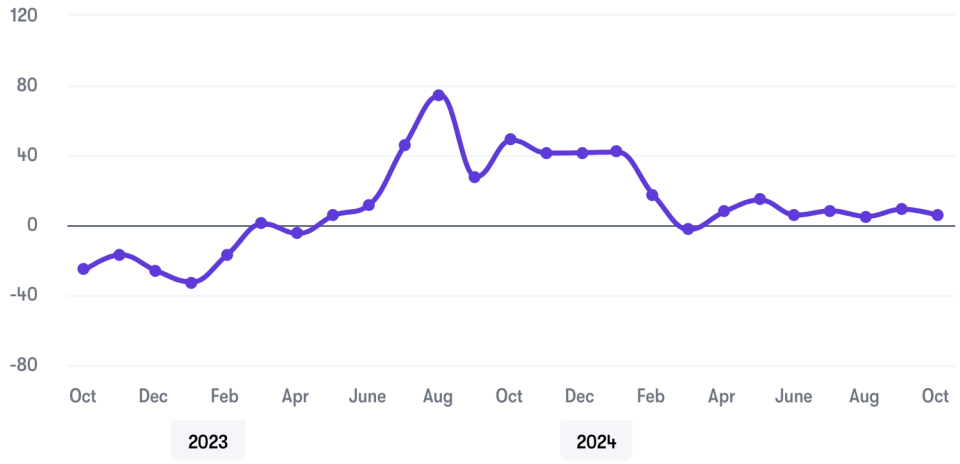
Weaknesses

Minneapolis has seen rents decline by 4% over the past 5 years, bucking the national trend of 22% rent increases. The gap between renting and owning could limit demand for new homes, especially given the price disparity between new and existing homes.

New Home Pending Sales Index

YOY Change 5.6% ↑

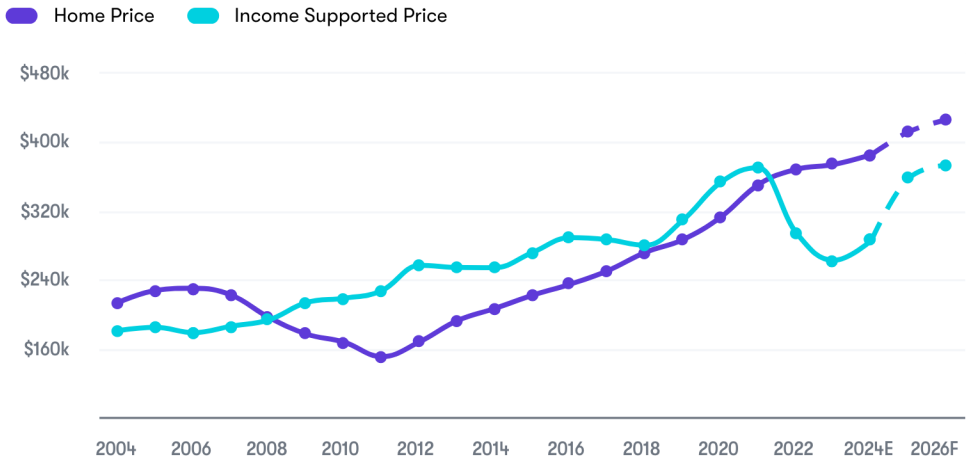
MOM Change 5.2% ↑



Valuation Patterns

2024 Valuation

25.9% Overvalued



Supply Snapshot

Vacant Developed Lots
12,521

VDL Months of Supply
21.4

Total Housing Inventory
4,539

Housing Inventory Months of Supply
7.6

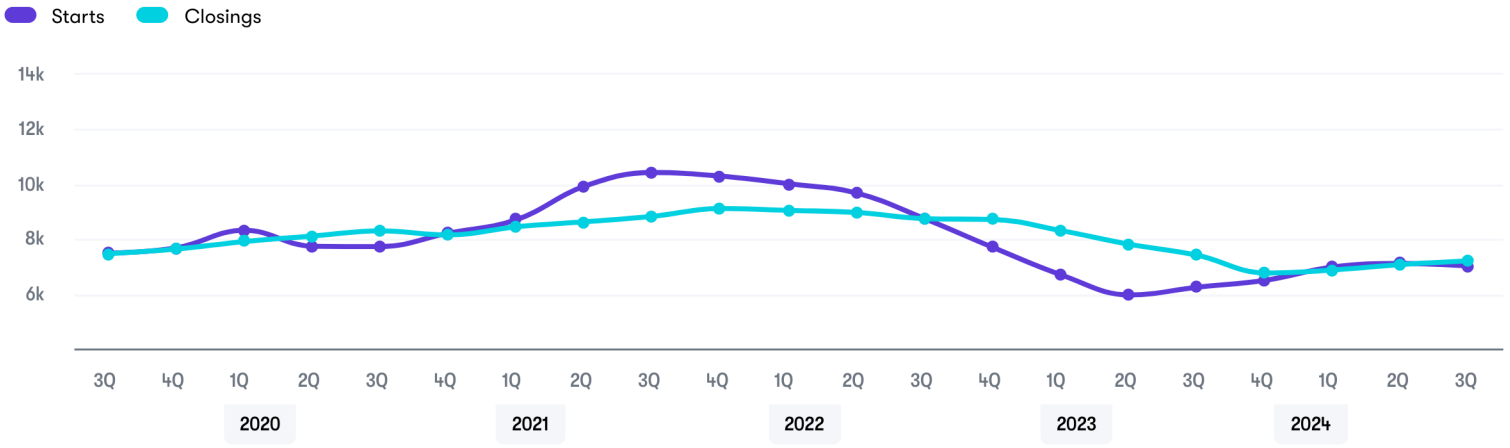
Active Projects
426

Quick Move-Ins
0.8

Annual Observed Starts vs. Annual Observed Closings

Starts
7,016 12.4%

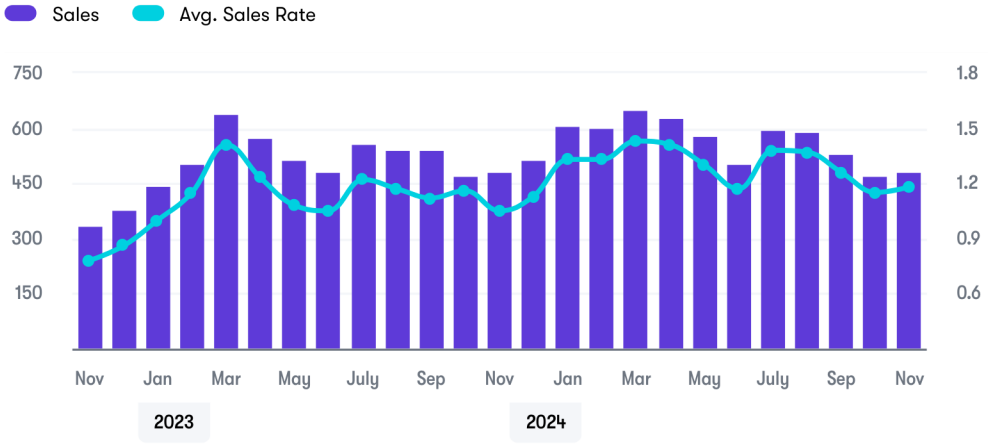
Closings
7,206 -2.7%



New Home Sales

Sales
6,780 ↑
Last 12 Months

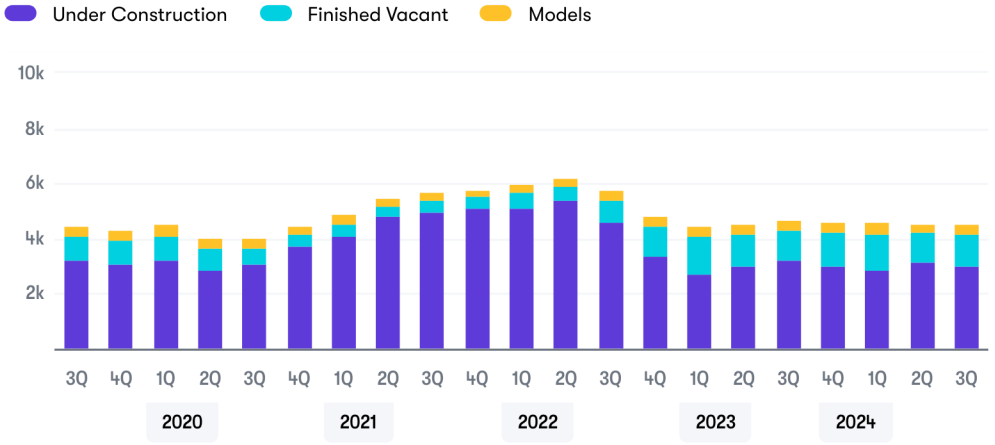
Avg. Sales Rate
1.3 ↑
Last 12 Months



Total Housing Inventory

Under Construction MOS
5.4 ↑
3Q 2024

Finished Vacant MOS
2.5 ↑



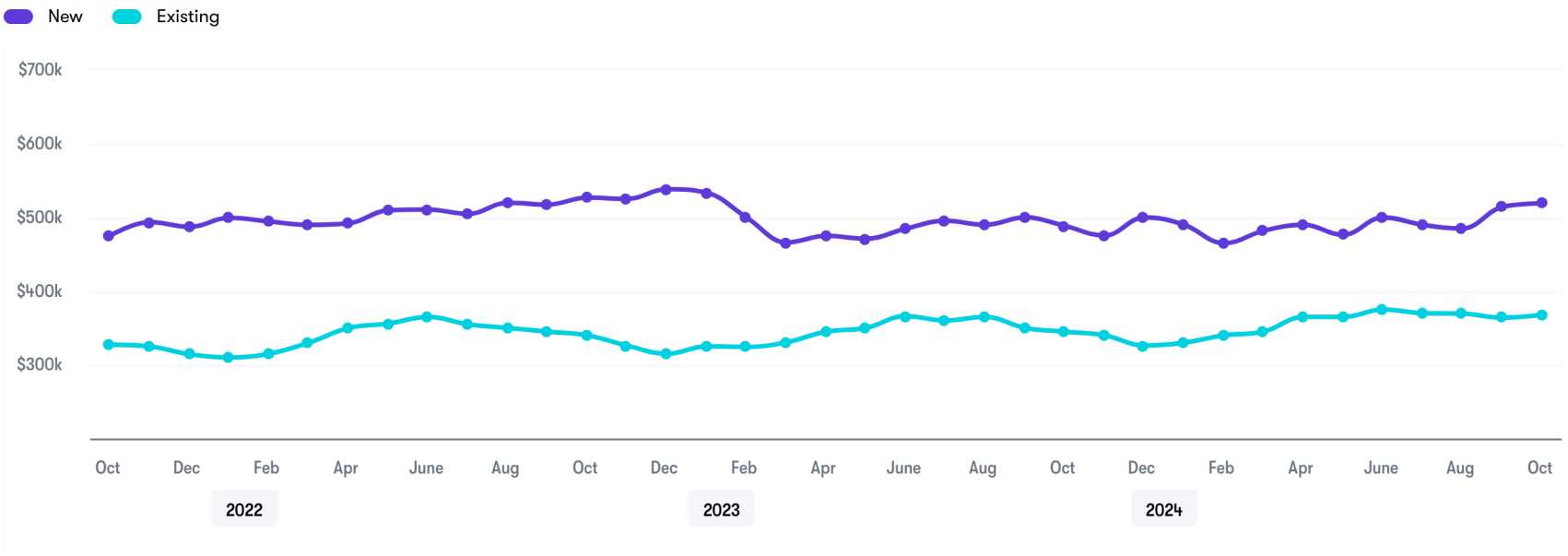
Median Closing Price

New

$519,090 6.3%

Existing

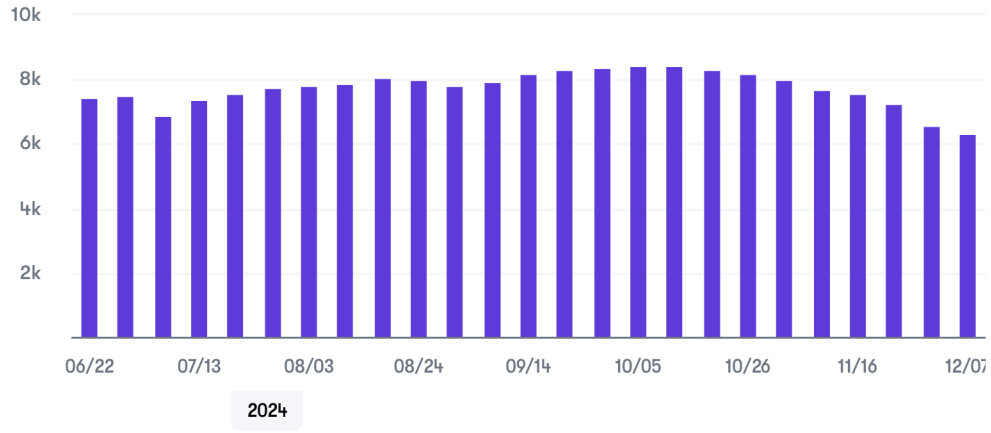
$367,750 6.6%



Zillow Listings

Listings

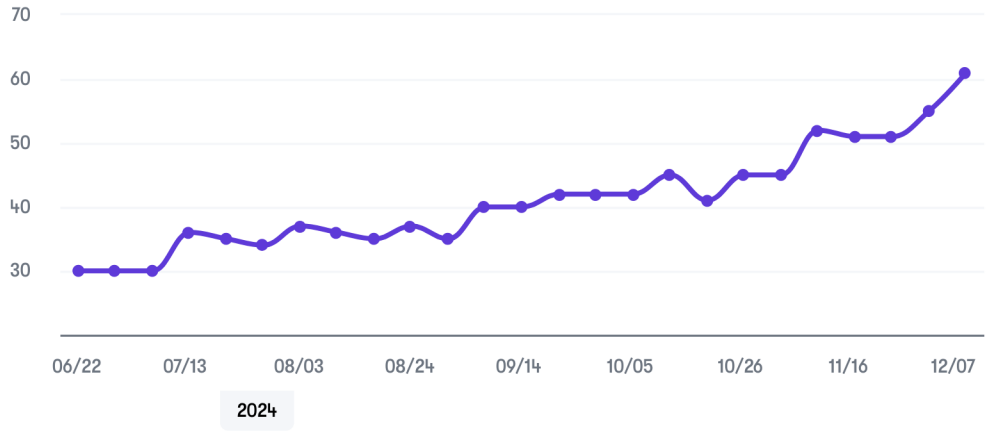
6,361 20.5%



Zillow Median Days to Pending

Days to Pending

61 ↑



Jobs vs. Unemployment

2024E Total Jobs

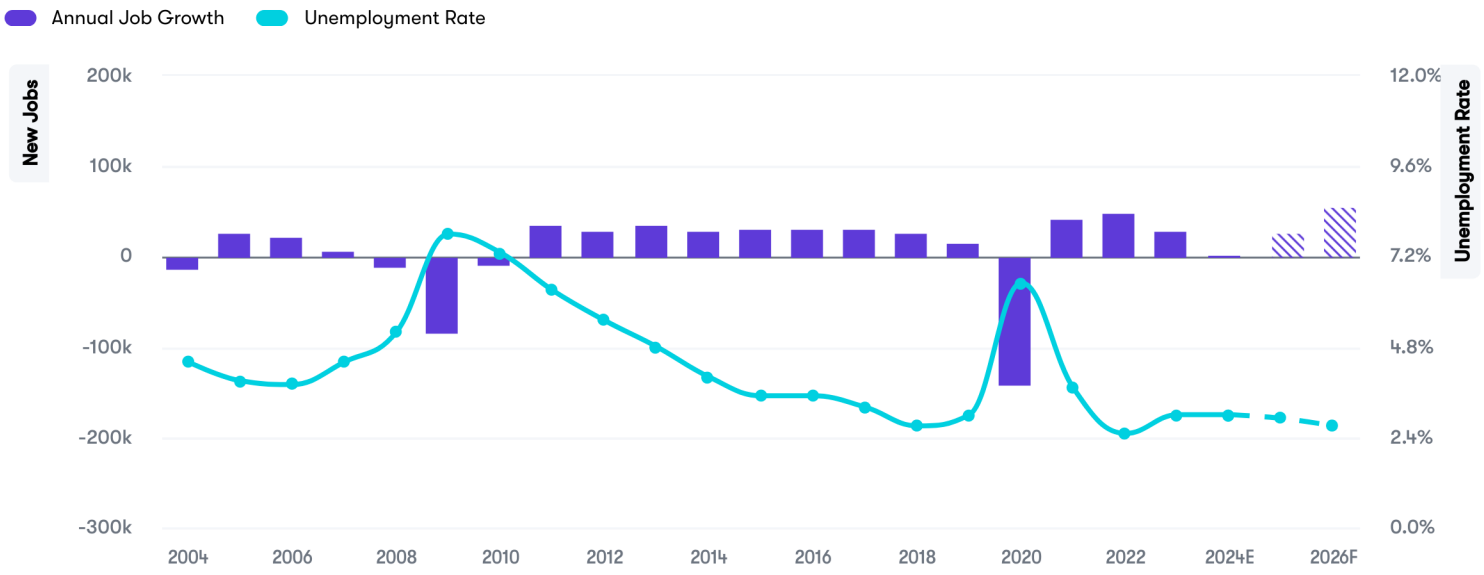
1,976,731 0.2%

Annual Job Growth

3,756 0.2%

Unemployment Rate

3.0%



Household Growth

2024 Total Households

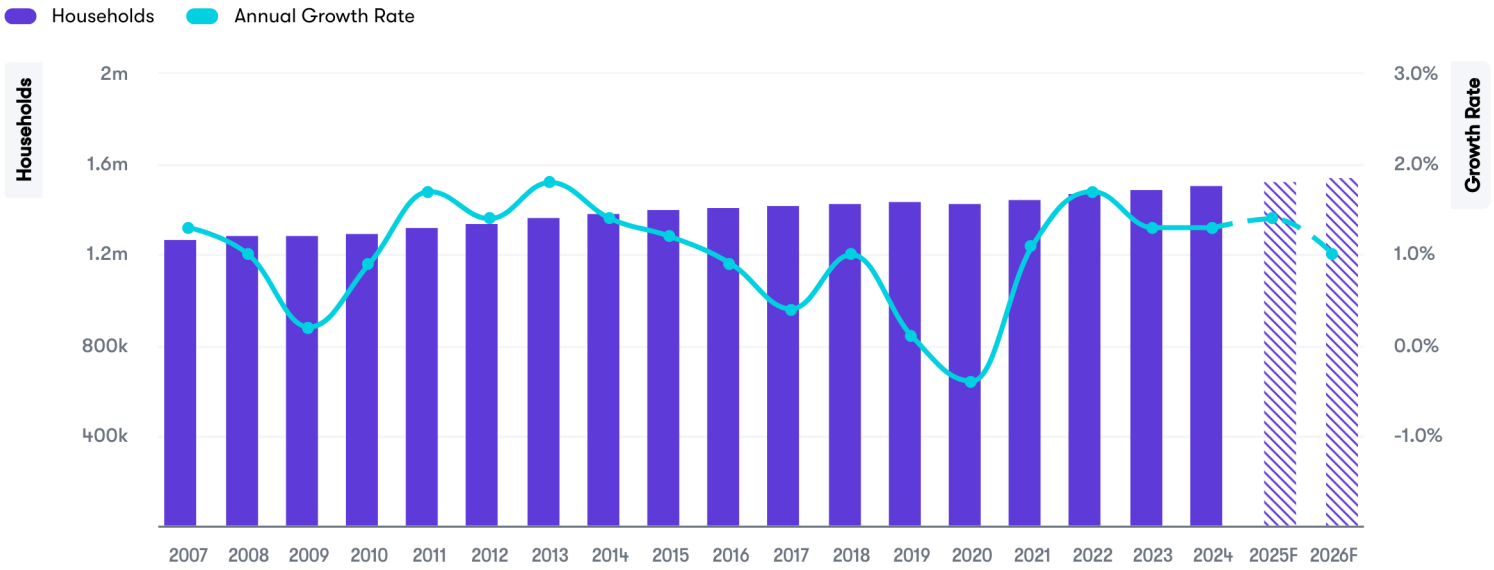
1,512,660 1.3%

2024 Household Growth

19,750 1.32%

2026 Total Household Forecast

1,549,420 1%



Market Health

Forecast

	2023	YOY CHANGE	2024E	YOY CHANGE	2025F	YOY CHANGE	2026F	YOY CHANGE
Total Jobs	1,972,975	1.6%	1,976,731	0.2%	2,004,810	1.4%	2,062,030	2.9%
Households	1,492,910	1.3%	1,512,660	1.3%	1,533,590	1.4%	1,549,420	1.0%
Single-Family Permits	8,245	-9.5%	9,338	13.3%	10,145	8.6%	10,629	4.8%
Multifamily Permits	10,388	-28.9%	10,126	-2.5%	10,778	6.4%	11,393	5.7%
Units Over/Under Built	+40,076	-12.8%	+56,356	40.6%	+54,713	-2.9%	+30,957	-43.4%
% Over/Under Built	2.5% Overbuilt	-	3.5% Overbuilt	-	3.3% Overbuilt	-	1.9% Overbuilt	-
Median Household Income	$96,255	5.0%	$100,316	4.2%	$106,172	5.8%	$109,242	2.9%
Median Existing Det. Price	$374,193	1.5%	$385,631	3.1%	$412,446	7.0%	$426,216	3.3%
Over/Undervalued	29.8% Overvalued	-	25.9% Overvalued	-	13.1% Overvalued	-	12.5% Overvalued	-

Market Health

History

	2023	YOY CHANGE	CURRENT MONTH/QUARTER	YOY CHANGE
Future Lots	39,629	-10.3%	39,969	-0.3%
Lot Deliveries	7,325	-12.9%	1,420	-34.0%
Vacant Developed Lots	14,386	6.1%	12,521	-12.8%
VDL Months of Supply	26.6	25.6%	21.4	-22.5%
Starts	6,495	-15.5%	2,021	-4.3%
Housing Inventory	4,665	-3.3%	4,539	-3.9%
New Home Sales	6,296	13.1%	483	-0.2%
Deed Closings - New	5,566	-20.2%	352	-16.6%
Median New Closing Price	$491,081	-3.4%	$519,090	0.9%
Affordability Ratio - New	26.3%	-15.4%	24.8%	-5.7%
Foreclosures	391	-29.9%	25	8.7%

10-Year Annual History

AVG.	MIN.	MAX.
35,984	31,391	44,165
6,443	3,448	10,217
16,067	11,923	19,876
28.8	13.7	44.9
7,175	5,151	10,431
4,132	2,745	5,712
5,512	4,039	7,074
6,233	4,425	7,877
$426,176	$370,826	$508,572
42.9%	26.3%	49.7%
1,430	236	4,199

Leasing and sublease activity stabilize despite continued negative absorption

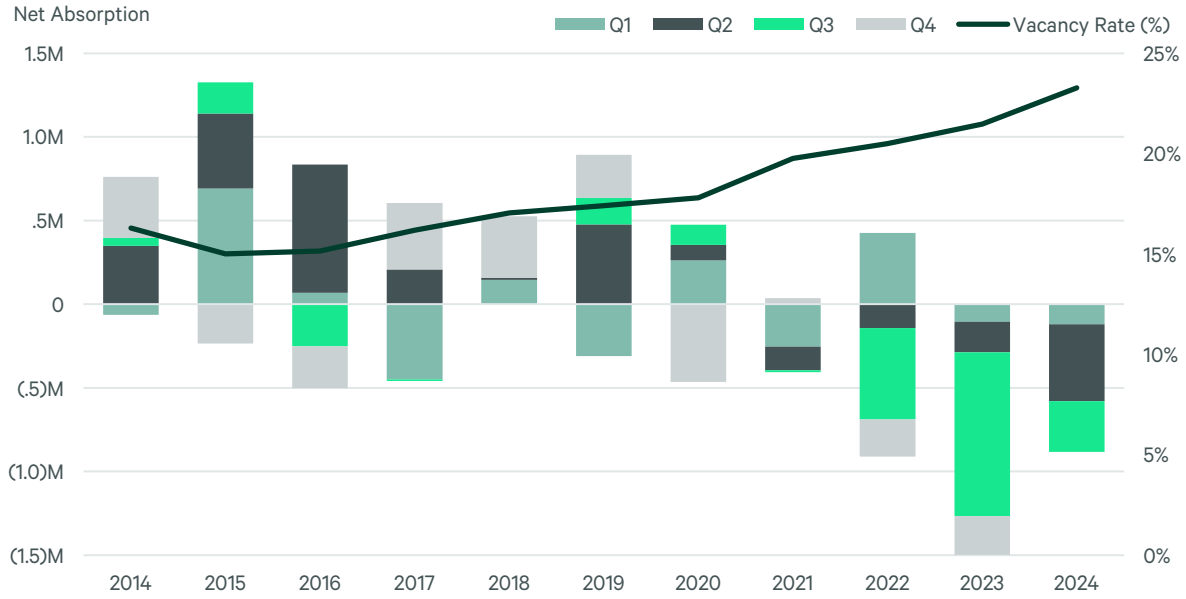
▲ 23.9%	▲ (301,601)	◀ 35,660	▲ $29.03 PSF
Direct Vacancy Rate	SF Net Absorption	SF Under Construction	Average Asking Rate (Gross)

Note: Arrows indicate change from previous quarter.

MARKET OVERVIEW

- In the Minneapolis office market, total Q3 absorption was (301,601) sq. ft., a 34% increase from the previous quarter. The largest share of this movement was from downsizing by the State of Minnesota in downtown St. Paul.
- Leasing volume year-to-date in 2024 was the second highest since 2020, a 7% increase over the five-year Q1-Q3 average. Two of the top leases in Q3 were expansions into a larger office footprint.
- For the first quarter since 2019, total sublease availability in the market decreased. Since it's peak over a year ago in Q2 2023, sublease availability has decreased by 18%.
- Office sales volume totaled over $105 million in Q3, bringing the rolling 4-quarter sales volume to nearly $524 million. Investment sales in suburban markets contributed the majority of Q3 sales activity.

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



Source: CBRE Research, Q3 2024.

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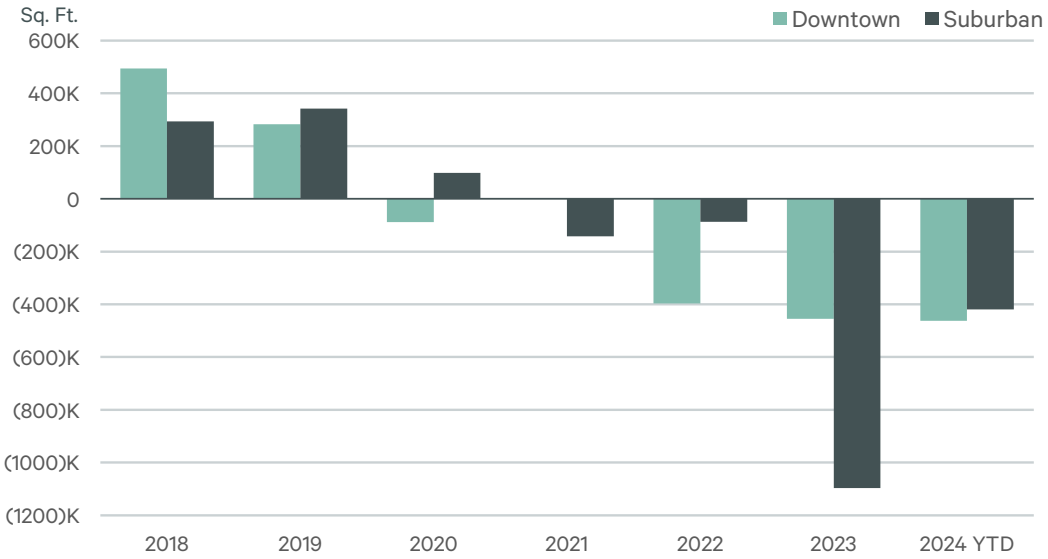
Absorption and Vacancy

Net absorption for the Minneapolis office market in Q3 was (301,601) sq. ft., an increase of 34% from the previous quarter that brought the 2024 year-to-date absorption figure to (881,497) sq. ft. Negative absorption in Q3 was predominantly a result of downsizing by the State of Minnesota in downtown St. Paul which accounted for nearly half of the quarter's negative absorption.

Direct vacancy was 23.9% in Q3 2024, an increase of 0.4% from the previous quarter and an increase of 7.5% from the pre-pandemic average. Overall, the St. Paul CBD had the highest vacancy rate of all submarkets with 32.8% vacant in Q3.

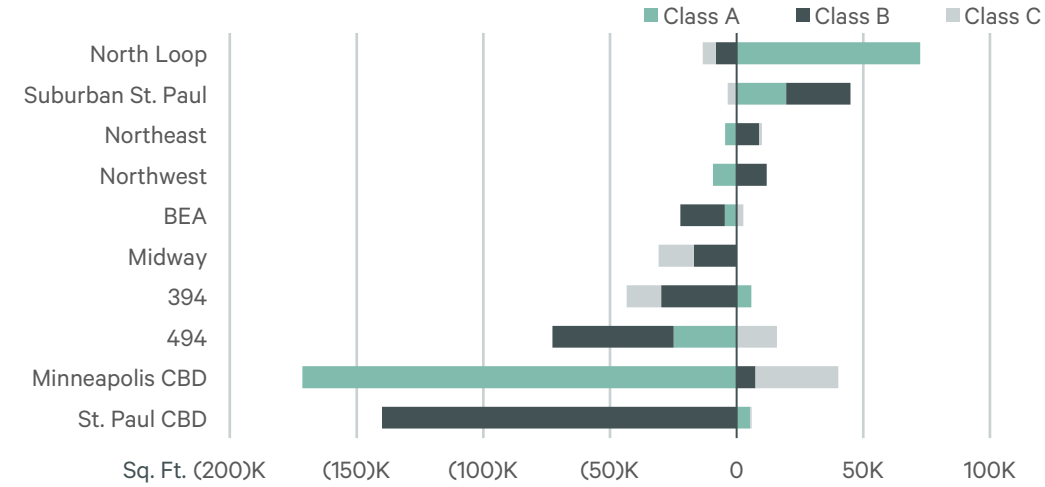
Net absorption in the market since Q1 2020 has exceeded (3M) sq. ft. Suburban submarkets contributed just over half, or 54%, of the negative absorption since 2020. Despite this, in Q3 downtown submarkets had a higher vacancy rate at 27.8% compared to 21.1% for suburban submarket vacancy.

FIGURE 2: Downtown vs. Suburban Historic Net Absorption, 2018-Q3 2024



Source: CBRE Research, Q3 2024.

FIGURE 3: Q3 2024 Net Absorption by Submarket and Class



Source: CBRE Research, Q3 2024.

FIGURE 4: Q3 2024 Direct Vacancy, Availability, & Asking Rates by Submarket



Source: CBRE Research, Q3 2024.

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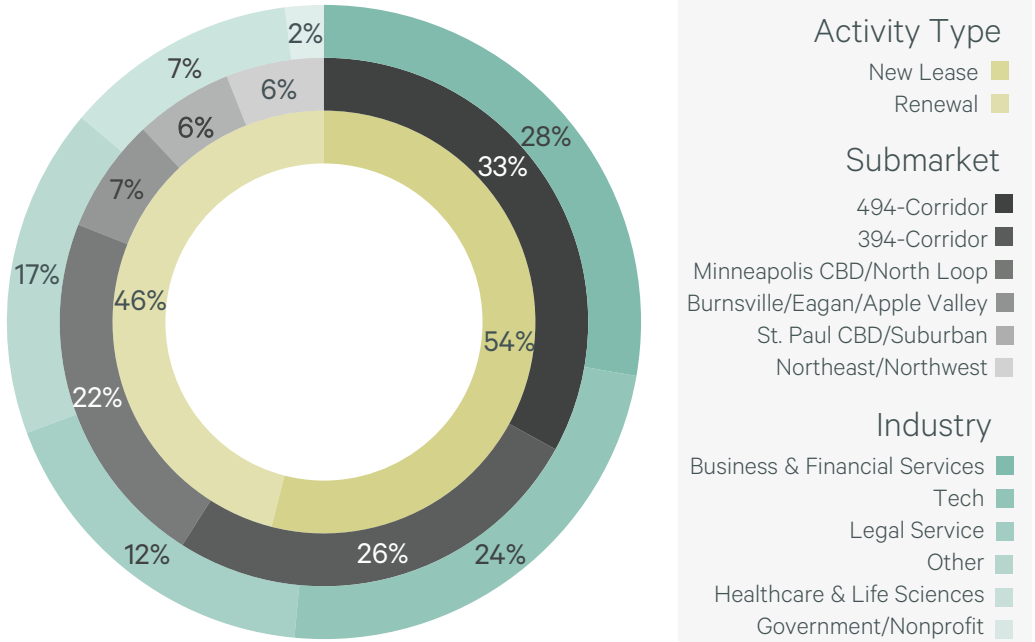
Leasing Velocity

Leasing activity narrowly slowed in Q3 with over 930,000 sq. ft. transacted this quarter, a 22% decrease from the previous quarter. Despite this slight decrease, year-to-date leasing activity was the second highest in volume since 2020, a 7% increase over the five-year Q1-Q3 average.

Of the top leases in Q3, both the transactions for Burns & McDonnell and Kipsu were expansions into larger office footprints. Of the deals completed in Q3 that were greater than 10,000 sq. ft., 85% were either expansions (33%) or deals without any change in total footprint (52%) whereas downsizing represented just 15% of the top deals.

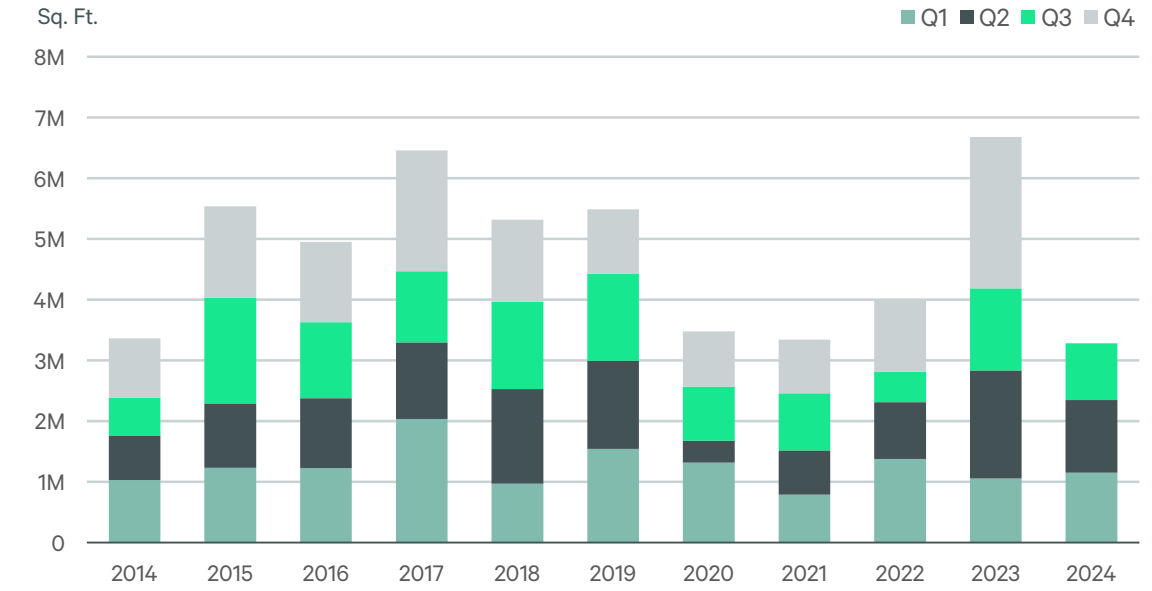
For the second quarter in a row, the suburban 494 and 394 submarkets led the leasing activity in Q3. Combined, they contributed 59% of total market activity this quarter. The Business & Financial Services and Tech industries represented the highest volume of Q3 activity with 52% of the total activity in Q3.

FIGURE 5: Q3 2024 Leasing Activity by Type, Submarket, & Industry



Source: CBRE Research, Q3 2024.

FIGURE 6: Annual Leasing Volume by Quarter, 2014-Q3 2024



Source: CBRE Research, Q3 2024.

FIGURE 7: Notable Lease Transactions, Q3 2024

Transaction	Size (SF)	Tenant	Property	Submarket
New Lease	67,000	Burns & McDonnell	Norman Pointe II	494
New Lease	43,785	Kipsu	Butler Square	North Loop
New Lease	28,208	Image Trend	Eagandale Corporate Center	BEA
Renewal	23,874	Accenture	SPS Tower	Minneapolis CBD
Renewal	23,090	Scoular	The Marq	Minneapolis CBD

Source: CBRE Research, Q3 2024.

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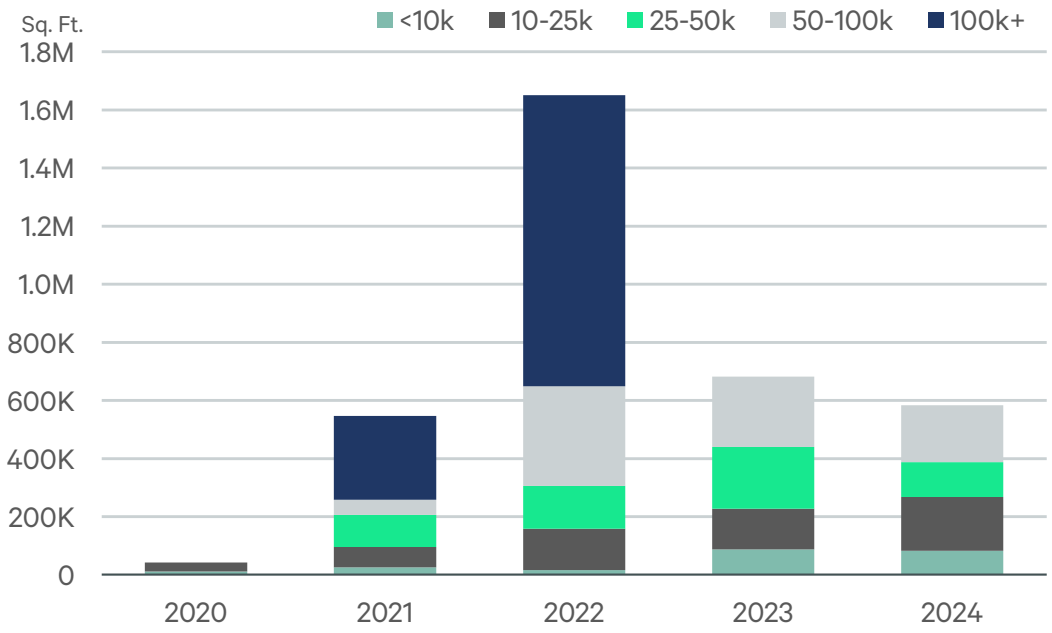
Subleasing

For the first quarter since 2019, total sublease availability in the market decreased by one-tenth of a percent. In total, the Q3 sublease availability was 3.5M sq. ft, an 18% decrease from its peak in over a year ago in Q2 2023, a clear indicator that the total amount of sublease space on the market has stabilized.

Of the active sublease listings on the market in Q3, large blocks (greater than 100,000 sq. ft.) still represented the largest segment of space with 37% of the total available sq. ft. in the market. However, of this size range, none have been listed in over two years.

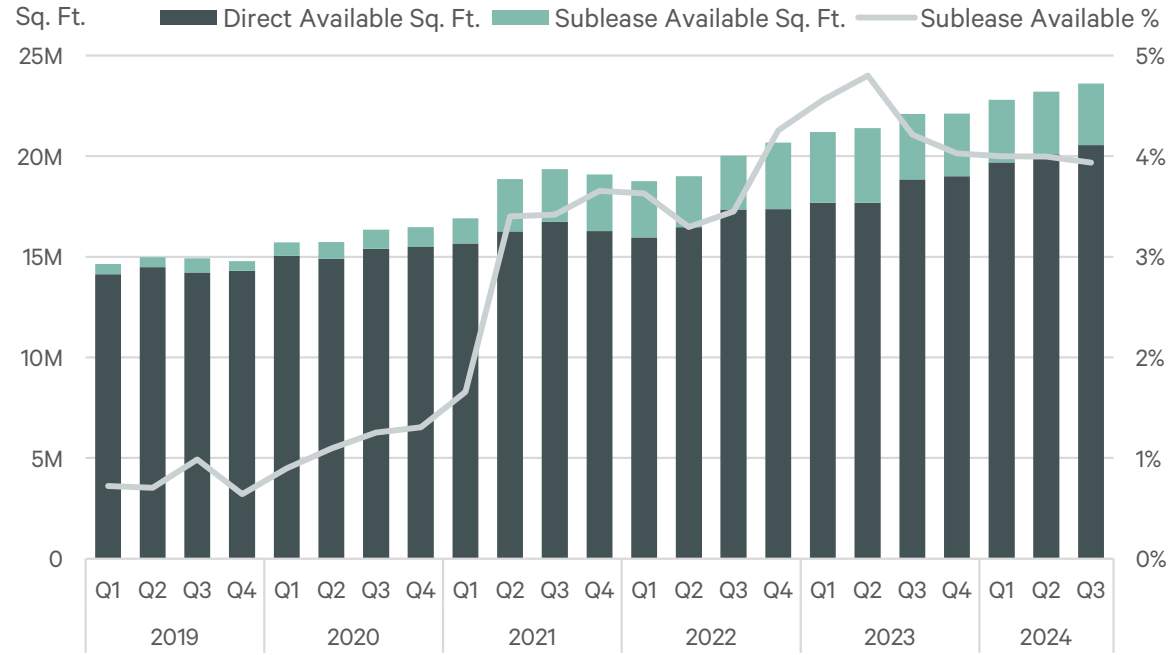
The average number of active days on market for available sublease space in Q3 was 588 days or 1.6 years, with an average term remaining of 3.2 years.

FIGURE 8: Sublease Availability by Size and Year Listed



Source: CBRE Research, Q3 2024.

FIGURE 9: Historical Sublease vs Direct Availability



Source: CBRE Research, Q3 2024.

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	4-7 years
155,650	12125 Technology Drive	494	3/31/2026	< 2 years
152,220	12700 Whitewater	494	6/30/2026	< 2 years
132,604	10380 Bren Rd	494	7/31/2026	2-4 years
96,687	Infor Commons	St. Paul CBD	8/31/2027	2-4 years
88,094	701 Carlson	394	6/30/2030	4-7 years

Source: CBRE Research, Q3 2024.

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Office Sales

In Minneapolis, Office sales volume totaled nearly $105 million in the third quarter of 2024, bringing the rolling 4-quarter sales volume to approximately $524 million. Quarterly volume represents an 14% decrease quarter-over-quarter and a 64% decrease year-over-year.

Suburban transactions continue to dominate office sales volume, representing 92% of the total market volume for the quarter. The trend of suburban sales volume outpacing downtown volume has been consistent in the Minneapolis market for the past several years. Since 2020, suburban office transactions have represented over 81% of the total sales volume.

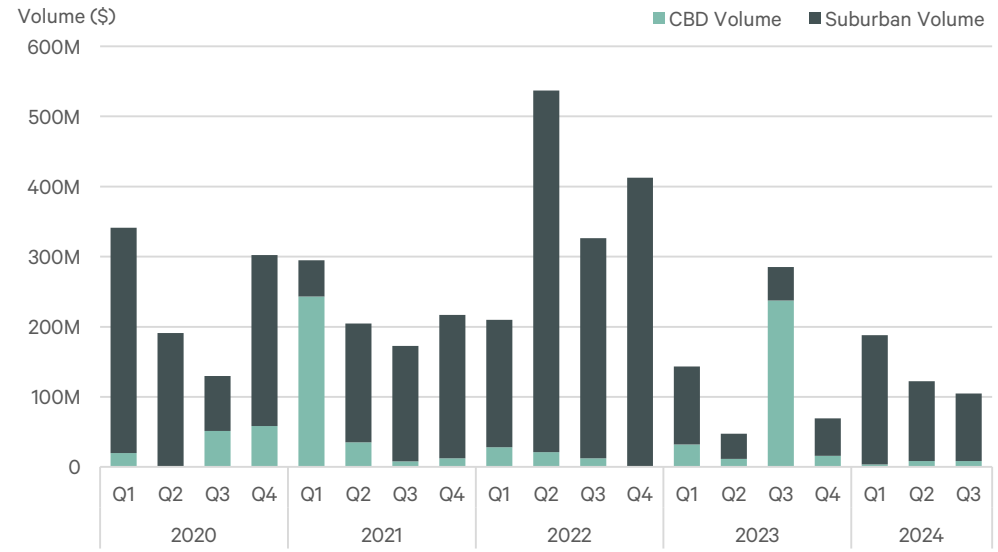
In Q3, Investment sale transactions accounted for over 95% of the total sales volume while owner user transactions represented just 5%. Of the top Office sales transacted this quarter, CBRE participated in the sale marketing of Forum 900 & 920.

FIGURE 11: Notable Minneapolis Office Sales, Q3 2024

Property	Location	Buyer	Sale Price	Size (Sq. Ft.)	Price Per Sq. Ft. ($)
Wells Fargo Plaza	Bloomington	Prime Finance Partners	$40M	458,702	87
Waterford Office Park	Plymouth	Northpath Investments	$23.25	479,288	49
Eagandale Corporate Center	Eagan	Inventure Real Estate	$15.1M	140,813	107
Bay View Office	Excelsior	The Tailwind Group	$12.5M	17,100	731
1300 Corporate Center	Eagan	MAG Capital Partners	$8.25M	44,298	186
Roseville West	Roseville	Local Investor Syndicate	$7.35M	88,644	83
Forum 900 & 920	Minneapolis	Namdar Realty Group	$6.5M	633,691	10

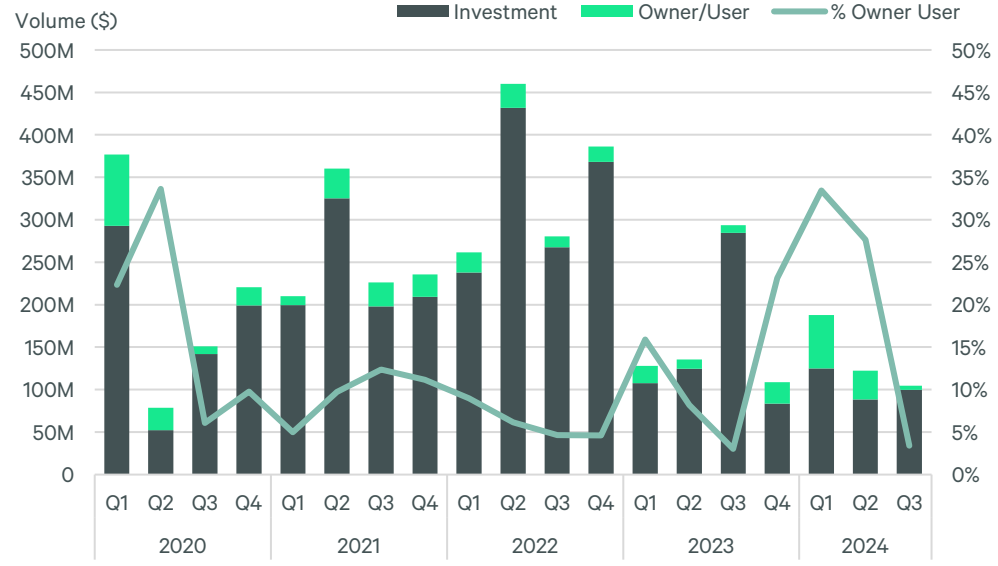
Source: CBRE Research, Q3 2024.

FIGURE 12: CBD vs. Suburban Office Sales Volume, 2020 – Q3 2024



Source: Real Capital Analytics, CoStar, CBRE Research, Q3 2024

FIGURE 13: Investment vs. Owner User Sales Volume, 2019-Q3 2024



Source: Real Capital Analytics, CoStar, CBRE Research, Q3 2024

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Market Summary Statistics

FIGURE 14: Minneapolis/St. Paul Office Market Statistics, Q3 2024

Submarket	MT Renatble Area (Sq. Ft.)	MT Direct Vacancy Rate	Y-o-Y Vacancy Trend	Avg Gross Asking Ls Rate	Y-o-Y Asking Rate Trend	Q3 Net Absorption (Sq. Ft.)	Y-o-Y Quarterly Absorption Trend	2024 YTD Net Absorption (Sq. Ft.)	Multi-Tenant and Single-Tenant Combined Stats	
									MT & ST Rentable Area (Sq. Ft.)	MT & ST Vacancy Rate
Metro Overall	77,653,818	23.9%	↑	$29.03	↑	(301,601)	↑	(881,497)	101,903,902	18.8%
A	39,160,462	22.0%	↑	$32.51	↑	(111,817)	↑	(587,722)	52,964,705	16.4%
B	31,689,349	27.0%	↑	$26.51	↓	(206,585)	↑	(302,824)	40,926,136	22.0%
C	6,804,007	21.0%	↓	$22.43	↑	16,801	↑	9,049	8,013,061	18.1%
Minneapolis CBD	22,636,832	26.7%	↑	$31.95	↑	(131,277)	↓	(384,525)	26,326,306	24.5%
A	14,243,494	22.4%	↑	$34.81	↑	(171,421)	↓	(344,629)	16,595,029	19.2%
B	6,897,604	36.3%	↑	$28.96	↑	7,408	↓	(71,416)	8,235,543	35.3%
C	1,495,734	23.8%	↑	$24.01	↑	32,736	↑	31,520	1,495,734	23.8%
North Loop	4,548,263	27.0%	↑	$29.68	↓	59,020	↑	91,352	7,696,490	15.9%
A	1,249,775	25.8%	↑	$45.89	↑	72,403	↑	128,479	3,068,520	10.5%
B	2,244,628	31.7%	↑	$28.52	↑	(8,182)	↑	(40,919)	3,574,110	19.9%
C	1,053,860	18.3%	↓	$24.23	↑	(5,201)	↓	3,792	1,053,860	18.3%
394	12,182,184	17.9%	↑	$28.54	↑	(37,566)	↓	(199,657)	13,247,322	16.4%
A	6,198,940	18.8%	↓	$32.10	↑	5,817	↑	(184,393)	6,313,978	18.4%
B	4,935,192	18.3%	↑	$26.35	↑	(29,817)	↓	10,507	5,885,292	15.4%
C	1,048,052	10.3%	↑	$21.96	↑	(13,566)	↓	(25,771)	1,048,052	10.3%
494	17,651,553	25.6%	↑	$29.84	↑	(56,773)	↓	(251,856)	18,833,664	24.2%
A	9,678,788	25.2%	↑	$32.94	↑	(24,902)	↓	(210,039)	9,678,788	25.2%
B	6,940,588	26.7%	↑	$26.31	↑	(47,744)	↓	(68,527)	7,842,312	23.9%
C	1,032,177	22.9%	↑	$23.40	↑	15,873	↑	26,710	1,312,564	18.0%

Source: CBRE Research, Q3 2024.

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FIGURE 14: Minneapolis/St. Paul Office Market Statistics, Q3 2024 (cont. from previous page)

Submarket	MT Renatble Area (Sq. Ft.)	MT Direct Vacancy Rate	Y-o-Y Vacancy Trend	Avg Gross Asking Ls Rate	Y-o-Y Asking Rate Trend	Q3 Net Absorption (Sq. Ft.)	Y-o-Y Quarterly Absorption Trend	2024 YTD Net Absorption (Sq. Ft.)	Multi-Tenant and Single-Tenant Combined Stats	
									MT & ST Rentable Area (Sq. Ft.)	MT & ST Vacancy Rate
BEA	3,280,510	16.3%	↓	$25.83	↓	(19,569)	↑	(41,370)	9,260,615	6.2%
A	1,786,620	22.3%	↑	$27.25	↓	(4,722)	↑	(33,806)	7,089,426	5.9%
B	1,364,878	9.7%	↓	$23.08	↓	(17,469)	↑	(7,894)	1,468,153	9.0%
C	129,012	3.0%	↓	$21.91	↓	2,622	↑	330	703,036	3.1%
Midway	2,819,217	13.9%	↓	$23.65	↓	(30,807)	↓	(22,007)	3,089,664	15.0%
A	603,984	12.5%	↑	$25.48	↓	0	→	340	841,484	17.3%
B	1,749,019	15.2%	↓	$24.18	↓	(16,926)	↓	(2,110)	1,749,019	15.2%
C	466,214	10.9%	↓	$18.65	↓	(13,881)	↓	(20,237)	499,161	10.2%
Northeast	2,507,500	8.9%	↓	$27.10	↑	5,429	↑	(1,562)	3,057,654	7.3%
A	465,813	10.5%	↓	$27.60	↑	(4,558)	↓	12,299	465,813	10.5%
B	1,902,061	6.7%	↑	$28.14	↑	8,870	↑	(8,717)	2,452,215	5.2%
C	139,626	33.6%	↑	$22.52	↑	1,117	↑	(5,144)	139,626	33.6%
Northwest	1,374,588	22.5%	↓	$22.91	↑	2,508	↓	8,686	3,212,614	9.6%
A	244,850	13.5%	↑	$27.31	↑	(9,299)	↓	(10,618)	1,895,981	1.7%
B	851,663	25.9%	↓	$23.01	↑	11,807	↑	20,321	1,038,558	21.2%
C	278,075	20.2%	↓	$19.79	↑	0	↓	(1,017)	278,075	20.2%
St. Paul CBD	5,862,675	32.8%	↑	$24.34	↑	(134,009)	↓	(169,311)	8,729,562	22.4%
A	2,634,128	18.7%	↑	$26.71	↓	5,369	↑	10,407	3,189,128	15.5%
B	2,848,538	48.8%	↑	$22.72	↓	(139,982)	↓	(179,186)	5,160,425	27.6%
C	380,009	10.9%	↑	$31.84	↑	604	↓	(532)	380,009	10.9%
Suburban St. Paul	4,790,496	25.7%	↓	$22.99	↑	41,443	↑	88,753	8,450,011	14.6%
A	2,054,070	22.3%	↓	$25.54	↑	19,496	↑	44,238	3,826,558	12.0%
B	1,955,178	22.2%	↑	$23.77	↑	25,450	↑	45,117	3,520,509	12.4%
C	781,248	43.2%	↓	$19.29	↓	(3,503)	↓	(602)	1,102,944	30.6%

Source: CBRE Research, Q3 2024.

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National Economic Overview

Soft landings are rare, but recent data suggest that this outcome for the economy is increasingly likely. Business investment is steady and consumer distress is confined to a few vulnerable segments. Discretionary spending, such as travel, is generally on a par with last year although many signs indicate the post-pandemic spending boom is over. The key threat to consumption is a downturn in the labor market, although the recent bump in unemployment appears mainly driven by an increase in participation.

One reason for concern is the decline in the share of private industries that are creating jobs. The labor market has slowed but it is not slumping, and companies are not letting workers go at a particularly high rate.

While many are focused on November's election, the most consequential policy lever has already been pulled via the FOMC's 50 bps September cut and signaling another 50 by year-end. This easing of financial conditions combined with continued economic growth should support modest hiring and consumption that precedes tighter commercial space market fundamentals. This backdrop will breathe fresh wind into real estate transactions markets and coincides with other signals that cap rates have peaked and may be starting to fall in some sectors.



Minneapolis/St. Paul Employment Update

▲ 3.9%
Unemployment Rate

▼ 2.0M
Labor Force

▲ 458.4k
Office Using Jobs

▲ 543.7k
Industrial Using Jobs

▼ 260.7k
Retail Using Jobs

Employment Change by Sector – Yearly + Monthly

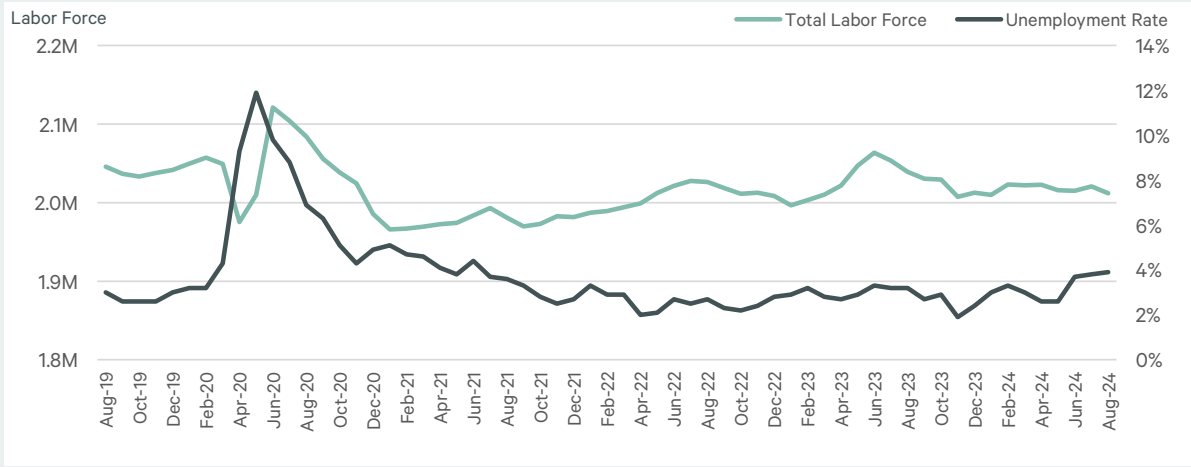
Bars indicate yearly trend, arrows indicate monthly trend



Note: Arrows indicate month-over-month change.

Source: US BLS, August 2024

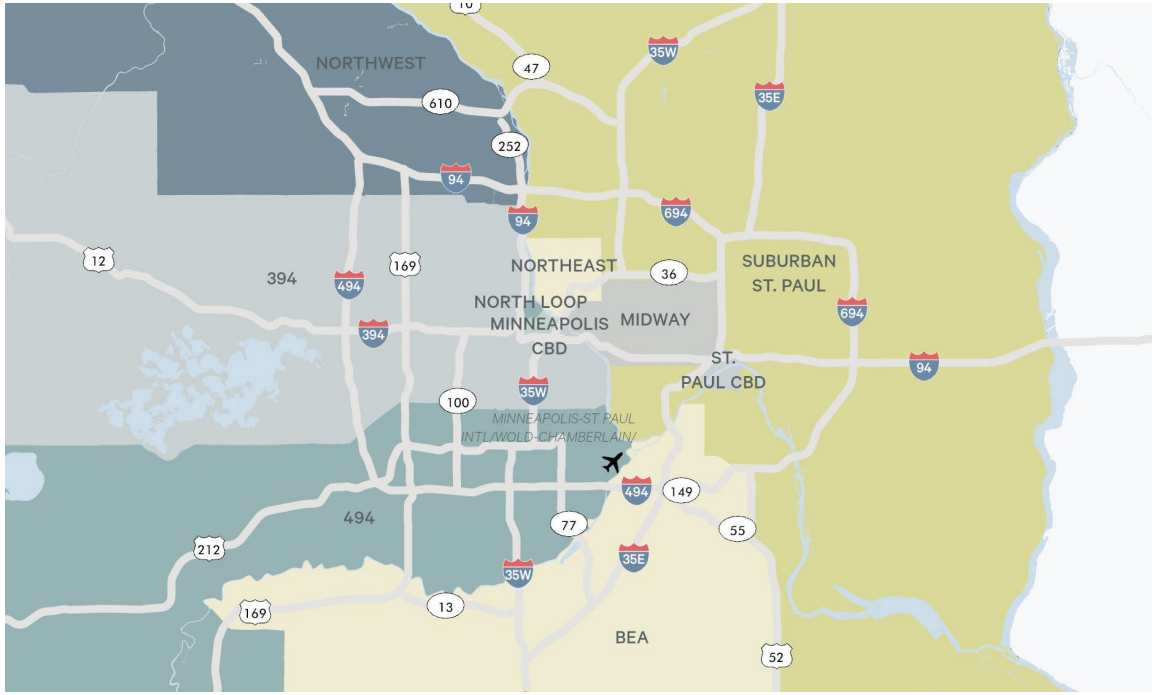
Minneapolis/St. Paul Unemployment Rate and Labor Force Trends



Source: US BLS, August 2024

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Market Area Overview



Definitions

- Building Area: The total floor area Sq. Ft. of the building, typically taken at the “drip line” of the building.
- Occupied Sq. Ft.: Building Area not considered vacant.
- Net Absorption: The change in Occupied Sq. Ft. from one period to the next.
- 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.
- Direct Availability Rate: Available Sq. Ft. (excluding sublease space) divided by the total Building Area.
- 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. Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage.
- Gross Activity: All sale and lease transactions completed within a specified time period.
- 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.

Survey Criteria

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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Industrial vacancy stabilizes against reduced construction pipeline

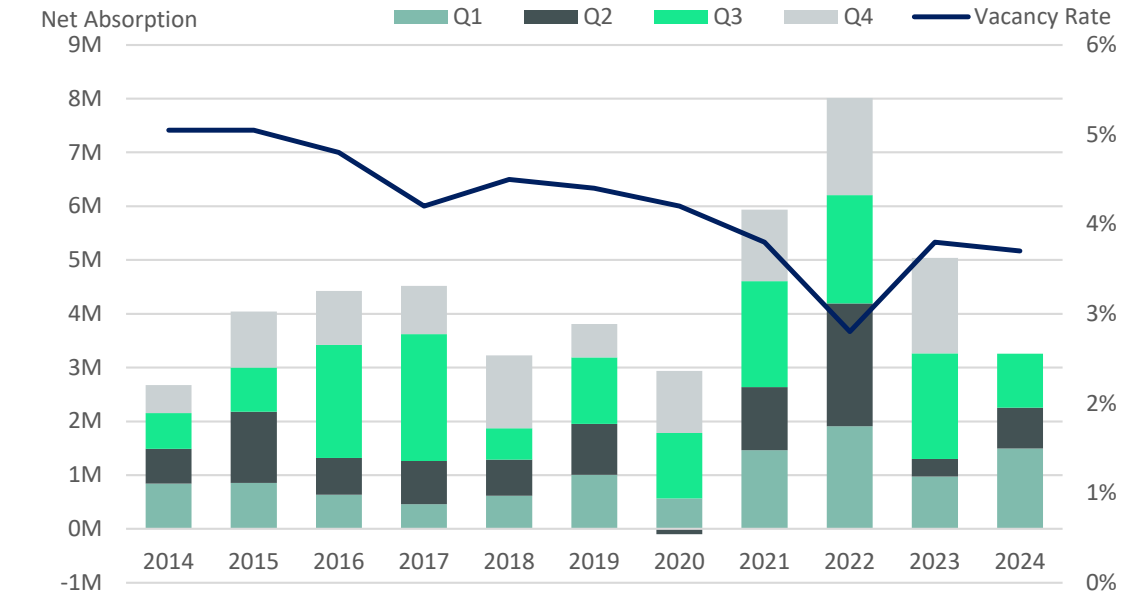
3.7%	1.0M	2.3M	1.1M	$7.49 PSF
Direct Vacancy Rate	SF Net Absorption	SF Under Construction	SF Construction Delivered	Warehouse Asking Rate (NNN)

Note: Arrows indicate change from previous quarter.

MARKET OVERVIEW

- In the Minneapolis market, there was 1,002,369 sq. ft. of positive net absorption in Q3, an increase of 32% from the previous quarter. Year-to-date, the market has absorbed 3.3M sq. ft. which is in line with the ten-year historical average.
- For the first quarter in two years the vacancy rate for Bulk Warehouse product declined by 0.7% as the total market vacancy stabilizes for the third consecutive quarter at 3.7%.
- Q3 leasing volume exceeded 3.1M sq. ft. transacted, a 14% increase from the previous quarter with an uptick of large transactions leasing space greater than 200,000 sq. ft.
- The total volume of construction anticipated to deliver by year-end represents a 61% decrease from the previous year with speculative construction down 73% and BTS projects decreased by 36% compared to 2023.
- CBRE participated in the sale marketing of Link Logistics' *Minneapolis High Growth* portfolio which contributed $130M in total sales volume for Q3 and was the largest industrial transaction of the quarter.

FIGURE 1: Quarterly and Annual Net Absorption vs. Vacancy



Source: CBRE Research, Q3 2024.

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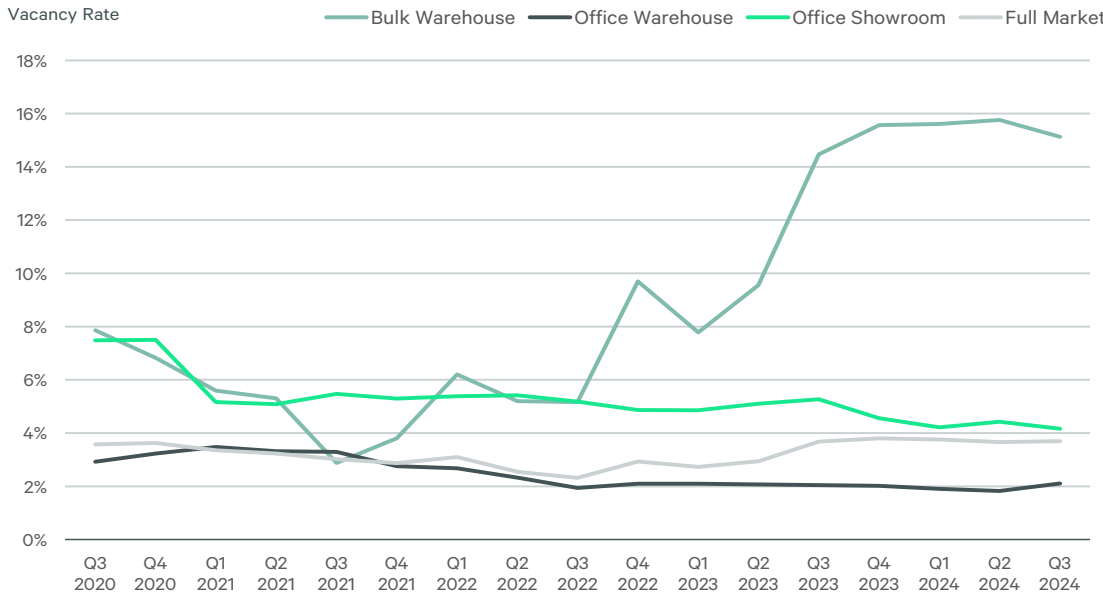
Absorption & Vacancy

In Q3, the Minneapolis industrial market absorbed 1.0M sq. ft., an increase of 32% from the previous quarter. Year-to-date in 2024, the market absorbed 3.3M sq. ft. which is within 1% of the ten-year historical average absorption total between Q1-Q3.

For the third consecutive quarter, the market vacancy rate maintained at 3.7% and the vacancy rate on Bulk Warehouse product decreased by 0.7% from the previous quarter. Market vacancy reached a historic low in 2022. Since then, vacancy for Office Showroom and Office Warehouse product continues to decrease. With the supply pipeline contracted and as bulk product availability declines, the market vacancy rate will continue to drop.

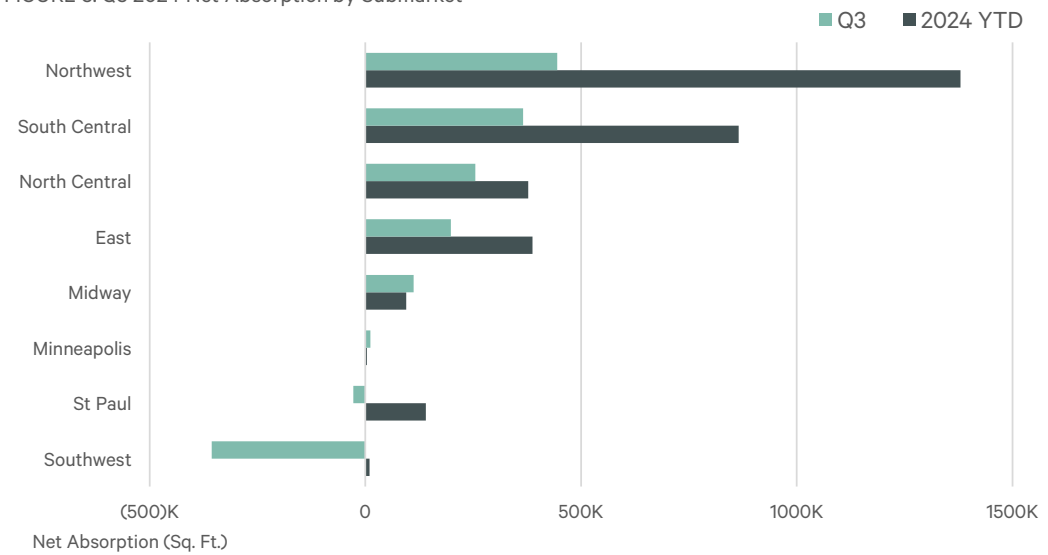
Bulk Warehouse product accounted for half of the total market absorption in Q3. The Northwest submarket experienced the most positive absorption in both Q3 and year-to-date, having absorbed 1.4M sq. ft. in 2024 and making up 42% of the total market absorption this year.

FIGURE 2: Direct Vacancy by Product Type, Q3 2020-Q3 2024



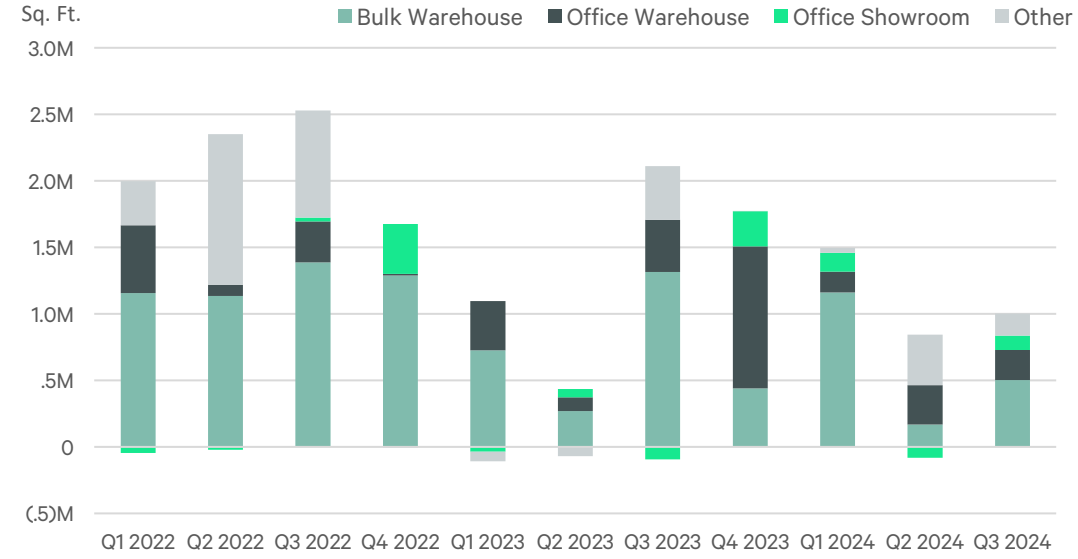
Source: CBRE Research, Q3 2024.

FIGURE 3: Q3 2024 Net Absorption by Submarket



Source: CBRE Research, Q3 2024.

FIGURE 4: Net Absorption by Product Type, Q1 2022-Q3 2024



Source: CBRE Research, Q3 2024.

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Leasing

In the Minneapolis market, there were 3.1M sq. ft. of industrial lease transactions completed in Q3, bringing the 2024 year-to-date leasing volume to 9.2M sq. ft. This represents a 14% increase from the previous quarter and a 16% decrease in volume compared to the five-year Q1-Q3 average.

In Q3, the market saw a return of leasing activity for large transactions greater than 200,000 sq. ft. in size, with the three largest transactions of the quarter exceeding that size contributing 11% towards the total leasing volume in Q3. Leases between 50,000-100,000 sq. ft. had the highest total volume of transactions in Q3, accounting for 32% of leasing this quarter.

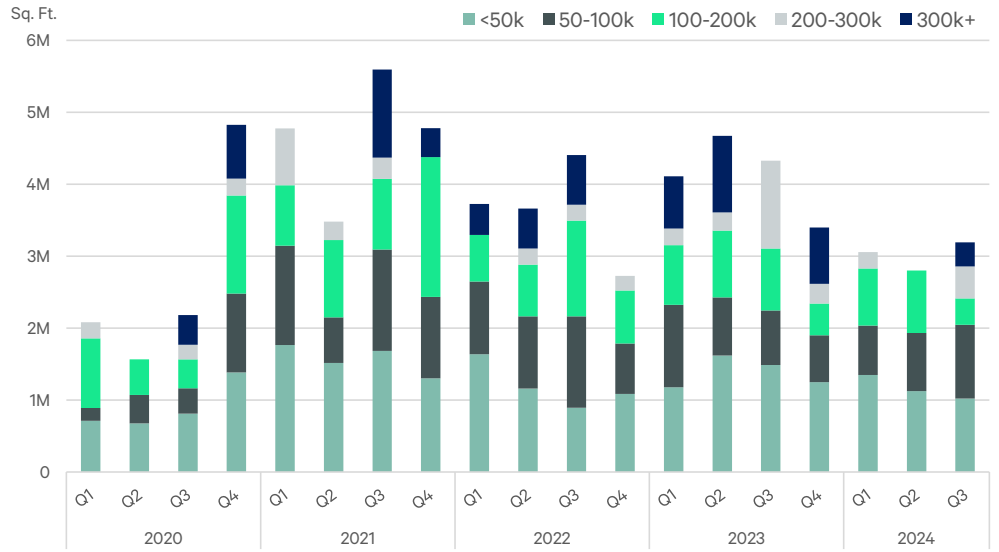
The Northwest submarket had the highest volume of lease transactions with 1.4M sq. ft. transacted in Q3 and 3.2M sq. ft. transacted year-to-date in 2024. Leasing on new construction (built since 2022) represented 28% of the total leasing volume in the Northwest submarket this quarter.

FIGURE 5: Q3 2024 Top Lease Transactions

Tenant	Size (Sq. Ft.)	Property	Submarket	Transaction Type
Confidential	334,750	Dayton 94	Northwest	New Lease
Heliene	227,054	Diamond Lake Distribution Center III	Northwest	New Lease
GN Resound	217,000	5005 Dean Lakes	Southwest	New Lease
Mission Foods	157,082	1565 1st Ave NW	North Central	Renewal
Entourage	99,531	Royalston City Market	Minneapolis	New Lease
Sonny's	95,612	Eagle Creek Commerce West	Southwest	Renewal
Bell Labs	95,439	Highway 55 Distribution Center	South Central	New Lease

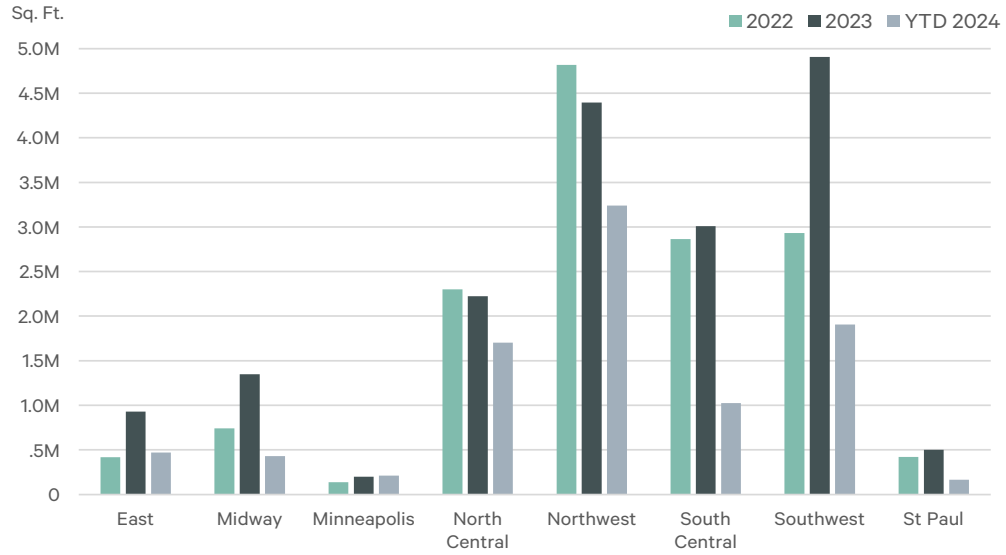
Source: CBRE Research, Q3 2024

FIGURE 6: Quarterly Leasing Volume by Size, Q1 2020-Q3 2024



Source: CBRE Research, Q3 2024.

FIGURE 7: Annual Leasing Activity by Submarket, 2022-2024



Source: CBRE Research, Q3 2024.

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Construction

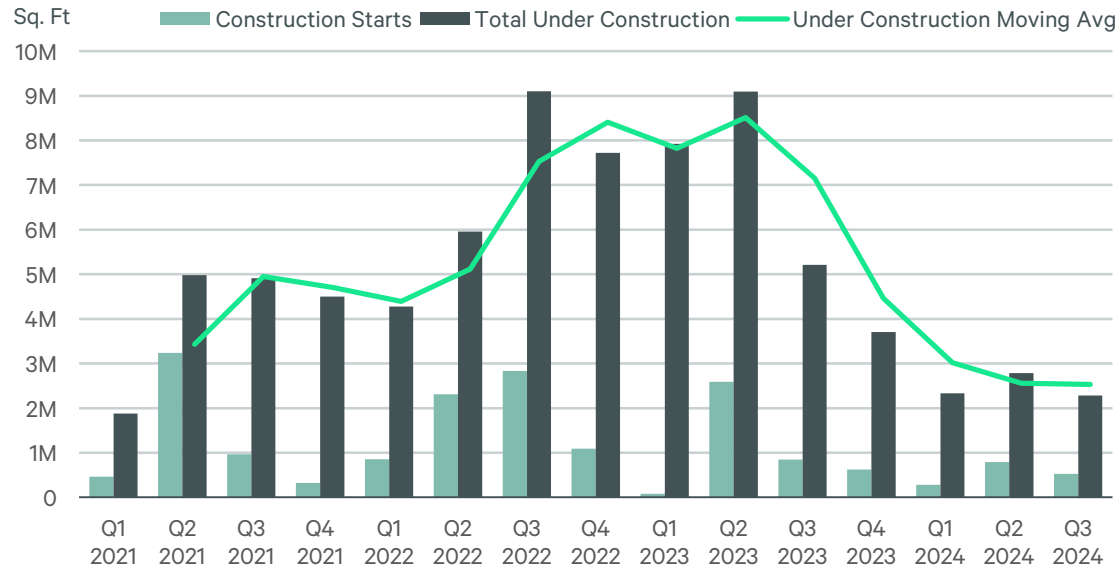
In Q3, there was 2.3M sq. ft. of new industrial development under construction in the Minneapolis market. Of that, 20% are being built on a speculative basis and 80% are build to suit (BTS) developments.

Construction starts in Q3 amounted to 526,038 sq. ft. of new development underway, including one speculative start at the Dayton Parkway Business Center. Of speculative construction currently underway, 45% has been preleased.

There was 1.1M sq. ft. of new construction delivered in Q3, bringing the year-to-date delivery total to 3.2M sq. ft. Speculative deliveries this quarter included the Canterbury Industrial Center in Shakopee and 8500 Bunker Lake Blvd in Ramsey.

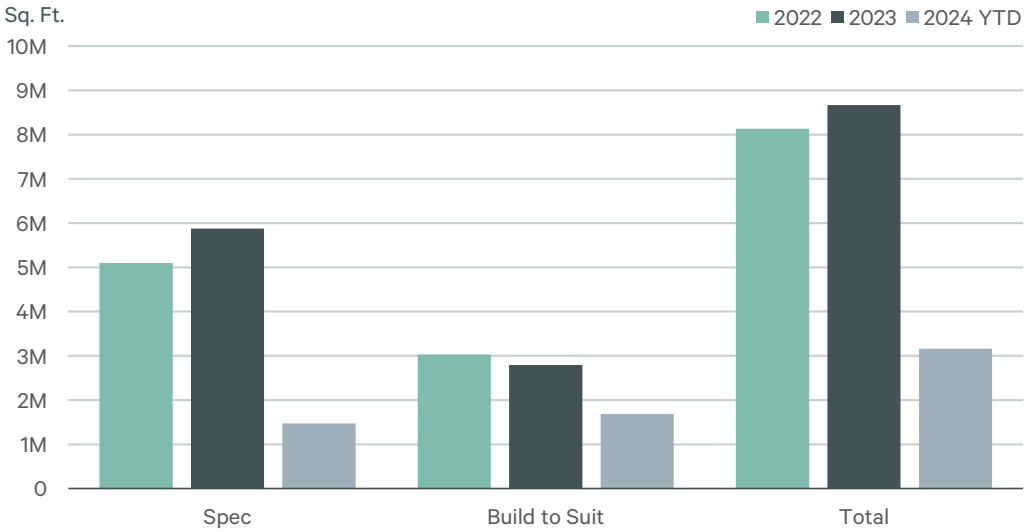
By the end of 2024, it is expected that 3.4M sq. ft. of property will be delivered in total, marking a 61% decrease from the 2023 total of 8.6M sq. ft. Anticipated speculative deliveries in 2024 (1.6M sq. ft.) represent a 73% decrease from the previous year whereas anticipated BTS deliveries (1.8M sq. ft.) represent a 36% decrease from the 2023 delivery volume.

FIGURE 8: Construction Starts vs. Total Underway, Q1 2021-Q3 2024



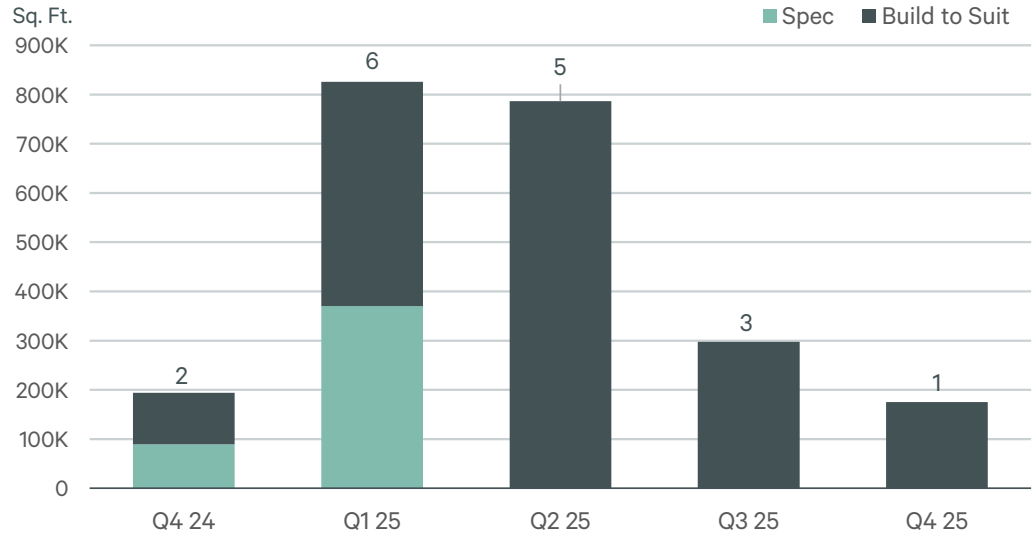
Source: CBRE Research, Q3 2024.

FIGURE 9: Construction Deliveries 2022-Q3 2024



Source: CBRE Research, Q3 2024.

FIGURE 10: Forecast of Expected Deliveries Q4 2024-Q4 2025



Source: CBRE Research, Q3 2024.

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Industrial Sales

In Minneapolis, Industrial sales volume totaled over $460 million in the third quarter of 2024, bringing the rolling 4-quarter volume to approximately $1.81 billion. Quarterly volume represented a 12.5% increase year over year. The Link Logistics' *Minneapolis High Growth Portfolio* sale contributed over $130M to the total sales volume and was the largest Industrial transaction of the quarter.

Q3 Industrial sales were predominantly investment transactions representing over 70% of the total sales volume for the quarter and 71% of the total sales volume year-to-date. Office Warehouse properties accounted for 51% of the quarter's total sales volume, followed by Bulk Warehouse at 39%.

Of the top Industrial sales transacted this quarter, CBRE participated in the sale marketing of the Minneapolis High Growth Portfolio, Eagan Innovation Center, I-94 Logistics Center and the Minneapolis Value Add Light Portfolio bringing our total market share to over 53% for the quarter.

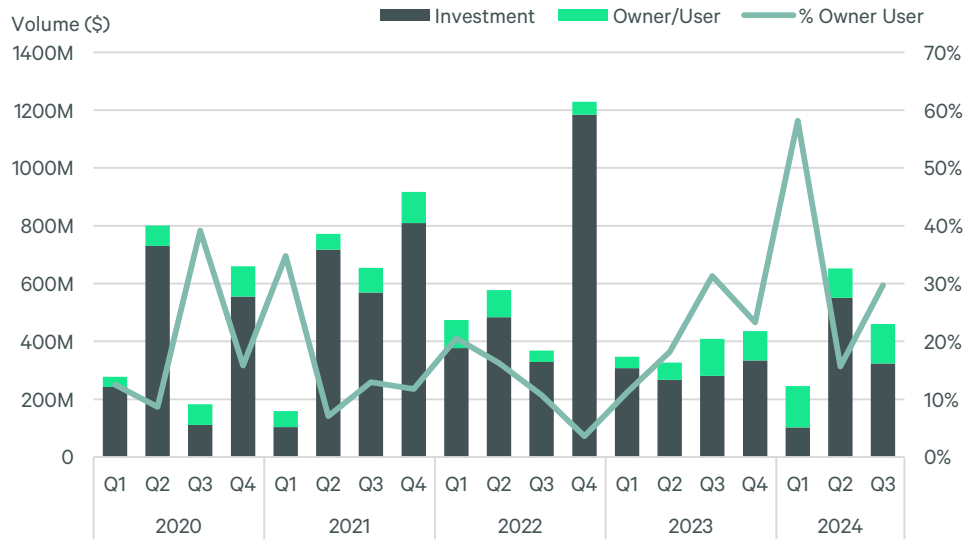
FIGURE 11: Q3 2024 Top Industrial Sales

Property	Location	Buyer	Sale Price	Size (SF)	Price Per SF ($)
Minneapolis High Growth Portfolio	Various	Centaur Capital Partners	$130.3M	1,198,270	$109
Blaine 35 Industrial Park	Blaine	EQT Exeter	$45.7M	317,646	$144
*Eagan Innovation Center	Eagan	Hunt Electric Corporation	$44M	300,000	$147
I-94 Logistics Center	Rogers	MDH Partners	$28.5M	263,775	$108
Zachary Distribution Center	Maple Grove	Altus Properties	$21.625M	172,224	$126
*Amazon - Park 81	Maple Grove	Amazon	$16.7M	75,704	$221
Minneapolis Value Add Light Portfolio	Various	Saber Hall Partners	$15.1M	170,528	$89

*Indicates Owner User Sale

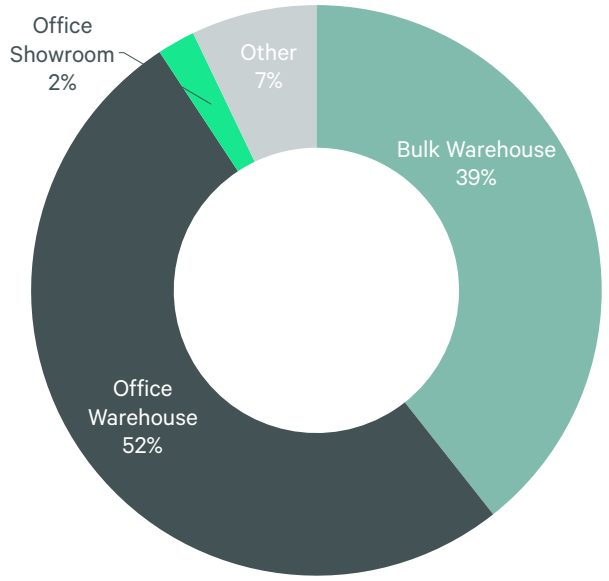
Source: CBRE Research, Q3 2024

FIGURE 12: Investment vs. Owner User Sales Volume, 2020-Q3 2024



Source: Real Capital Analytics, CoStar, CBRE Research, Q3 2024.

FIGURE 13: Q3 2024 Investment Sales by Product Type



Source: Real Capital Analytics, CoStar, CBRE Research, Q3 2024

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FIGURE 14: Minneapolis/St. Paul Industrial Market Statistics by Submarket

Submarket	Inventory (Sq. Ft.)	Direct Vacancy Rate	Total Availability Rate	Q3 2024 Net Absorption (Sq. Ft.)	2024 YTD Net Absorption (Sq. Ft.)
Metro Overall	357,004,317	3.7%	5.1%	1,002,369	3,258,339
East	22,275,487	10.6%	12.9%	198,466	387,165
Midway	28,799,948	2.2%	4.0%	111,719	94,910
Minneapolis	23,662,733	1.6%	2.3%	11,639	3,891
North Central	54,959,170	1.6%	2.7%	254,750	377,770
Northwest	83,482,492	4.6%	5.6%	444,768	1,379,631
South Central	56,055,206	2.0%	4.4%	365,315	865,244
Southwest	72,027,007	5.0%	6.2%	(356,233)	9,779
St Paul	15,742,274	2.2%	2.5%	(28,055)	139,949

Source: CBRE Research, Q3 2024.

FIGURE 15: Minneapolis/St. Paul Industrial Market Statistics by Product Type

Product Type	Inventory (Sq. Ft.)	Direct Vacancy Rate	Total Availability Rate	Q3 2024 Net Absorption (Sq. Ft.)
All Product Types	357,004,317	3.7%	5.1%	1,002,369
Bulk Warehouse	72,977,682	11.1%	12.0%	502,103
Office Warehouse	144,779,652	1.8%	3.4%	226,019
Office Showroom	39,977,138	4.2%	7.0%	107,480
Other	99,269,845	0.8%	1.6%	166,767

Source: CBRE Research, Q3 2024.

FIGURE 16: Minneapolis/St. Paul Industrial Construction Statistics

Submarket	Construction Starts	Spec Under Construction	BTS Under Construction	Total Under Construction	Spec Under Construction Preleased	Q3 Spec Completions	Q3 BTS Completions	2024 YTD Completions
Metro Overall	526,038	459,258	1,820,205	2,279,463	45%	210,160	881,481	3,159,154
East	0	0	0	0	-	0	160,000	160,000
Northwest	351,038	222,219	593,595	815,814	39%	0	500,800	1,463,973
Southwest	0	0	525,391	525,391	-	126,160	0	617,500
South Central	0	89,039	369,965	459,004	0%	0	23,000	411,000
North Central	0	148,000	156,254	304,254	80%	84,000	176,000	303,000
Minneapolis	0	0	0	0	-	0	0	0
St Paul	175,000	0	175,000	175,000	-	0	21,681	21,681
Midway	0	0	0	0	-	0	0	182,000

Source: CBRE Research, Q3 2024.

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National Economic Overview

Soft landings are rare, but recent data suggest that this outcome for the economy is increasingly likely. Business investment is steady and consumer distress is confined to a few vulnerable segments. Discretionary spending, such as travel, is generally on a par with last year although many signs indicate the post-pandemic spending boom is over. The key threat to consumption is a downturn in the labor market, although the recent bump in unemployment appears mainly driven by an increase in participation.

One reason for concern is the decline in the share of private industries that are creating jobs. The labor market has slowed but it is not slumping, and companies are not letting workers go at a particularly high rate.

While many are focused on November's election, the most consequential policy lever has already been pulled via the FOMC's 50 bps September cut and signaling another 50 by year-end. This easing of financial conditions combined with continued economic growth should support modest hiring and consumption that precedes tighter commercial space market fundamentals. This backdrop will breathe fresh wind into real estate transactions markets and coincides with other signals that cap rates have peaked and may be starting to fall in some sectors.



Minneapolis/St. Paul Employment Update

▲ 3.9%
Unemployment Rate

▼ 2.0M
Labor Force

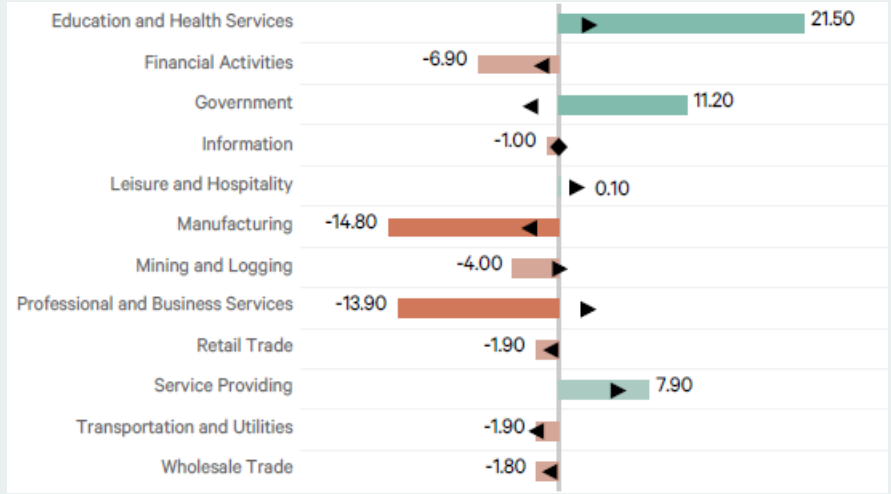
▲ 458.4k
Office Using Jobs

▲ 543.7k
Industrial Using Jobs

▼ 260.7k
Retail Using Jobs

Employment Change by Sector – Yearly + Monthly

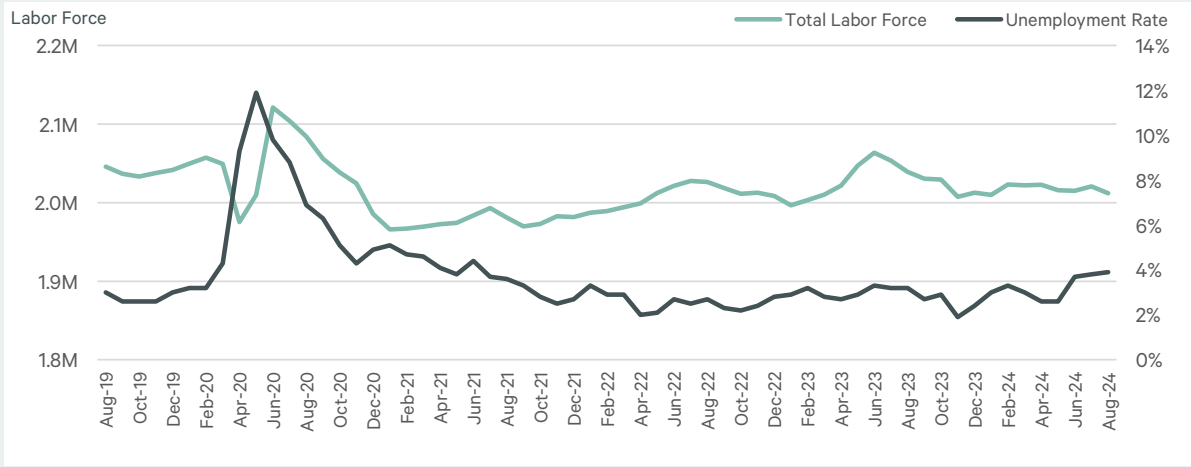
Bars indicate yearly trend, arrows indicate monthly trend



Note: Arrows indicate month-over-month change.

Source: US BLS, August 2024

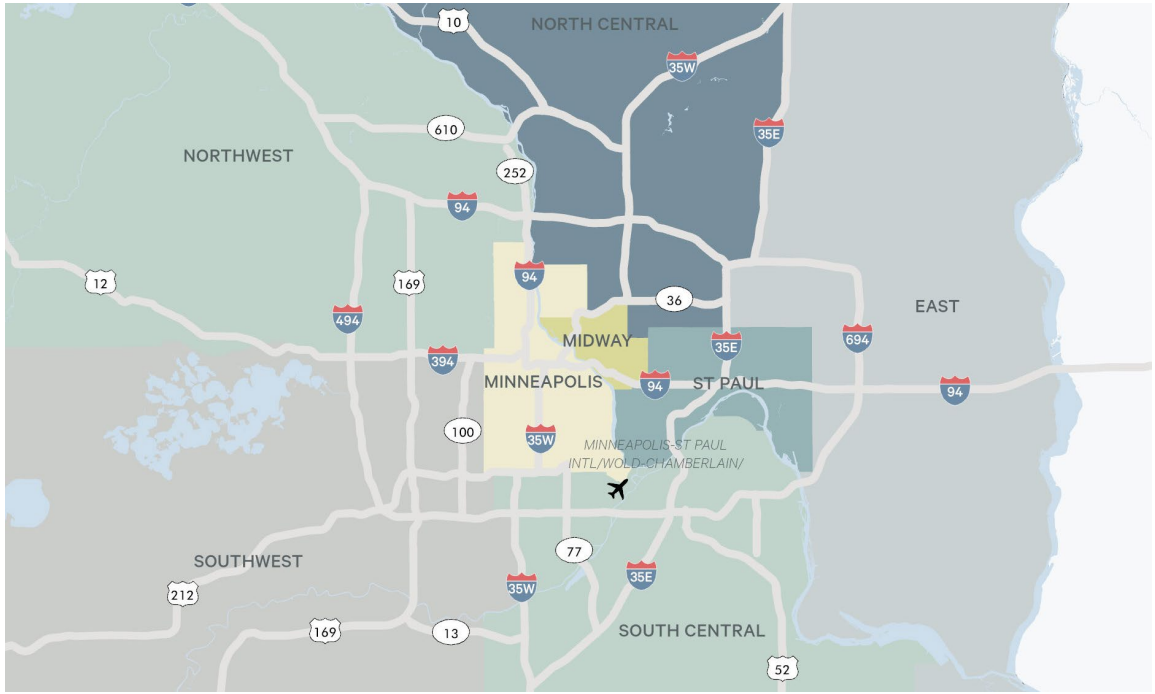
Minneapolis/St. Paul Unemployment Rate and Labor Force Trends



Source: US BLS, August 2024

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Market Area Overview



Definitions

- Building Area: The total floor area Sq. Ft. of the building, typically taken at the "drip line" of the building.
- Occupied Sq. Ft.: Building Area not considered vacant.
- Net Absorption: The change in Occupied Sq. Ft. from one period to the next.
- Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant.
- Total Availability Rate: Available Sq. Ft. (includes direct and sublease space) divided by the total Building Area.
- Direct Availability Rate: Available Sq. Ft. (excluding sublease space) divided by the total Building Area.
- Vacant Sq. Ft.: Space that can be occupied within 30 days.
- Total Vacancy Rate: Vacant Sq. Ft. divided by the total Building Area.
- Direct Vacancy Rate: Vacant Sq. Ft. divided by the total Building Area where subtenant space is excluded.
- Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage.
- Warehouse Rate: A calculated average of the lowest marketed value asking rate representing warehouse space.
- Office Rate: A calculated average of the highest marketed value asking rate representing office space.
- Net-Blended Rate: A calculated average of the warehouse asking rate blended with the office asking rate.
- Gross Activity: All sale and lease transactions completed within a specified time period.

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.

Contact

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

July 10, 2019

BY ELECTRONIC MAIL
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Attention: Sean Sullivan and Kurt Ulrich

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

Dear Sean and Kurt,

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

1. This Agreement shall terminate six months from August 1, 2019 ("Term").

2. During the Term, you appoint us your exclusive agent with the right to list and market the Property for sale and to negotiate agreements for the sale of the Property (which includes portions thereof). If, during the Term, the Property is removed from the market because escrow is opened or an offer to purchase the Property is accepted, and if the sale is not consummated for any reason, then the Term will be extended by the longer of the number of days that (i) escrow was open or (ii) the Property was removed from the market, but in no event more than 180 calendar days in the aggregate.

3. We will commit the appropriate number of qualified and licensed professionals to this engagement. Your "Listing Team" is comprised of Brian Pankratz. We will have the right to change members of the Listing Team as necessary and appropriate. The Listing Team shall owe you duties of trust, confidence and loyalty.

4. We will offer the Property at an initial listing price that is per separate agreement and Acceptable to Owner, although the Property may be sold upon such other terms as you may agree. However, it is your right to: (a) approve, modify, reject or disapprove any and all proposals and offers as well as any prospective purchasers for the Property and (b) adjust the terms and conditions of any offer made, including but not limited to, adjusting the Property's listing price.

5. We will work with you to create and implement a sales strategy for the Property, including preparation of appropriate and customary marketing materials (such as an offering brochure). In developing the strategy, we will rely on (without requirement to verify) any information provided to us by you, your agents, affiliates and/or any of the Property's managers. However, we will not issue any written marketing materials without your prior written approval. Further, you authorize us to place one or more signs on the Property as we deem appropriate.

6. The success of this engagement relies, in part, on cooperation and communication between City of Ramsey and CBRE Listing Team. Therefore, you agree to: (i) provide us with all available information to assist us in marketing the Property; (ii) make CBRE Listing Team aware of all inquiries regarding CBRE listed properties; and (iii) work with CBRE Listing Team to conduct

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

7. You represent that you either are the fee owner of or otherwise have control over the Property. You further represent that you have full authority to enter into this Agreement without violating anyone else's rights, or any other agreements or contractual obligations.

8. We will present all offers to you and assist you in developing and negotiating counteroffers until a PSA is signed and all contingencies are satisfied or waived. You agree that you and/or your legal counsel are solely responsible for determining the legal sufficiency of the documents related to this engagement and the tax consequences of any transaction. You are also responsible for evaluating any offers and determining with whom you will negotiate or enter into a transaction. While we may assist you in gathering reasonably available information, we cannot represent or warrant the creditworthiness of any prospect and/or their ability to satisfy their obligations under a purchase agreement. All final business and legal decisions shall be made solely by you. Notwithstanding any designation of us as "agent" in this Agreement, we will have no right, power, or authority to enter into any agreement with any prospective purchaser, real estate broker, or any other person in the name of, on behalf of, or otherwise binding upon you.

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

10. We will earn (and you agree to pay) a commission in accordance with this Agreement and the attached Commission Schedule (Exhibit "A") if either of the following occur:

    (a) during the Term, you sell the Property to a purchaser, whether procured by us, you or anyone else; or

    (b) within one hundred eighty (180) days after the expiration of the Term or after the Agreement otherwise terminates (the "Override Period"), the Property is sold to, or negotiations continue, resume or commence and thereafter continue leading to a sale of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom, during the Term, CBRE either negotiated (either directly or through another broker or agent) or to whom the Property was submitted during the Term ("Existing Prospect"). You agree that CBRE is authorized to continue negotiations with Existing Prospects. We will submit to you a list of such Existing Prospects in a "Protective List" within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.66(1); provided, however, that if a written offer has been submitted prior to said expiration or termination date, then it shall not be necessary to include the offeror's name on the list. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the property by responding to an advertisement, or by contacting the Broker or having been physically shown the property by the Broker.

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

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

12. If you lease the Property to anyone during the Term or Post-Term, you agree to pay CBRE a lease commission in accordance with Exhibit A.

13. The Listing Team are your designated agents to the exclusion of all of CBRE's other licensees. All other CBRE licensees shall be referred to as "Non-Listing Team Agents" and shall be considered Cooperating Brokers. You acknowledge that we are an international brokerage firm and that we may represent prospective purchasers. You consent to the representation of such prospective purchasers by Non-Listing Team Agents and consent to any dual agency created by such representation. You acknowledge that Non-Listing Team Agents owe duties of trust, confidence and loyalty exclusively to their clients. The Listing Team and Non-Listing Team Agents shall not disclose the confidential information of one principal to the other.

14. Questions regarding environmental and zoning issues may arise during the course of our representation. CBRE is not obligated to perform, and has not made any investigation of the physical conditions or zoning issues relating to the Property. You agree to disclose to us and allow us to disclose to prospective purchasers everything you know (after reasonable inquiry by you) regarding present and future property issues including, but not limited to, structural, mechanical, hazardous materials, zoning and environmental matters affecting the Property and/or the Property's condition.

15. If the Property becomes the subject of foreclosure proceedings before the expiration of the Term, then in our sole and absolute discretion we may: (a) suspend this Agreement until we may elect to reinstate it or (b) terminate this Agreement and enter into a listing agreement with any receiver, party initiating foreclosure, party purchasing the Property at a foreclosure sale, or any other third party.

16. While we are confident that our relationship will be mutually satisfactory, if there is a dispute between us, then we agree to resolve it subject to the following:

    (a) if either party institutes a legal proceeding against the other party relating to this Agreement, the prevailing party shall recover from the non-prevailing party all of its (i) reasonable attorneys' fees and costs, (ii) expert-related fees and costs and (iii) other related expenses. All past due amounts shall bear interest at twelve percent (12%) per annum or the maximum rate permitted in the state in which the Property is located. No party will be entitled to punitive, special and/or consequential damages, and we each waive all rights to and claims for relief other than for compensatory damages; and

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

17. You and CBRE agree to comply with all applicable laws, regulations, codes, ordinances and administrative orders. Further, we both acknowledge that: (a) it is illegal to refuse to display or lease or sell to or from any person because of one's membership in a protected class, *e.g.*: race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by applicable law and (b) the Property will be offered in compliance with all applicable anti-discrimination laws.

18. This Agreement is our entire agreement and supersedes all prior understandings between us regarding this engagement and is governed by the laws of the state where the Property is located, without regard to its conflict of laws principles. This Agreement will be binding and inure to the benefit of our lawful representatives, heirs, successors, designees and assignees. It may not be altered or terminated except in a writing signed by both you and CBRE. Neither party's failure to exercise any of its rights under this Agreement will relieve the other party of its obligations hereunder. Nothing herein is or may be deemed a waiver or full statement of any of our rights or remedies, whether at law or in equity, all of which are expressly reserved. If any provision of this Agreement is unenforceable or void under applicable law, the remaining provisions will continue to be binding. This Agreement and the rights, interests or obligations created hereunder will not be assigned by either of the parties without the prior written consent of the other party. We each agree that we have both participated in the negotiation and drafting of this Agreement. You acknowledge that the person signing this Agreement on your behalf has your full authority to execute it. This

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

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

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

Very truly yours,

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Name: Jeff 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.

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-006 Approving Purchase Agreement and Right of Re-Entry Agreement for the Sale of Part of Outlot D, Waterfront Village: Case of Capital Real Estate, Inc.

Purpose/Background:

The purpose of this case is consider adoption of Resolution #25-006 to execute a purchase agreement and right of re-entry agreement for the sale and development of part of Outlot D, Waterfront Village to Capital Real Estate, Inc.

The City Council may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the City Council chooses to enter into closed session the statute and reason above needs to be referenced along with legal description (Outlot D, Waterfront Village) and the Anoka County Tax ID number 28-32-25-22-0107.

Over the past year, Staff has been working with multiple developers, Anoka County and the City Planning division to develop a site concept that maximizes the development of the northeast corner of Sunwood Drive NW and Armstrong Blvd NW (Outlot D, Waterfront Village). At the October 10, EDA meeting, three proposals were reviewed and direction was given to staff to work exclusively with Capital Real Estate, Inc. on a purchase agreement to develop approximately 3.17 acres that includes a Chipotle restaurant on the corner and other retail / QSR users for the rest of the site. Staff has worked with the Developer and City Attorney over the past three months on the purchase agreement and right of re-entry agreement and they were presented for review and a recommendation by the EDA on December 12, 2024. The EDA has recommended approval of the attached Purchase Agreement and Right of Re-Entry Agreement with Capital Real Estate, Inc. to develop approximately 3.17 to 3.34 acres of city-owned land.

Notification:

N/A

Time Frame/Observations/Alternatives:

Staff is excited to announce that a Purchase Agreement and Right of Re-Entry Agreement have been negotiated with Capital Real Estate, Inc. The Development project requires the construction of a Chipotle Restaurant on the NE Corner of Sunwood Drive and Armstrong Blvd in 2025. The Developer has indicated they have and LOI for another Quick Service Restaurant (QSR) and coffee user for the parcel just north of Chipotle and are hoping to build them all at the same time. The City of Ramsey has prepared the site for development with the COR mass grading project and listed it at $8.00 per square foot. The triangular site has difficulties being bordered on the east by a large wetland complex and Armstrong Boulevard on the east but it has great visibility and traffic count information (over 10,000 ADT's). The Site being sold includes land on the southeast corner of Bunker Lake Blvd and Armstrong Blvd to allow for onsite development signage with is required by City Sign Code. The Developer will work through the formal platting and signage process with the planning commission to ensure compliance. The acreage of 3.34 acres shown in the Purchase Agreement and graphic includes area to connect the northerly parcel to the corner for a pylon sign for the development. The area to potentially builds a sign is very small and might not be viable once further research is done. In the event that this area will not work for a sign there is another 3.17 acre scenario with a reduced price that the buyer would revert to. The offers range from $6.74 to $7.00 per square foot which are within the approved deal range. All of the acreage and pricing are subject to Final Plat. If

the City Council chooses to enter into closed session the statute and reason above needs to be referenced along with legal description (Outlot D, Waterfront Village) and the Anoka County Tax ID number 28-32-25-22-0107.

Staff recommend approval of the Purchase Agreement as presented.

Key Items included in the Purchase Agreement and Right of Re-Entry Agreement include:

Real Estate Tax ID Number: Part of 28-32-25-22-0107. Part of Outlot D, Waterfront Village, (Part of Parcel 46)
Acreage Approximately 3.17 acres (138,085 SF) to 3.34 acres (145,490 SF)
Asking Price $1,104,680 to $1,163,920 ($8.00 / SF)
Offer Price $966,596 ($7.00 / SF) for 3.17 acres or $981,000 ($6.74 / SF) for 3.34 Acres (Subject to change based on Final Plat and compliance for signage on Southeast Corner of Bunker Lake Blvd and Armstrong Blvd)
Earnest Money $25,000. Non-refundable upon Notice to Proceed being executed.
Inspection Period 180 days from Effective Date (Date City Council approves 1-14-25?) (city requires plat, site plan approval before Closing)
Closing Within 30 days of Notice to Proceed.
Commission 5% commission to CBRE. (Estimated to be $48,329.80 to $49,050) No other Commission paid to any other parties.
Extensions to Close Developer will deposit $10,000 in escrow for each 30-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of Provide existing site information, plat information in possession of City and updated Title Commitment.
Performance City to require construction of a minimum 2,200 SF Chipotle restaurant compliant with COR Zoning requirements and obtain a Certificate of Occupancy 12 months after Closing. If this is not done, the City may exercise the Right of Re-Entry. Buyer will construct turn lane off Armstrong Blvd to Property at Buyer Cost.
Right of Re-Entry Certificate of Occupancy (C/O) to be obtained for Chipotle Restaurant 12 months from Date of Closing. $50,000 penalty or to right by City to re-acquire Property at a cost less Closing Costs and Commission paid by City.
Assignment Requires city approval if not same owners / company.
Contingencies Approval of turn lane off Armstrong Blvd NW by Anoka County. 3.34 acre purchase price of $981,000 dependent on viability of signage to be constructed at SE Corner of Armstrong and Bunker Lake Boulevards. If signage not viable the price reverts to $966,596.

Alternatives Include:
1) City Council to adopt Resolution #25-006 Approving Purchase Agreement and Right of Re-Entry Agreement for the Sale of Part of Outlot D, Waterfront Village (as presented); subject to City Attorney review.
2) City Council to adopt Resolution #25-006 Approving Purchase Agreement and Right of Re-Entry Agreement for the Sale of Part of Outlot D, Waterfront Village (with changes); subject to City Attorney review.
3) Something Else

Funding Source:
This action is being handled under normal staff duties.

Recommendation:

The EDA met on December 12, 2024 and unanimously adopted a recommendation to City Council to Approve Purchase Agreement and Right of Re-Entry Agreement with Capital Real Estate, Inc. (as presented); subject to City Attorney review.

Draft minutes from the EDA meeting are attached for review.

Outcome/Action:

Motion to adopt Resolution #25-006 Approving Purchase Agreement and Right of Re-Entry Agreement for the Sale of Part of Outlot D, Waterfront Village (as presented); subject to City Attorney review.

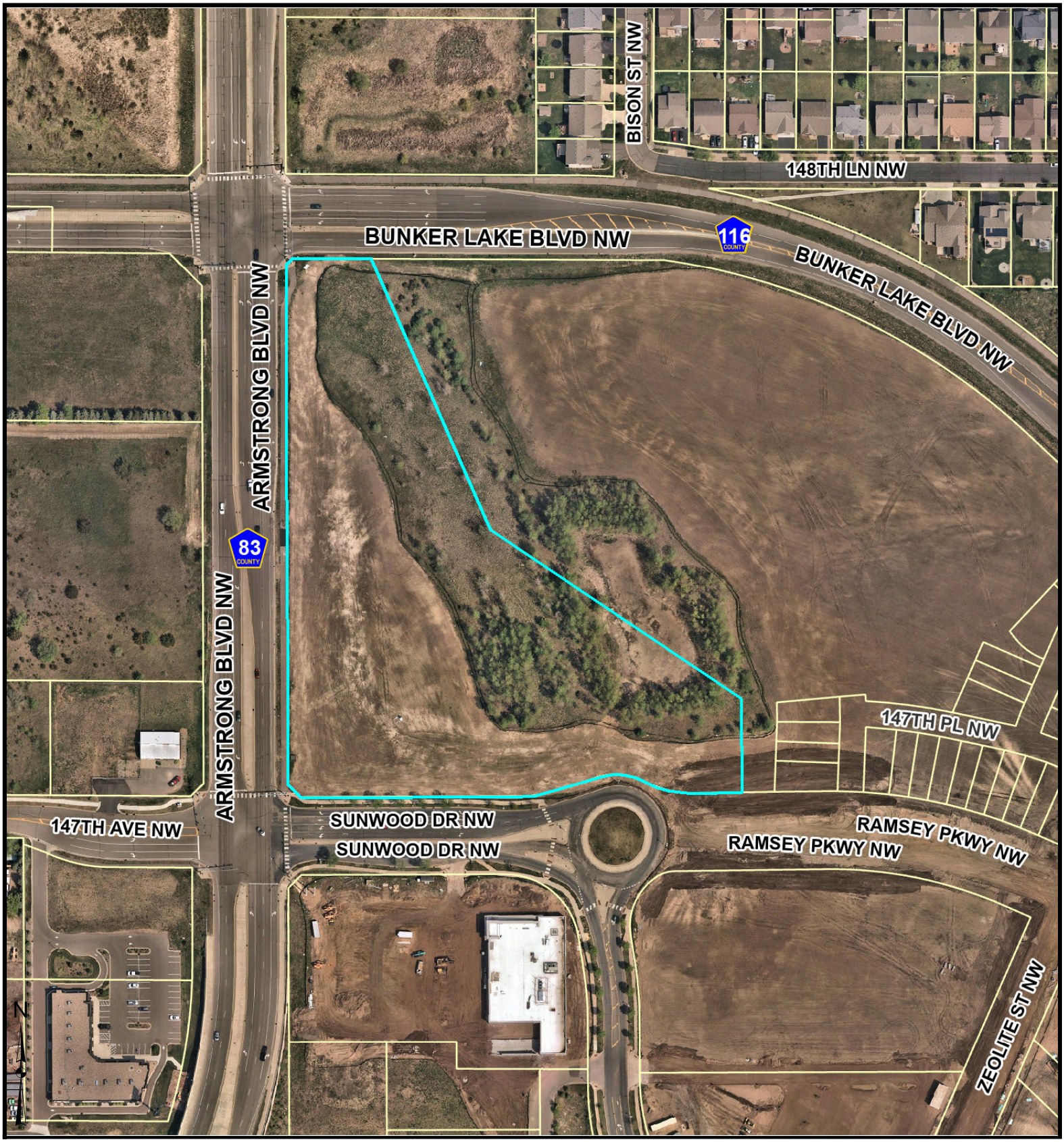
Attachments

Site Location Map
ACTION - Resolution #25-006
ACTION - Purchase Agrement - Chipotle
ACTION -Form of Right of Re- Entry
TERM SHEET
Outlot D Waterfront Village Plat
Draft EDA Minutes 12-12-24

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/02/2025 11:57 AM
Form Started By: Sean Sullivan		Started On: 12/12/2024 10:04 AM
Final Approval Date: 01/02/2025		

Site Location Map - Chipotle



Parcel Information:

28-32-25-22-0107

RAMSEY

MN 55303

Plat: WATERFRONT VILLAGE

Approx. Acres: 7.4601126

Commissioner: JOHN HEINRICH

Owner Information:

RAMSEY CITY OF

7550 SUNWOOD DRIVE

RAMSEY

MN

55303

Sean Sullivan	1:2,400	Date: 12/18/2024

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.

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

RESOLUTION #25-006

RESOLUTION APPROVING PURCHASE AGREEMENT AND RIGHT OF RE-ENTRY AGREEMENT FOR THE SALE OF PART OF OUTLOT, D WATERFRONT VILLAGE: CAPITAL REAL ESTATE, INC.

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 real property legally described in Exhibit A, attached hereto (the "Property") to **Capital Real Estate, Inc., a Minnesota Corporation** and/or its assigns (the "Buyer"); and

WHEREAS, the City and the Buyer have negotiated a purchase price of $981,000 on +/- 3.34 acres (145,490 square feet) for the real estate depicted in Exhibit B of the Purchase Agreement if a Pylon sign is able to be constructed at the southeast corner of Armstrong and Bunker Lake Boulevards (the "Purchase Price"). The per square foot cost for this option is $6.74; and

WHEREAS, the City and the Buyer have negotiated a purchase price of $966,596 on +/- 3.17 acres (138,085 square feet) for the real estate depicted in Exhibit B of the Purchase Agreement if a Pylon sign cannot be constructed at the southeast corner of Armstrong and Bunker Lake Boulevards (the "Purchase Price"). The per square foot cost for this option is $7.00; and

WHEREAS, The Buyer proposes to construct a minimum 2,200 square foot Chipotle restaurant 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 2, 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 Capital Real Estate, Inc.; subject to City Attorney review

2) That the City hereby authorizes the sale of the Property to Capital Real Estate, Inc., a

Minnesota Corporation and/or its assigns, for $981,000 which would be reduced to $966,596 if construction of a pylon sign on the Southeast Corner of Armstrong Blvd NW and Bunker Lake Boulevard is not viable and is not approved by the Seller (the "Purchase Price"); subject to contingencies included in the Purchase Agreement. The per square foot cost depending on the option ranges from is $6.74 to $7.00 per square foot; 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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Legal Description of the Property

Part of Outlot D, Waterfront Village

Part of Anoka County PID Number: 28-32-25-22-0107

To Be Platted as TBD

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Capital Real Estate, Inc.**, a Minnesota Corporation or Its Assigns ("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 14, 2025** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 3.34 acres (145,490 square feet) potentially reduced to 3.17 acres (138,085 SF) of vacant land, legally described as follows and depicted graphically on Exhibit B:

   Part of Outlot D, Waterfront Village

   Part of PID Number: 28-32-25-22-0107 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $981,000 which would be reduced to $966,596 if construction of a pylon sign on the Southeast Corner of Armstrong Blvd NW and Bunker Lake Boulevard is not viable and is not approved by the Seller (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $25,000.00 (the "Earnest Money") with Commercial Partners Title as Agent for Chicago Title ("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 will provide the Buyer an ALTA/NSPS 2021 survey (Items 1, 2, 3, 4, 5, 8, 11(b), 16 and 17) for Outlot A, COR TWO (the "Survey") from a duly licensed surveyor dated September 22, 2023 and a copy of the Waterfront Village Plat. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

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 sixty (60) 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 10, 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 five (5) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Seller 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 five (5) 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. Buyer does not represent or warrant any environmental information or work product provided to Seller by any third party.

   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. Buyer does not represent or warrant any environmental information or work product provided to Seller by any third party.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations for a period of no more than six (6) months.

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.

    f. Notwithstanding anything herein to the contrary Seller shall work with Anoka County to grant and provide the Access Points shown on Exhibit B and further Buyer shall not be required to install or plan for any storm water detention, retention, or any other storm water requirements other than flow control into the City regional storm water system. To remove any doubt all storm water shall be allowed to be discharged off site into the regional stormwater system. The Seller acknowledges that the site does have access to the regional storm water system.

    g. Seller agrees that Buyer shall be re-platting the Property into separate platted lots and that each lot shall be allowed a freestanding pylon sign. In addition, Buyer shall be allowed a shared monument sign on the corner of Bunker Lake and Armstrong Boulevard. All signs shall be on Buyer owned property and meet

COR District design standards and other applicable regulations.

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 14, 2025** (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 including the Approvals by Buyer's Intended Users. 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) 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 Central 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: Capital Real Estate, Inc. & or Assigns.
Richard J. Hauser
7650 Edinborough Way
Suite 200
Edina, MN 55435
Email: rhauser@caprei.com
612-313-0125

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 Thirty (30) 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;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. 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;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below;

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary; and

   iv. All documents required by the Escrow Agent.

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 2025 for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. 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 not dealt with brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker") and Capital Real Estate, Inc. ("Buyer Broker"). Seller shall pay Seller's Broker as required by their agreement 5% of final gross sale price. Buyer shall pay Buyer's Broker fees. 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 and Delaware.

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 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement.

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. On or before one year from the Closing Date, Buyer shall commence construction and diligently complete construction to obtain a certificate of occupancy from the City of Ramsey for a minimum 2200 SF Chipotle Restaurant, compliant with COR 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 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 an approved final plat (if needed), development agreement, and 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, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2025
Ryan Heineman, Mayor

By: _____ Dated: _____, 2025
Brian Hagen, City Administrator

BUYER: Capital Real Estate, Inc.

By: _____ Dated: _____, 2024
Richard J. Hauser, President

Exhibit A

Legal Description

Part of Outlot D, Waterfront Village

Part of PID Number: 28-32-25-22-0107 (“Property”)

Exhibit B (Corner Signage)

Concept Plan

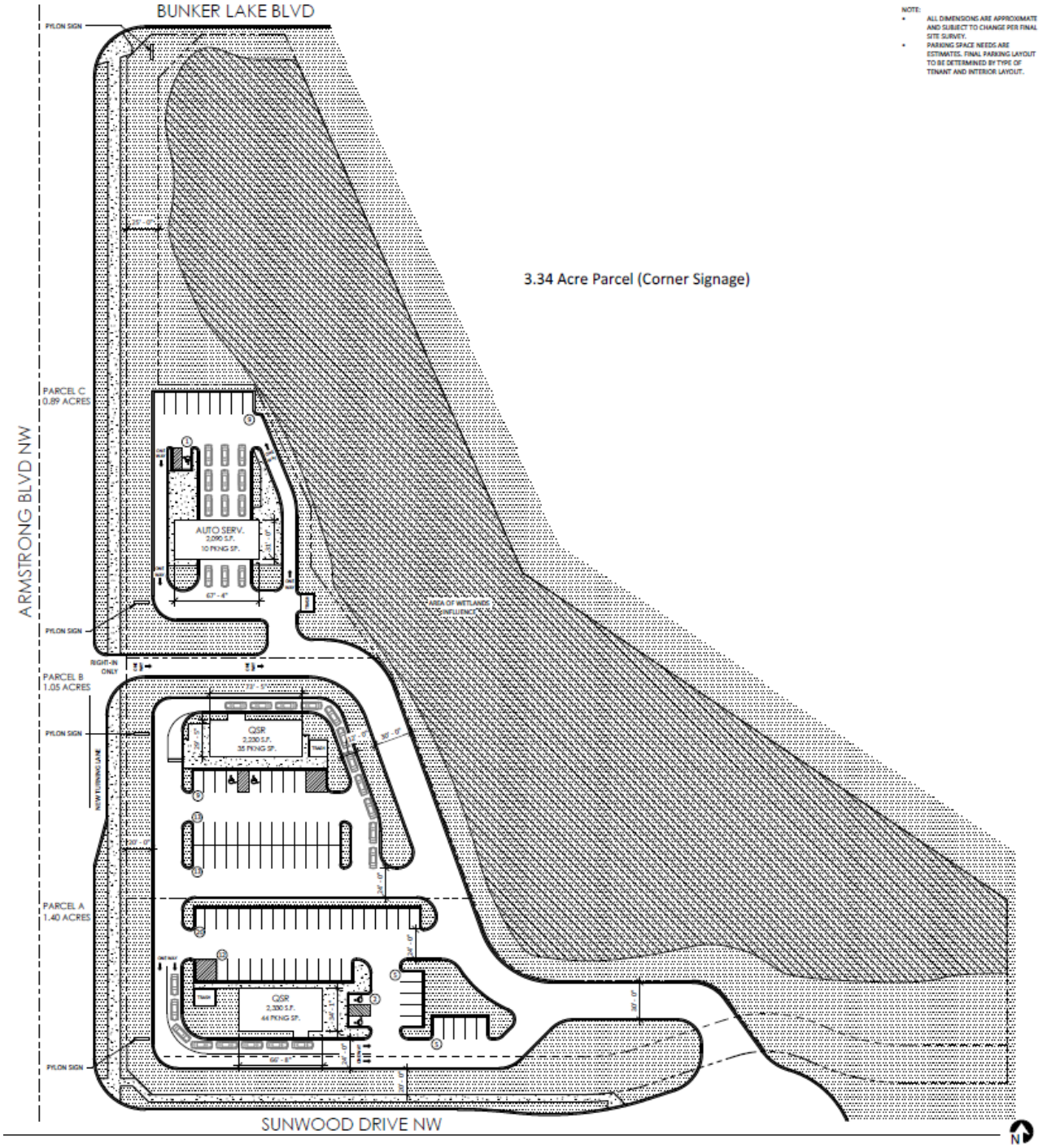
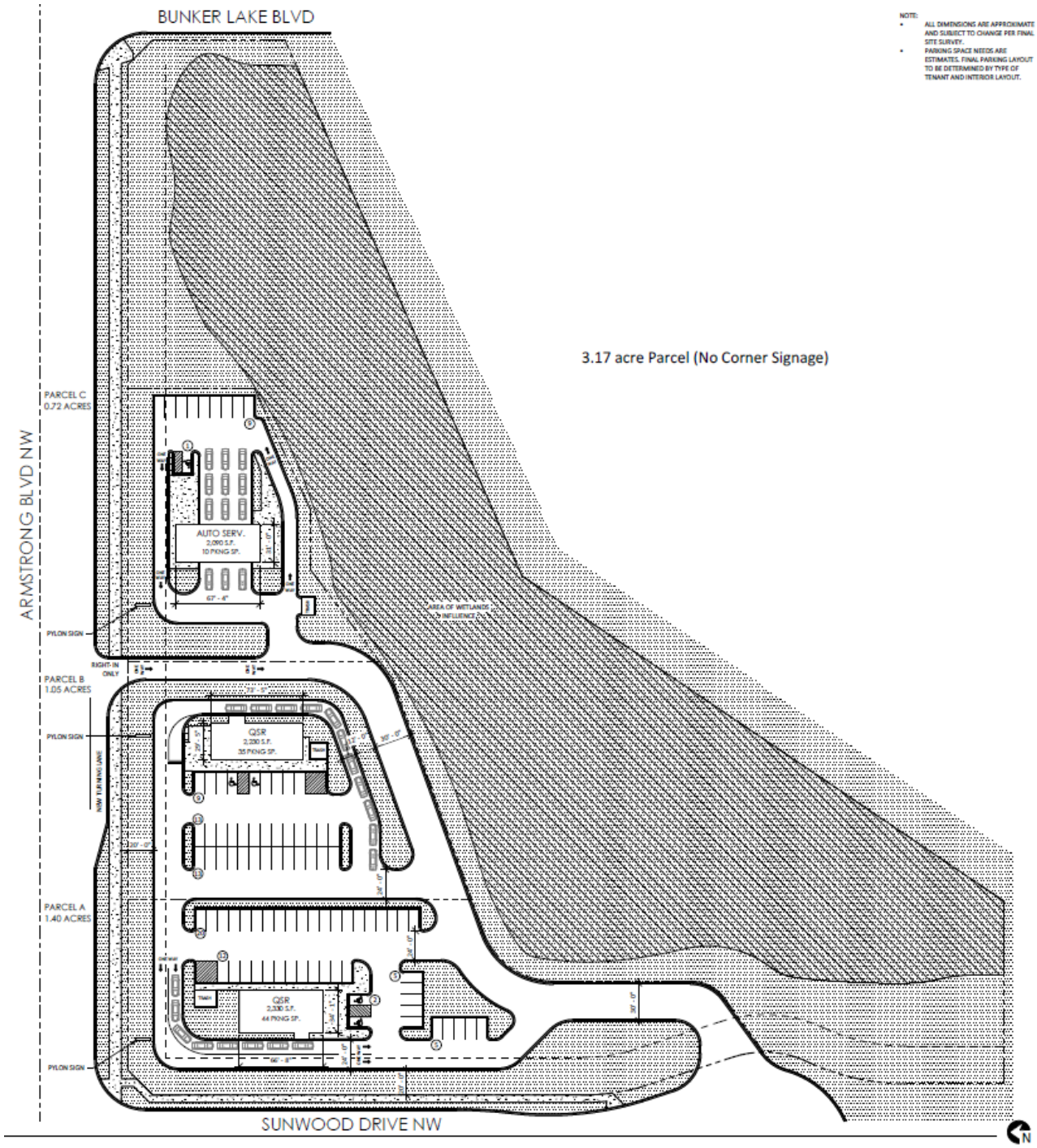


Exhibit B (No Corner Signage)

Concept Plan



[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2025, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Capital Real Estate, Inc.**, a Minnesota Limited Liability Company or Its Assigns ("Buyer").

Recitals

A. On _____, 2025, Seller conveyed title of the following Property to Buyer:

   Part of Outlot D, Waterfront Village

   Part of Anoka County Tax ID Number: 28-32-25-22-0107

   To be platted as: TBD (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 **Capital Real Estate, Inc.**, with an Effective Date of **January 14, 2025** 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 one year after of closing date)

        Project Description:

        i. **Capital Real Estate, Inc.** Site Plan, approved by the City of Ramsey on _____, 2025 by Resolution #25-____.

        ii. Development Agreement for **Capital Real Estate, Inc.**, approved by the City of Ramsey on _____, 2025 by Resolution #25-_____.

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 a minimum 2200 SF Chipotle Restaurant, compliant with COR Zoning requirements to be further defined by an approved Site Plan., 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. Upon Transfer the Seller shall pay to Buyer the original Purchase Price less paid commission and closing costs paid by the Seller.

5. If the City reasonably refuses to issue a Certificate of Occupancy upon request by Buyer, it shall state its reasons for doing so in writing and Buyer will have 90 days in which to cure any deficiencies, or such other accommodations as the parties may agree to. The City and Buyer shall exercise good faith in resolving any dispute regarding deficiencies or necessary accommodations to issue the Certificate of Occupancy.

6. 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: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2025, by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota on behalf of the Minnesota municipal corporation.

_____
Notary Public

Capital Real Estate, Inc.

By: _____
Richard J. Hauser, President

This instrument was acknowledged before me on _____, 2025, by Richard J. Hauser, President of **Capital Real Estate, Inc., a Minnesota Corporation** on behalf of the Minnesota Corporation or Its Assigns.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763) 433-9868

TERM SHEET FOR CAPITAL REAL ESTATE, INC. (Chipotle) 12-4-2024

Real Estate	Tax ID Number: Part of 28-32-25-22-0107. Part of Outlot D, Waterfront Village, (Part of Parcel 46)
Acreage	Approximately 3.17 acres (138,085 SF) to 3.34 acres (145,490 SF)
Asking Price	$1,104,680 to $1,163,920 ($8.00 / SF)
Offer Price	$966,596 ($7.00 / SF) for 3.17 acres or $981,000 ($6.74 / SF) for 3.34 Acres (Subject to change based on Final Plat and compliance for pylon signage on Southeast Corner of Bunker Lak Blvd and Armstrong Blvd)
Earnest Money	$25,000. Non-refundable upon **Notice to Proceed** being executed.
Inspection Period	180 days from Effective Date (Date City Council approves 1-14-25?) (city requires plat, site plan approval before Closing)
Closing	Within 30 days of Notice to Proceed.
Commission	5% commission to CBRE. (Estimated to be $48,329.80 to $49,050) No other Commission paid to any other parties.
Extensions to Close	Developer will deposit $10,000 in escrow for each 30-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of	Provide existing site information, plat information in possession of city and updated Title Commitment.
Performance	City to require construction of a minimum 2,200 SF Chipotle restaurant compliant with COR Zoning requirements and obtain a Certificate of Occupancy 12 months after Closing. If this is not done, the City may exercise the Right of Re-Entry. Buyer will construct turn lane off Armstrong Blvd to Property at Buyer Cost.
Right of Re-Entry	Certificate of Occupancy (C/O) to be obtained for Chipotle Restaurant 12 months from Date of Closing. $50,000 penalty or to right by City to re-acquire Property at a cost less Closing Costs and Commission paid by City.
Assignment	Requires city approval if not same owners / company.
Contingencies	Approval of turn lane off Armstrong Blvd NW by Anoka County. 3.34 acre purchase price of $981,000 dependent on viability of signage to be constructed at SE Corner of Armstrong and Bunker Lake Boulevards. If pylon signage not viable and approved by the Seller, price reverts to $966,596.
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry Planning Commission (Todd/Staff): Land Use, Development Agreement, Site Plan, Plat City Council: Final Approval on both items

OFFICIAL PLAT

6018840.004

WATERFRONT VILLAGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

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

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as WATERFRONT VILLAGE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 2nd day of July, 20 24.

City of Ramsey

By: Mark E. Kuzma its Mayor
Mark E. Kuzma

By: Brian Hagen its City Administrator
Brian Hagen

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on 2nd day of July, 20 24 by Mark E. Kuzma, the Mayor of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

(Signature)
Katie Schmidt (Print Name)
Anoka County, Minnesota
My commission expires 1-31-2027

STATE OF Minnesota
COUNTY OF Anoka

This instrument was acknowledged before me on 2nd day of July, 20 24 by Brian Hagen, the City Administrator of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

(Signature)
Katie Schmidt (Print Name)
Anoka County, Minnesota
My commission expires 1-31-2027

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

Dated this 2 day of July, 2024

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on this 2nd day of July, 20 24 by Marcus F. Hampton.

(Signature)
Patrick Miller (Print Name)
Scott County, Minnesota
My commission expires Jan. 31, 2029

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WATERFRONT VILLAGE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 11th day of JUNE, 20 24, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: Mayor Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9th day of July, 20 24.

David M. Zieglmeier, Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

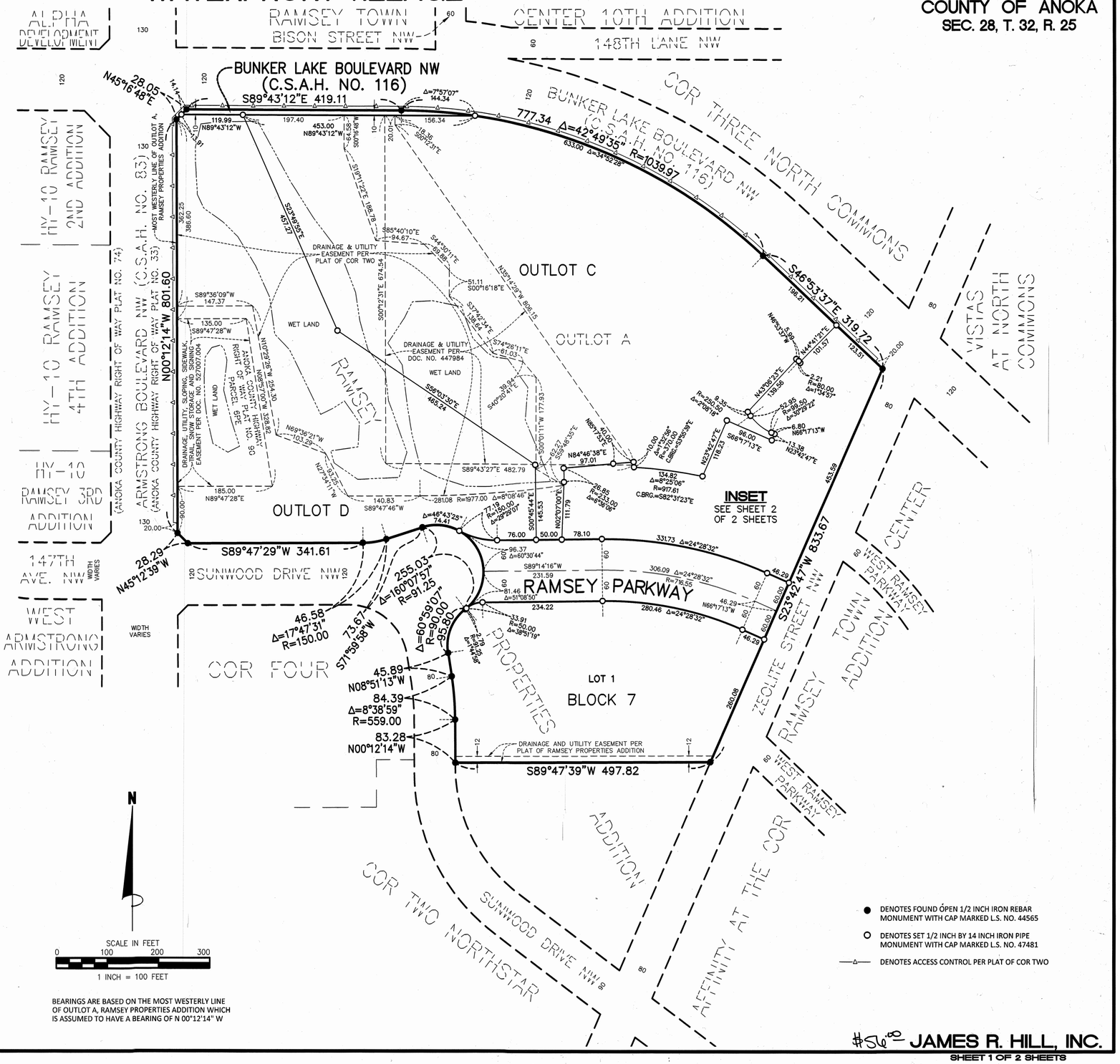
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 24 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 25 day of July, 20 24.

By: Pamela J. LeBlanc Property Tax Administrator By: Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of WATERFRONT VILLAGE was filed in the office of the County Recorder/Registrar of Titles for public record on this 25 day of July, 2024, at 3:40 o'clock P. M. and was duly recorded as Document Number 6018840.004.

By: Pamela J. LeBlanc County Recorder/Registrar of Titles By: Deputy



BEARINGS ARE BASED ON THE MOST WESTERLY LINE OF OUTLOT A, RAMSEY PROPERTIES ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 00°12'14" W

- DENOTES FOUND OPEN 1/2 INCH IRON REBAR MONUMENT WITH CAP MARKED L.S. NO. 44565
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481
- —Δ— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

JAMES R. HILL, INC.

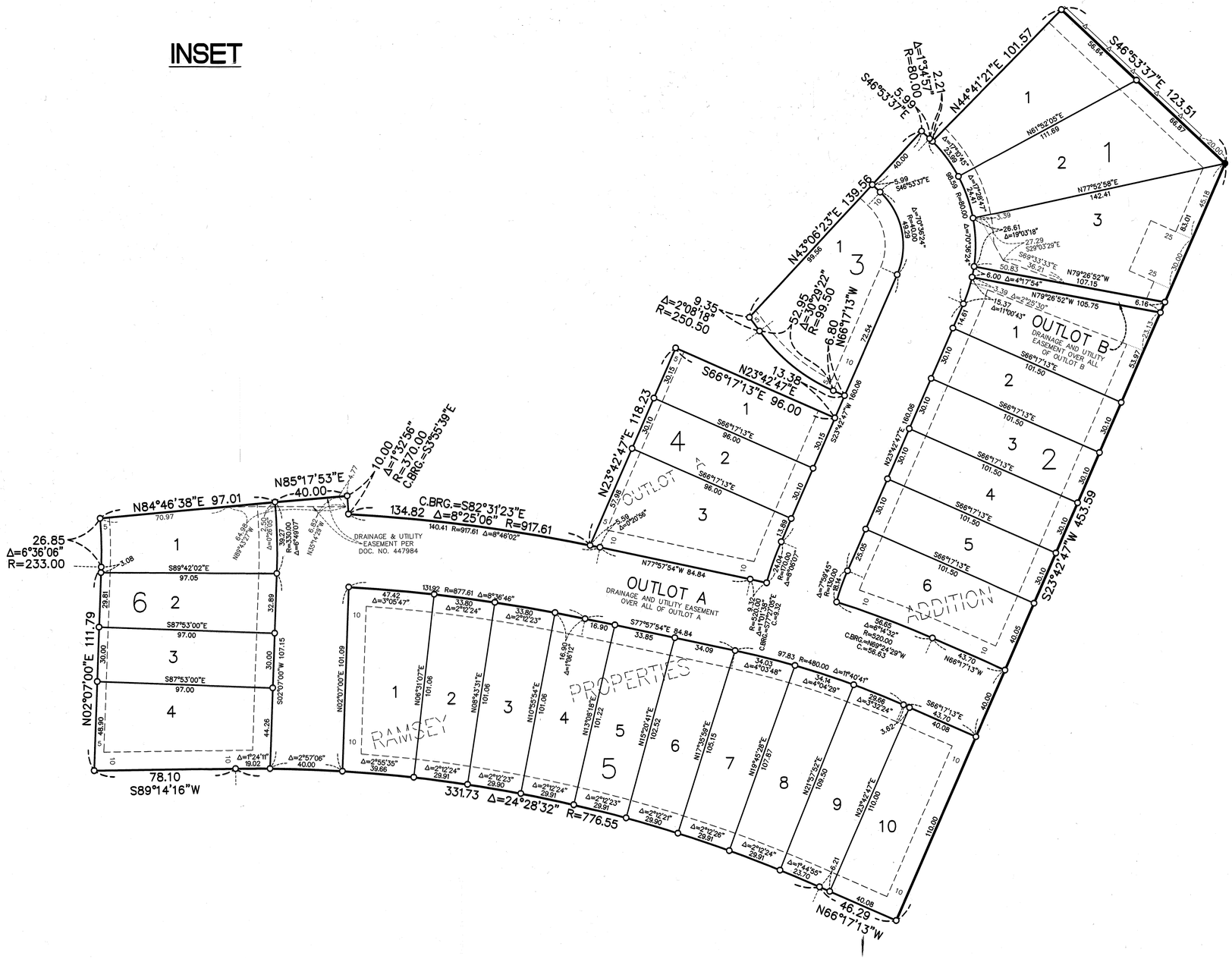
OFFICIAL PLAT

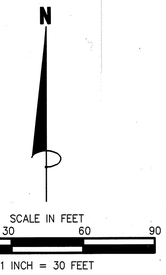
L618840.004

WATERFRONT VILLAGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

INSET





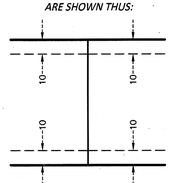
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○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481

—△— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING FRONT AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

JAMES R. HILL, INC.

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, December 12, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Wiyninger Member Chelsee Howell Member Brittany Lindahl Member William MacLennan Member Shanna Stewart
Members Absent:	Member Rachal Johnson Member Chris Riley
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 Lindahl, seconded by Member Stewart, to approve the agenda.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated October 10, 2024

Motion by Member Lindahl, seconded by Member Stewart, to approve the October 10, 2024, minutes as presented.

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

4. EDA BUSINESS

DRAFT

4.01: Consider Recommendation of Approval of Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot D, Waterfront Village: Case of Capital Real Estate, Inc.

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger invited the applicant to speak.

Rick Hauser, Capital Real Estate, commented that since the last meeting, he has been working to secure the tenant lineup for this location and they do have several tenants in the LOI phase. He stated that they have Taco Bell, Starbucks, and Chipotle all in negotiations.

Chairperson Wiyninger stated that he visited some of the developer's other locations and commented that they are clean and easy to get in and out of.

Member Stewart asked for details on the type of signage.

Mr. Hauser stated that they would envision a tall monument sign with a brick base and sides, with panels for each of the three tenants. He commented that they could put some type of City branding on the top of the sign as well.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to Approve Purchase Agreement and Right of Re-Entry Agreement with Capital Real Estate, Inc., subject to City Attorney review.

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

4.02: Receive New Community Profile and One Page Brochure

Economic Development Manager Sullivan presented the staff report.

Member Stewart asked for and received clarification on how the different documents would be used.

Chairperson Wiyninger stated that he would like the history to be ordered the same way, noting one section that starts from the past and moves forward while another starts from now and moves backward. He appreciates the concise approach and intentionality of staff when developing these documents.

Member Stewart commented that she would be unsure which side of the one-page brochure is the front and suggested changing the logo or doing something different to identify the front page.

Member Howell suggested using different photos on the one-page brochure.

DRAFT

Chairperson Wiyninger proposed using alternative photos in the one-page brochure to better appeal to the targeted industrial audience and effectively promote Ramsey.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan stated that the Planning Commission has been reviewing the sign code to make it more consistent. He asked if the EDA would be interested in receiving a presentation from planning staff related to the proposed changes.

Chairperson Wiyninger stated that he has had multiple businesses reach out to him with questions about signage and therefore would find it helpful to learn more information.

Members Stewart and Lindahl agreed that it is important for the EDA to better understand what is allowed.

Member Howell agreed as well, noting that the EDA looks more from a marketing standpoint, which may be helpful to planning staff as well.

Economic Development Manager Sullivan stated that he received approval from the Met Council to assist in selling some outlots. He advised of the Take 5 ribbon cutting later today, and also highlighted other upcoming events, and provided a summary of recent Council action on EDA-related items.

6. ADJOURNMENT

Motion by Member Stewart, seconded by Member Lindahl, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:07 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple

DRAFT

TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session

Meeting Date: 01/14/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-003 Approving the Preliminary Plat for Emerald Estates, a Single Family Residential Development Located on 181st Avenue, West of Xenolith Street (Project No. 24-123); Case of Landform Professional Services, LLC

Purpose/Background:

The City has received a Land Use Application from Landform Professional Services, LLC (the "Applicant") for a proposed Preliminary Plat of thirteen single family residential lots located along 181st Avenue, west of Xenolith Street (the "Subject Property").

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Preliminary Plat review by the Planning Commission on December 19, 2024. A "proposed development" sign was placed on the Subject Property and a notice was also published in the Anoka County Union Herald Newspaper.

Time Frame/Observations/Alternatives:

General Project Overview

The Subject Property is approximately 35.93 acres in size. The owners of the Subject Property (the "Property Owners") also own the forty (40) acre parcel west of the Subject Property. However, that parcel is not subject to this Land Use Application. The Applicant is proposing to plat the Subject Property into thirteen (13), single family residential lots along the south side of 181st Avenue. Each lot will be served by a private well and septic system and each lot will have direct access on to 181st Avenue. There are no roads proposed to be constructed. The Applicant has provided a memorandum, which is attached to this case, outlining why they have opted not to incorporate a service road or cul-de-sac into the project in an attempt to reduce the number of direct accesses to 181st Avenue (as had been requested by the Planning Commission as part of their review of the Sketch Plan). Individual stormwater basins are proposed for each lot, rather than a single, larger pond for the overall development (this results in less land disturbance, but will require individual Stormwater Maintenance Agreements to be recorded against each of the lots).

Zoning and Guidance

The Subject Property is zoned Rural Residential and is guided as Rural Developing in the 2040 Comprehensive Plan. The Rural Residential zoning district requires a minimum lot size of 2.5 acres and a minimum lot width of 200 feet. Each of the proposed lots meets or exceeds these standards. Staff has requested an exhibit to verify that Lots 12 and 13 meet the buildability standard (a 60-foot by 100-foot area that excludes wetland, wetland setback, Floodway, and/or steep slopes).

The surrounding parcels to the east, west, and south are all zoned Rural Residential and are all guided as Rural Developing in the Comprehensive Plan as well. 181st Avenue represents the border between Ramsey and Nowthen, so the parcels north of the Subject Property are located in the city of Nowthen. Surrounding parcels range in size from about 4.8 acres to about 40 acres (this parcel is also owned by the Property Owners, but is not a part of this application).

Streets and Access

The Preliminary Plat essentially mirrors the Sketch Plan that the Planning Commission previously reviewed,

including no new proposed roads. Each lot would have a driveway directly to 181st Avenue. The Applicant has included a driveway bump-out or turn-around for each driveway, so that rather than backing out on to 181st Avenue, one can easily turn their vehicle around and pull forward on to 181st Avenue. The Applicant has provided a narrative/memorandum supporting the layout as proposed rather than incorporating a service road or cul-de-sac to reduce the number of direct accesses onto 181st Avenue. The narrative states, among other things, that a covenant will be filed against each lot requiring a driveway turn-around. Furthermore, while the City of Ramsey and Anoka County do not have driveway spacing standards, the Minnesota Department of Transportation (MnDOT) does have an Access Management Manual, which includes driveway spacing *recommendations* based on the type of roadway and speed limit. 181st Avenue, also known as County Road 64, is categorized as a Type 2 Rural Road and has a posted speed limit of 55 miles per hour. Based on this data, the MnDOT Access Management Manual recommends a minimum spacing of 100 feet between driveways, which this plan meets and, in some cases, even exceeds.

The Applicant has modified the driveway configuration for Lot 7 after the review of the Sketch Plan. It was noted that this driveway curved on to Lot 8 to avoid the wetland and wetland setback area. However, the configuration has been modified now so that it stays outside the wetland and wetland setback to the west and provides a five (5) foot driveway setback along the eastern boundary.

Staff forwarded the Preliminary Plat submittal, including the memorandum/narrative addressing the driveways, to the Anoka County Highway Department (ACHD) for review and comment. Their review comments, from both the Sketch Plan and Preliminary Plat, have been attached to this case for reference.

The existing conditions, from Armstrong Boulevard to just west of the Subject Property, are similar to what is proposed. There are presently thirteen (13) homes having driveways directly onto 181st Avenue (between Xenolith Street and Armstrong Boulevard). So, Staff looked at the existing MnDOT crash data and the Average Daily Trips (ADT) for this stretch of 181st Avenue to see if there was any sort of pattern of safety concerns. The most current ADT information for 181st Avenue is from 2022, and is 3,096 vehicles per day, which is fairly low for a county highway (for comparison, the ADT of Nowthen Boulevard, at the intersection with 181st Avenue, is 7,302). The available crash data from MnDOT's Crash Mapping Analysis Tool shows that there have been six (6) accidents on 181st Avenue, between Armstrong Boulevard and Xenolith Street, dating back to 2017. Five (5) of those were single-car accidents resulting from either hitting an animal or sliding off the road due to wet/slippery conditions. In the past seven years, there's only been one accident that involved multiple vehicles on 181st Avenue.

Natural Resources

The Subject Property is heavily wooded and nearly half of it consists of wetland. There are some areas designated as floodplain as well (although the vast majority of floodplain is contained within wetlands, and there are no proposed impacts to wetlands). The submittal includes both a Tree Inventory and a Landscape Plan. More information is needed regarding the Tree Inventory, as noted in the review comments in ProjectDox (and attached to this case). However, due to the amount of tree cover and the fact that the Applicant intends for each lot to be custom designed and built, it appears that this project will comply with the tree preservation standards.

Existing vegetation may satisfy the planting requirement for most, if not all, lots. But, since the Tree Inventory lacks certain information (such as which trees are slated for removal and preservation), Staff requested a Landscape Plan be submitted. However, it is clear that minor revisions will be needed (e.g. the Plant Schedule includes Black Ash, but with the destruction that Emerald Ash Borer [EAB] is causing, no species of ash will receive credit towards the planting requirements).

The Environmental Policy Board reviewed the natural resources aspects of this project at their December 16, 2024, meeting and recommended approval, contingent upon compliance with Staff's review comments.

The Planning Commission held a Public Hearing at their December 19, 2024, meeting. One resident spoke on the project, and his comments focused primarily on concerns about potential degradation of the natural features (wetlands) resulting from development. By a 4-1 vote, the Planning Commission recommended approval of the Preliminary Plat, contingent upon compliance with Staff's review comments. The opposing vote was cast due to

safety concerns about adding thirteen (13) driveways directly on to 181st Avenue.

Alternatives

Alternative 1: Motion to adopt Resolution #25-003 approving the Preliminary Plat for Emerald Estates, contingent upon compliance with Staff's review comments. All thirteen (13) lots meet the bulk standards for the Rural Residential District. As proposed, there will not be any direct impacts on wetlands and floodplain areas, and tree loss should also be fairly minimal (since each lot will be custom designed and built). The Applicant has provided a reasonable option (driveway turn-arounds) to address the safety concerns raised by ACHD. Furthermore, if a road of any sort were required, it would result in greater impacts on existing natural resources, including additional tree loss and likely wetland impacts as well. Staff supports this alternative.

Alternative 2: Motion to adopt Resolution #25-003 approving the Preliminary Plat for Emerald Estates, with modifications identified and specified by City Council.

Alternative 3: Do not approve the Preliminary Plat for Emerald Estates based on specific findings. The lots meet the bulk standards for the zoning district and this configuration appears to have the least impact on natural resources on the Subject Property. Staff does not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission recommended City Council approve the Preliminary Plat (4-1 vote).

Outcome/Action:

Motion to adopt Resolution #25-003 approving the Preliminary Plat for Emerald Estates.

Attachments

Site Location Map
Preliminary Plat
Tree Inventory
Grading Plan
Applicant Memorandum about Driveways
Anoka County Highway Department Review Comments (both on Sketch Plan and Preliminary Plat)
Plan Sheets with Staff's Redlined Corrections
DRAFT Planning Commission Meeting Minutes Dated December 19, 2024
Resolution #25-003: Pre Plat

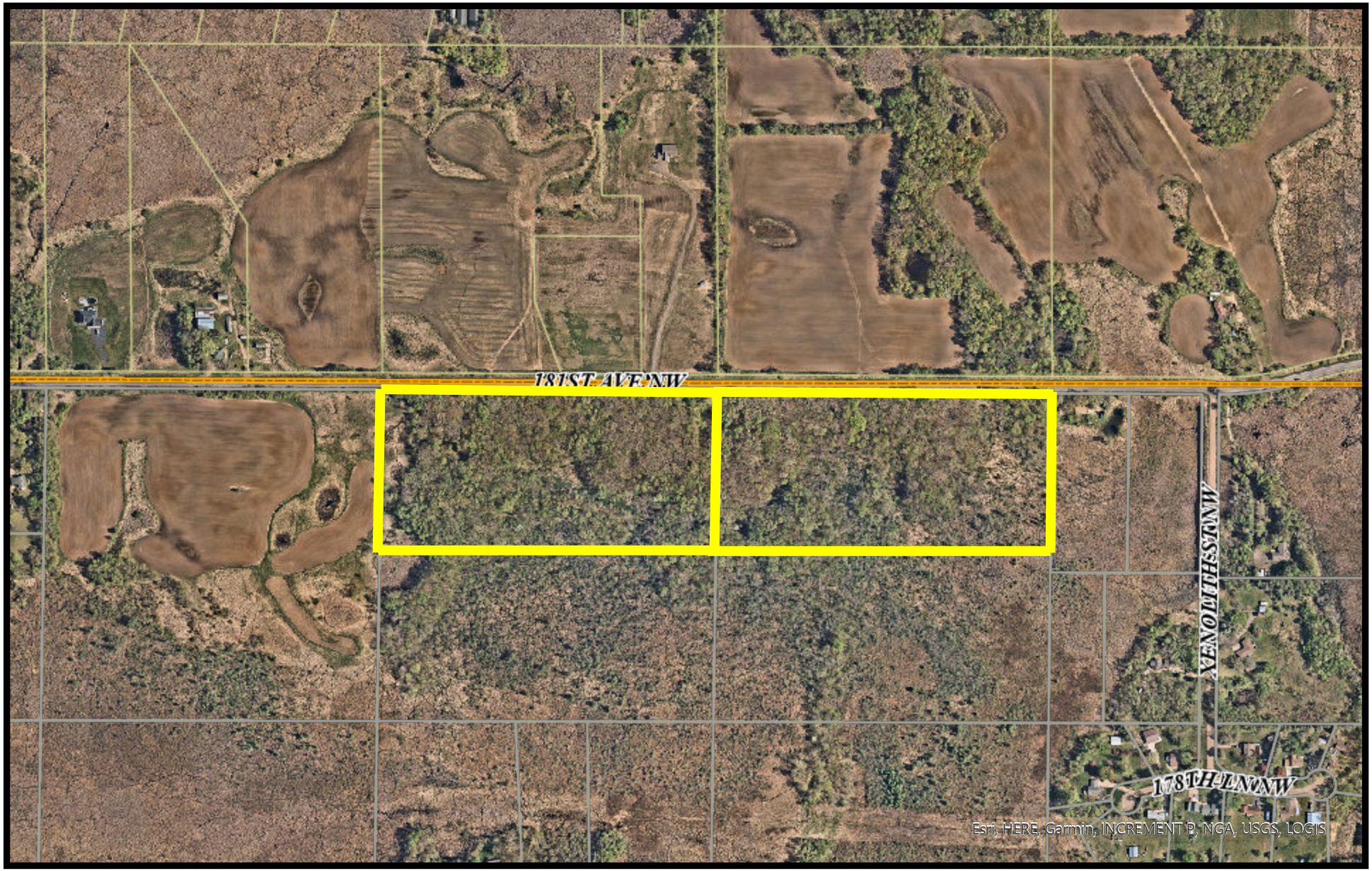
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	01/09/2025 03:48 PM
Form Started By: Chris Anderson		Started On: 01/03/2025 12:59 PM
Final Approval Date: 01/09/2025		

Emerald Estates

05-32-25-11-0001, 04-32-25-22-0001

Preliminary Plat



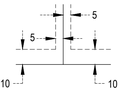
Print Date: September 16, 2024

0 0.040.07 0.15 0.22 0.3
mi

LEGEND

- Property Line
- Interior Lot Line
- Underlying Parcel Line
- Existing Easement
- Proposed Easement
- Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

AREA SUMMARY

Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

ZONING AND SETBACK SUMMARY

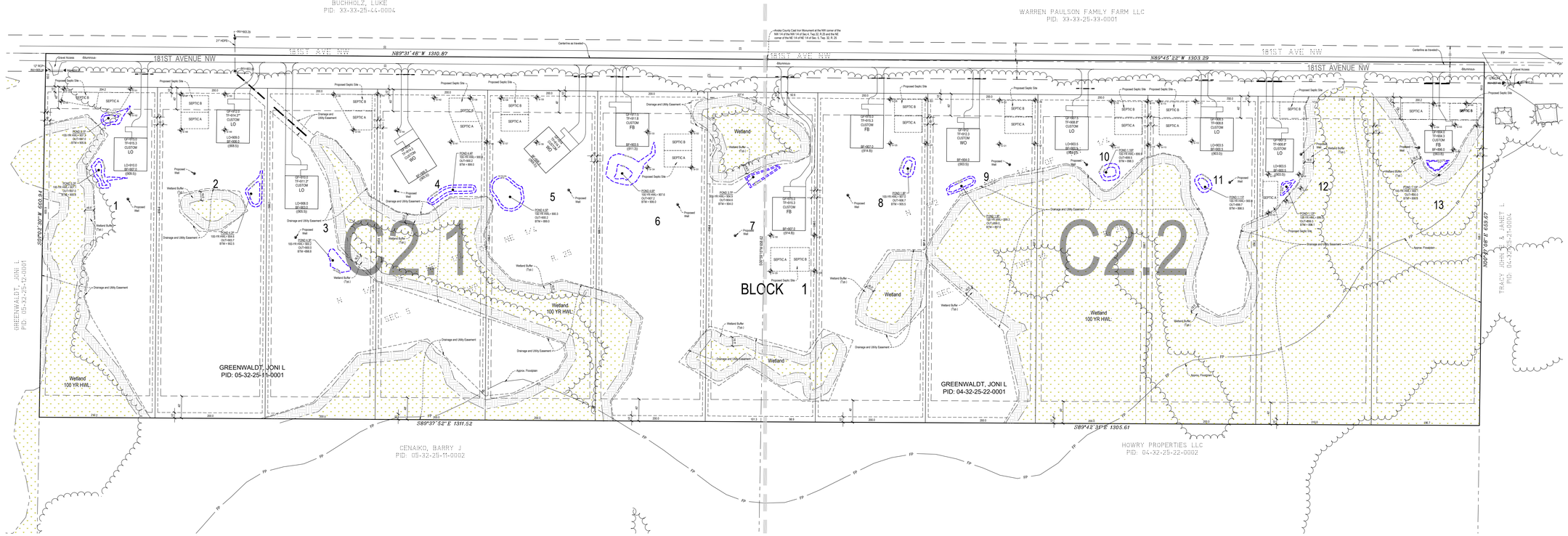
The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.



NORTH

0 100 200

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C200ZZZ725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INDEX

C2.0

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BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

181ST AVENUE NW

N89°31'48"W 1310.87

INV=903.29
21" HDPE
INV=903.05
INV=904.61
12" RCP
INV=905.00
Gravel Access
-Bituminous-
Centerline as traveled
Anoka Co
NW 1/4 of
corner of t

Proposed Septic Site
SEPTIC A
SEPTIC B
B-151
B-152
B-153
204.2
B-147
B-148
B-149
B-150
200.0
B-145
B-146
B-143
B-144
B-141
B-140
B-142
B-139
B-138
B-135
B-136
B-137
B-133
B-132
B-134
B-131
107.4
B-130
B-129

GF=915.0
TF=915.3
CUSTOM
LO
LO=910.0
BF=907.0
((909.5))

GF=912.0
TF=914.3**
CUSTOM
LO
LO=909.0
BF=906.0
((908.5))

GF=910.0
TF=911.3*
CUSTOM
LO
LO=906.0
BF=903.0
((905.5))

GF=914
TF=914.3
CUSTOM
WO
BF=908.0
((905.5))

GF=914.4
TF=914.3
CUSTOM
WO
BF=908.0
((905.5))

GF=911.5
TF=911.8
CUSTOM
FB
BF=903.5
((911.3))

POND 5.1P
100-YR HWL= 907.3
OUT=907.0
BTM = 905.8

POND 5.2P
100-YR HWL= 907.1
OUT=907.0
BTM = 905.8

POND 4.2P
100-YR HWL= 904.6
OUT=903.7
BTM = 902.5

POND 4.3P
100-YR HWL= 900.2
OUT=900.0
BTM =898.8

POND 4.4P
100-YR HWL= 900.4
OUT=900.2
BTM = 899.0

POND 4.5P
100-YR HWL= 900.3
OUT=900.2
BTM = 899.0

POND 4.6P
100-YR HWL= 907.6
OUT=907.2
BTM = 906.0

POND 3.7P
100-YR HWL= 904.9
OUT=904.6
BTM = 904.0

Proposed Well
Wetland Buffer (Typ.)
Drainage and Utility Easement
100 YR HWL
100 YR ELEV.
16.5'
10'
40'
5'
1
2
3
4
5
6
7

Wetland
100 YR HWL:

Wetland
Wetland Buffer (Typ.)

GREENWALDT, JONI L
PID: 05-32-25-12-0001

GREENWALDT, JONI L
PID: 05-32-25-11-0001

CENAIKO, BARRY J
PID: 05-32-25-11-0002

Approx. Floodplain
FP

S01°02'30"W 660.94
S00°59'15"W 653.62
S89°37'52"E 1311.52

210.2
200.0
101.3
600.9
600.6
600.2
599.8
599.5
599.1
598.8

MATCH LINE
SEE SHEET C2.2

BLOCK

NE 1/4
SEC. 5
T. 30 N.
R. 25 W.

NORTH
0
50
100

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C200ZZZ725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INSET 1

C2.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

Anoka County Cast Iron Monument at the NW corner of the NW 1/4 of the NW 1/4 of Sec.4, Twp.32, R.25 and the NE corner of the NE 1/4 of NE 1/4 of Sec. 5, Twp. 32, R. 25

181ST AVE NW

N89°45'22"W 1303.29

181ST AVENUE NW

Centerline as traveled

-Bituminous-

12"RCP
INV=897.46

FP

Proposed Septic Site

SEPTIC A

SEPTIC B

GF=915.0
TF=915.3
CUSTOM
FB
BF=907.0
((914.8))

GF=912
TF=912.3
CUSTOM
WO
BF=904.0
((903.5))

GF=907.5
TF=908.8*
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=908.5
TF=908.8
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=907.5
TF=908.8*
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=904.0
TF=904.3
CUSTOM
FB
BF=896.0
((903.8))

Proposed Well

Wetland Buffer (Typ.)

POND 1.8P
100-YR HWL= 907.0
OUT=906.7
BTM = 905.5

POND 1.9P
100-YR HWL= 899.3
OUT=899.0
BTM = 897.8

POND 1.10P
100-YR HWL= 899.9
OUT=899.5
BTM = 898.3

POND 1.11P
100-YR HWL= 900.0
OUT=899.7
BTM = 898.5

POND 1.12P
100-YR HWL= 899.5
OUT=899.3
BTM = 898.1

POND 1.13P
100-YR HWL = 900.1
OUT=900.0
BTM = 899.8

Drainage and Utility Easement

Approx. Floodplain

Wetland

Wetland
100 YR HWL:

7 8 9 10 11 12 13

BLOCK 1

SEE SHEET C2.1 MATCH LINE

S00°59'57"W 658.62

N00°47'09"E 659.67

GREENWALDT, JONI L
PID: 04-32-25-22-0001

S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

TRACT C, REGISTERED LAND SURVEY NO. 1574, ANOKA COUNTY, MINNESOTA
TRACT BID: 04-32-25-21-0004

NORTH

0 50 100

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

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Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C200ZZZ725.DWG
PROJECT NO.	ZZZ24725

PRE PLAT INSET 2

C2.2

Landform® and Site to Finish™ are registered service marks of Landform Professional Services, LLC.

TREE INVENTORY SUMMARY

Total DBH Inches	24,867
Total Exempt DBH Inches	2,765
Total DBH Inches to be Removed	
Percentage Removed	

*Exempt Trees Include: trees located in proposed storm ponds, invasive tree species, dead or dying trees, trees in poor condition.

LEGEND

:Tree Removal

:Tree Protection

:Construction Limits

:Mass Tree Removal

EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on August, 9. 2024, expressly for this project; City of Ramsey, Minnesota record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Tradewell Soil Testing, Cedar, MN, on June, 8th, 2024.

GENERAL NOTES

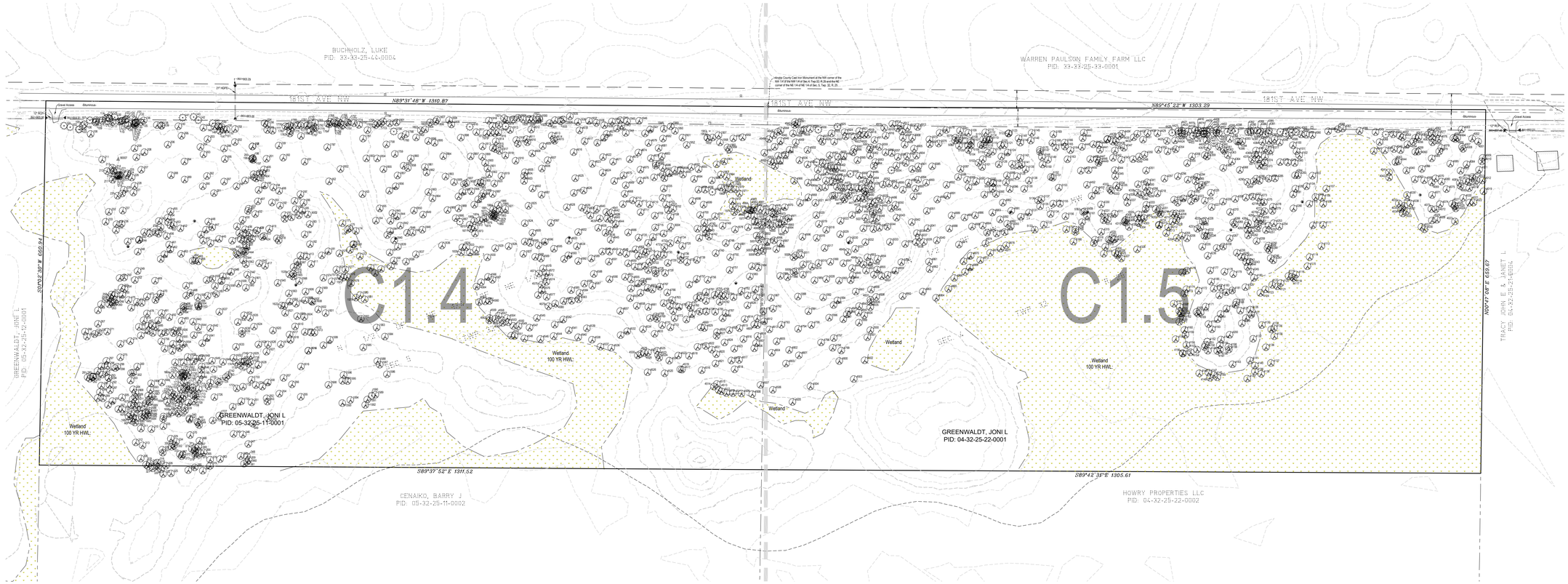
1. For construction staking and surveying services contact Landform at 612.252.9070.
2. NOTE: these plan are for entitlement purposes only. Final site construction plans are to be provided by Home Builder [TBD] at building permit.
3. Wetlands delineated by Kjolhaug Environmental Services Company, Final TEP Completed September x, 2024

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.



NORTH

0 100 200

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
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FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY INDEX

C1.3

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BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

INV=903.29
21" HDPE
181ST AVE NW
N89°31'48"W 1310.87
Ancoa Co
NW 1/4 of
corner of t
Gravel Access
-Bituminous-
12" RCP
INV=905.00
INV=904.61
INV=903.05
-Bitumin
S0°02'30"W 660.94
GREENWALDT, JONI L
PID: 05-32-25-12-0001
Wetland
100 YR HWL:
Wetland
100 YR HWL:
GREENWALDT, JONI L
PID: 05-32-25-11-0001
Wetland
Wetland
MATCH LINE
SEE SHEET C1.5
S89°37'52"E 1311.52
CENAIKO, BARRY J
PID: 05-32-25-11-0002
NORTH
0
50
100

© LANDFORM 2024

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
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CITY

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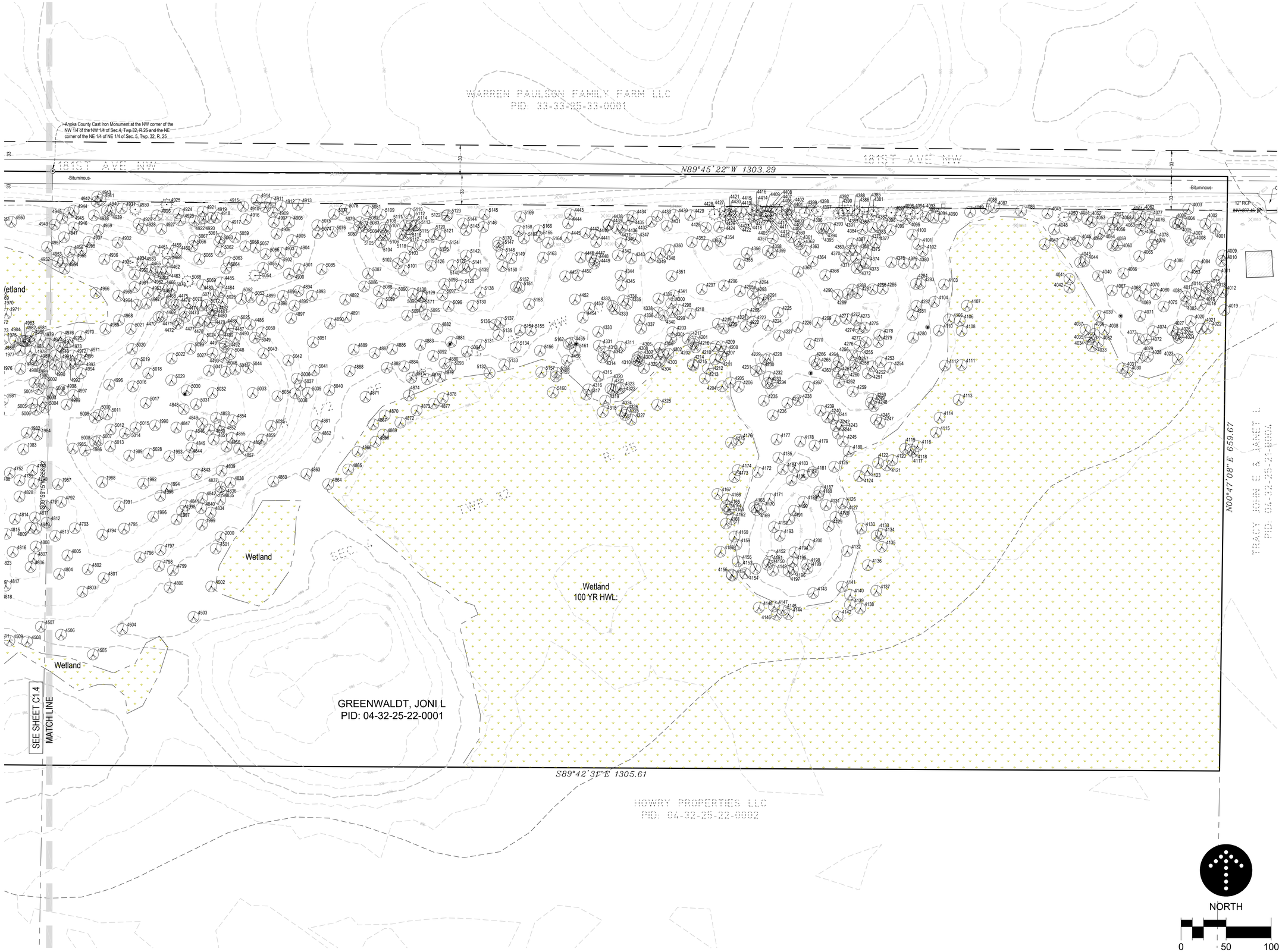
FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY INSET 1

C1.4

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PROJECT NO. ZZZ24725

TREE INVENTORY INSET 2

C1.5

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TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
101	Red pine	12			
102	Red pine	14			
103	Red pine	11			
104	Red pine	7			
105	Red pine	7			
106	Red pine	15			
107	Red pine	13			
108	Bur oak	7			
109	Red pine	13			
110	Red pine	11			
111	Bur oak	14			
112	White oak	9			
113	Red pine	12			
114	Red pine	10			
115	Red pine	11			
116	Red pine	10			
117	Red pine	10			
118	White oak	9			
119	Poplar	8			
120	Red pine	10			
121	Red pine	11			
122	White oak	9			
123	Red pine	5			
124	Red pine	5	Dead		
125	Red pine	7			
126	Red oak	6			
127	White oak	4			
128	White oak	5			
129	Red pine	13			
130	White oak	7			
131	Red pine	12			
132	Red pine	8			
133	Red pine	9			
134	White oak	9			
135	White oak	10			
136	Poplar	13			
137	Birch	9			
138	Cottonwood	24			
139	Red Maple	8			
140	Paper Birch	9			
141	Red pine	9			
142	Red pine	14			
143	Red pine	11			
144	White oak	10			
145	Red pine	6			
146	Red oak	8			
147	Red oak	10			
148	Red oak	11			
149	Red oak	15			
150	Red oak	5			
151	Elm	17	Multi Trunk		
152	Red oak	12	Leaning Poor		
153	White oak	7			
154	Aspen	11			
155	Red oak	9			
156	Red oak	5	Leaning Poor		
157	Poplar	9			
158	Elm	8			
159	White oak	29			
160	White oak	30			
161	White oak	34			
162	White oak	35			
163	Elm	14			
164	Birch	14	Twin, Leaning Poor		
165	Elm	14	Twin		
166	Red oak	13			
167	Red oak	9			
168	Poplar	13	Leaning		
169	Elm	8			
170	Elm	8	Dead		
171	Elm	8			
172	White oak	4			
173	Cottonwood	16			
174	Elm	9			
175	Ash	8	Poor		
176	White oak	28			
177	White oak	19			
178	White oak	25			
179	Elm	11			
180	Elm	9			
181	Elm	17	Multi		
182	Elm	12			
183	Black cherry	9			
184	White oak	19	Twin		
185	White oak	15			
186	White oak	19	Dying		
187	White oak	25			
188	Black cherry	9			
189	Birch	9			
190	Birch	10			
191	Birch	10			
192	Elm	9	Dead		
193	Bur oak	20			
194	White oak	24	Fair		
195	White oak	30			
196	Elm	11			
197	Cottonwood	14			
198	Cottonwood	12			
199	Cottonwood	12			
200	Elm	17	Twin		
201	Poplar	10			
202	White oak	16	Dying		
203	Red oak	14	Fair		
204	White oak	24			
205	Bur oak	28			
206	White oak	35			
207	White oak	4			
208	Red oak	36	Fair		
209	Elm	8			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
210	Bur oak	27			
211	Elm	11			
212	White oak	7			
213	White oak	4			
214	White oak	4			
215	White oak	8			
216	White oak	8			
217	Boxelder	9			
218	White oak	5			
219	White oak	4			
220	White oak	6			
221	White oak	7			
222	White oak	7			
223	White oak	4			
224	White oak	5			
225	White oak	4			
226	White oak	5			
227	Birch	18	Poor		
228	Elm	9			
229	White oak	4			
230	White oak	7			
231	Boxelder	10	Leaning Poor		
232	White oak	8			
233	Birch	16	Triple, Poor		
234	Ash	10	Poor		
235	Boxelder	10	Leaning Poor		
236	Ash	9	Poor		
237	White oak	7			
238	Aspen	9			
239	White oak	4			
240	Aspen	14			
241	Basswood	18	Twin		
242	Elm	9			
243	Elm	16	Twin		
244	Aspen	10	Dead		
245	Elm	9			
246	Aspen	9			
247	Bur oak	42			
248	Bur oak	42			
249	Red oak	9			
250	White oak	7			
251	White oak	6			
252	Elm	9			
253	Birch	10			
254	White oak	7			
255	White oak	5			
256	White oak	10			
257	White oak	13	Twin		
258	White oak	6			
259	White oak	4			
260	Red oak	6			
261	White oak	8			
262	White oak	5			
263	White oak	5			
264	Red oak	9			
265	Bur oak	6			
266	Bur oak	30			
267	White oak	8			
268	White oak	5			
269	White oak	6			
270	Bur oak	23			
271	Bur oak	25			
272	Bur oak	19			
273	Red oak	10			
274	Red oak	15			
275	White oak	4			
276	Aspen	10	Leaning		
277	Aspen	8	Leaning		
278	Aspen	10			
279	Aspen	13			
280	Aspen	14	Fair		
281	Aspen	9	Leaning		
282	Aspen	9	Leaning		
283	Aspen	11			
284	Aspen	14			
285	Aspen	16	Twin, Leaning		
286	Aspen	9			
287	Red	8			
288	Red oak	24	Dead		
289	Aspen	10	Leaning		
290	Aspen	13	Leaning		
291	Aspen	10			
292	Ash	9	Poor		
293	Aspen	15			
294	Aspen	14	Poor		
295	Aspen	15			
296	Aspen	9			
297	Aspen	14			
298	Aspen	19			
299	Aspen	13			
300	Aspen	15			
301	Aspen	13	Leaning		
302	Aspen	12			
303	Aspen	12			
304	Aspen	13			
305	Aspen	16			
306	Aspen	13			
307	Aspen	10			
308	Aspen	10	Dead		
309	Aspen	12			
310	Red oak	11			
311	Birch	11			
312	Ash	10	Poor		
313	Aspen	9			
314	Aspen	12			
315	Ash	10			
316	Aspen	12			
317	Aspen	9	Dead		
318	Aspen	13			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
319	Aspen	10			
320	Birch	16	Triple		
321	Aspen	9			
322	Aspen	9			
323	Aspen	12			
324	Red oak	13			
325	Red oak	6			
326	Red oak	8			
327	Aspen	9			
328	Aspen	9			
329	Aspen	12			
330	Aspen	9			
331	Aspen	8			
332	Red oak	52			
333	Aspen	10			
334	Aspen	10			
335	Aspen	9			
336	Aspen	9			
337	Aspen	9			
338	Aspen	10			
339	Aspen	9			
340	Aspen	8			
341	Basswood	9			
342	Bur oak	18			
343	Bur oak	16			
344	Ash	17	Poor		
345	White oak	20			
346	White oak	23			
347	White oak	20			
348	White oak	24			
349	Elm	8			
350	White oak	19			
351	Elm	8			
352	Basswood	13			
353	Basswood	12			
354	Ash	8	Poor		
355	Basswood	14			
356	Basswood	9			
357	Basswood	9			
358	Basswood	8			
359	Basswood	9			
360	Elm	11	Dead		
361	Birch	10			
362	baswood	9			
363	Basswood	9			
364	Birch	8			
365	Aspen	9			
366	Birch	9			
367	Birch	8	Leaning		
368	Birch	10	Leaning		
369	Basswood	8			
370	Aspen	12			
371	Birch	8			
372	Birch	9			
373	Birch	10			
374	Basswood	8			
375	Black cherry Cherry	8			
376	Basswood	9			
377	Basswood	18	Twin		
378	Aspen	9			
379	Aspen	9			
380	White oak	36			
381	White oak	36			
382	White oak	24			
383	Birch	13	Twin		
384	Bur oak	34	Poor		
385	Basswood	8			
386	Bur oak	24			
387	Basswood	8			
388	Ash	8	Fair		
389	White oak	20			
390	Red oak	5			
391	Red oak	9			
392	Birch	8			
393	Bur oak	7			
394	Red oak	8			
395	Aspen	10			
396	Aspen	9			
397	Aspen	11			
398	Birch	11	Twin		
399	Red oak	11	Twin		
400	Birch	8			
401	Birch	9			
402	Red oak	11			
403	Aspen	10			
404	Aspen	8			
405	Aspen	10			
406	Aspen	10	Leaning		
407	Elm	9			
408	Red oak	15			
409	Birch	10			
410	Red oak	15			
411	Birch	13			
412	Red oak	36			
413	Birch	11			
414	Birch	8			
415	Aspen	14			
416	Aspen	10			
417	Red oak	11			
418	Birch	15	Twin		
419	White oak	4			
420	Aspen	8			
421	Aspen	9			
422	Aspen	9			
423	Aspen	8			
424	Aspen	11			
425	Aspen	8			
426	Red oak	5			
427	Aspen	10			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
428	Aspen	10			
429	Aspen	11			
430	Aspen	10			
431	Aspen	10			
432	Aspen	10			
433	Aspen	9			
434	Aspen	8			
435	Aspen	8			
436	Red oak	17			
437	Red oak	12			
438	White oak	7			
439	White oak	5			
440	White oak	4			
441	White oak	8			
442	Ash	9			
443	White oak	6			
444	Boxelder	11	Leaning		
445	Bur oak	10			
446	White oak	4			
447	White oak	4			
448	White oak	13	Twin, Poor		
449	Boxelder	17	Twin, PoorLeaning		
450	Red oak	7			
451	White oak	8			
452	White oak	4			
453	White oak	6			
454	Red oak	12			
455	Elm	8			
456	Elm	8			
457	Ash	12			
458	Red pine	11			
459	Red oak	12			
460	Elm	8			
461	Elm	9			
462	Ash	11	Poor		
463	Ash	14	Poor		
464	Black cherry	9			
465	Red oak	13			
466	Ash	11	Poor		
467	Elm	13			
468	Ash	9			
469	Birch	9			
470	Ash	9	Poor		
471	Aspen	12			
472	White oak	8			
473	Red oak	8			
474	Ash	12			
475	Birch	15	Twin		
476	Birch	12			
477	Ash	8			
478	Red oak	13			
479	Red oak	13			
480	Red oak	12			
481	Ash	8	Poor		
482	Birch	15	Twin		
483	Basswood	13			
484	Birch	10			
485	Black cherry	8			
486	Ash	9	Poor		
487	Ash	10			
488	Birch	10			
489	Oak	19	Dead		
490	Bur oak	14	Dying		
491	Ash	8			
1539	White oak	4			
1542	Birch	9			
1544	Aspen	9			
1545	Aspen	13			
1546	Poplar	8			
1547	Bur oak	32			
1548	Elm	21	Quad trunk		
1549	Red oak	11			
1550	Black cherry	10			
1551	Boxelder	12			
1552	Basswood	16			
1553	Ash	10			
1554	Ash	8			
1555	Ash	10			
1556	Boxelder	10			
1557	Red oak	22			
1558	Black cherry	8			
1559	Ash	11	Fair		
1560	Ash	10	Poor		
1561	Bur oak	35			
1562	Birch	10	Leaning		
1563	Bur oak	24			
1564	Birch	11	Twin, Leaning		
1565	Ash	8	Poor		
1566	Basswood	12			
1540	Black cherry	12			
1567	Aspen	10			
1568	Aspen	9			
1569	Aspen	8			
1570	Ash	10			
1571	Red oak	10			
1572	Red oak	7			
1573	Red oak	4			
1574	White oak	6			
1575	White oak	4			
1576	Ash	9	Dying		
1577	White oak	5			
1578	Aspen	10			
1579	Aspen	14			
1580	Aspen	14			
1581	Aspen	10			
1582	White oak	29			
1583	Ash	20	Poor		
1584	Basswood	9	Leaning		
1585	Red oak	24	PoorLeaning		

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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Fax: 612-252-9077
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FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY DATA TABLE 1

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TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1586	Basswood	9	Poor		
1587	Red oak	4	Poor		
1588	Red oak	7			
1589	Elm	9	Dead		
1590	Cedar	5	Dead		
1591	Basswood	12			
1592	Elm	12	Dead		
1593	Ash	12	Poor		
1594	Basswood	14	Twin		
1595	Red oak	12			
1596	Bur oak	23			
1597	Basswood	12			
1598	Ash	16	Poor		
1599	Basswood	12			
1600	Aspen	11			
1601	Basswood	11			
1602	Birch	10			
1603	Birch	11			
1604	Elm	11			
1605	Birch	12	Twin		
1606	Birch	12	Twin		
1607	Basswood	12	Twin		
1608	Elm	11	Dead		
1609	Basswood	12	Twin		
1610	White oak	19			
1611	Birch	16			
1612	Basswood	8			
1613	Basswood	8			
1614	Basswood	15			
1615	Red oak	24			
1616	Elm	11	Fair		
1617	Birch	27			
1619	Basswood	19	Twin		
1618	Birch	17	Twin		
1620	Basswood	13			
1621	Basswood	8			
1622	Basswood	10			
1623	Basswood	12			
1624	Ash	9	Poor		
1625	Black cherry	10			
1626	Basswood	9			
1627	Birch	11			
1628	Birch	10			
1629	Ash	9	Poor		
1630	Red oak	4			
1631	Basswood	9			
1632	Ash	12	Poor		
1633	Birch	15	Twin		
1634	Boxelder	9	Poor		
1635	Birch	24	Quad-trunk, Poor		
1636	Birch	15	Twin, Fair		
1637	Birch	15	Quad-trunk, Poor		
1638	Basswood	12			
1639	Ash	10	Poor		
1640	Red oak	16			
1641	Red oak	9			
1642	Red oak	12			
1644	Ash	8	Dead		
1643	Basswood	10			
1645	Ash	9	Poor		
1647	Red oak	4	Dead		
1648	Red oak	14			
1649	White oak	6			
1650	Red oak	14	Poor		
1646	Red oak	10	Dead		
1651	White oak	10			
1652	Red oak	12			
1653	Red oak	13			
1654	Red oak	13			
1655	Ash	8			
1656	White oak	5			
1657	Red oak	13			
1658	Red oak	5			
1659	Red oak	8			
1660	Red oak	20			
1661	Red oak	10			
1662	Red oak	8	Poor		
1663	Red oak	8			
1664	Red oak	18	Twin		
1665	Birch	12	triple		
1666	Red oak	11			
1667	Red oak	14			
1668	Red oak	11			
1669	Red oak	5			
1670	Aspen	11	Poor		
1671	Birch	9			
1672	Red oak	10			
1673	Aspen	11			
1674	Aspen	13			
1675	Aspen	9			
1676	Red oak	8			
1677	Aspen	8			
1678	Aspen	12			
1679	Red oak	12			
1680	Aspen	11			
1681	Red oak	10			
1682	Red oak	5			
1683	Red oak	6			
1684	Red oak	4			
1685	Red oak	11			
1686	Red oak	7			
1687	Red oak	9			
1688	Red oak	6			
1689	Red oak	8			
1690	Red oak	9			
1691	Red oak	6			
1692	Red oak	16	Twin		
1693	Black cherry	9	Leaning		
1694	Red oak	11			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1695	Aspen	11			
1697	Aspen	11			
1696	Aspen	9			
1698	Aspen	11			
1699	Aspen	12			
1700	Aspen	11			
1701	Aspen	11			
1702	Aspen	13			
1703	Aspen	10			
1704	Aspen	12			
1705	Red oak	4			
1706	Red oak	4			
1707	Aspen	9			
1708	Aspen	13			
1709	Aspen	14			
1710	Aspen	18	Twin		
1711	Aspen	14			
1712	Aspen	12			
1713	Aspen	9			
1714	Aspen	12			
1715	Aspen	11			
1716	Aspen	11			
1717	Aspen	13			
1718	Aspen	11			
1719	Aspen	11			
1720	Red oak	10			
1721	Aspen	13			
1722	Aspen	12			
1725	Red oak	4			
1723	Birch	13			
1724	Birch	14	Twin		
1726	Red oak	6			
1728	Birch	9			
1727	Birch	8			
1729	Bur oak	18			
1730	Bur oak	30			
1731	White oak	19	Fair		
1732	White oak	27			
1733	White oak	16			
1734	Birch	17	Triple		
1735	Basswood	8			
1736	Birch	21	Twin		
1737	Elm	13	Dead, Multi trunk		
1738	Basswood	8			
1739	Ash	9	Poor		
1740	Ash	11	Dead		
1741	Birch	8			
1742	Aspen	13			
1743	Red oak	5			
1744	Elm	8			
1745	Red oak	12			
1746	Aspen	8			
1747	Aspen	12			
1748	Aspen	10			
1749	Aspen	8			
1750	Aspen	10			
1751	Aspen	9			
1752	Aspen	11			
1753	White oak	14			
1754	Aspen	8			
1755	Red oak	10			
1756	Red oak	7			
1757	Red oak	5			
1758	Bur oak	27			
1759	Elm	13			
1760	Bur oak	18			
1761	Red oak	29			
1762	Red oak	9			
1763	Aspen	10			
1764	Elm	11			
1765	White oak	8	Fair		
1766	Red oak	6			
1767	Birch	9	Twin		
1768	Red oak	12			
1769	Birch	8			
1770	Red oak	11			
1771	Red oak	5	Fair		
1772	Red oak	7			
1773	Birch	8			
1774	Birch	9			
1775	Aspen	9	Dead		
1776	White oak	4			
1777	Red oak	8			
1778	Red oak	5			
1779	Red oak	12	Triple		
1780	Red oak	9			
1781	Aspen	10			
1782	White oak	4			
1783	Red oak	7			
1785	Aspen	12			
1786	Red oak	15	Poor		
1787	White oak	23			
1788	Bur oak	16			
1789	White oak	9	Twin		
1790	White oak	6	Poor		
1791	Red oak	8			
1792	Red oak	5			
1793	Red oak	11			
1794	Cedar	5			
1795	Red oak	10			
1796	Red oak	11			
1797	Red oak	7	Fair		
1798	Birch	13			
1799	Birch	8			
1800	Red oak	4			
1801	Aspen	14	Dead		
1802	Bur oak	28	Twin		
1803	Aspen	17			
1804	Red oak	10			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1805	Birch	12			
1806	Birch	8			
1807	Birch	9			
1808	Red oak	8			
1809	Red oak	14	Poor		
1810	Red pine	13			
1811	Elm	60	Multi trunk		
1812	White oak	5			
1813	Red oak	6	Dead		
1814	Red oak	5	Dead		
1815	Red oak	9			
1816	Red oak	6			
1817	Red oak	7			
1818	Aspen	11			
1819	Red oak	7	Fair		
1820	Red oak	7	Fair		
1821	Elm	8			
1822	Red oak	7			
1823	Red oak	7			
1824	Elm	17			
1825	Birch	10			
1826	Aspen	24	Triple		
1827	Elm	8			
1828	Aspen	9			
1829	Aspen	12			
1830	Elm	12	Dead		
1831	Ash	12	Twin, Poor		
1832	Aspen	14	Dead		
1833	Ash	8	Poor		
1834	Aspen	11			
1835	Aspen	13			
1836	Aspen	15			
1837	Aspen	12			
1838	Aspen	11	Leaning		
1839	Aspen	8	Poor		
1840	Black cherry	9			
1841	White oak	6			
1842	White oak	7			
1843	White oak	5			
1844	Red oak	10			
1845	Elm	9			
1846	Aspen	10			
1847	Black cherry	9			
1848	Bur oak	4			
1849	White oak	24			
1850	Birch	17			
1851	White oak	20			
1852	Bur oak	25			
1853	Bur oak	25			
1854	Bur oak	28			
1855	Bur oak	27			
1856	Aspen	18			
1857	Elm	10	Dead		
1858	Birch	11			
1859	Birch	10			
1860	Red oak	7			
1861	White oak	11			
1862	White oak	18			
1863	Red oak	24			
1864	White oak	23			
1865	Red oak	5			
1866	Red oak	10			
1867	Red pine	6			
1868	Red oak	11			
1869	Red oak	9			
1870	Red oak	6			
1871	White oak	14			
1872	Black cherry	15	Twin		
1873	Red oak	7			
1874	Red oak	11			
1875	Red oak	12			
1876	Red oak	12			
1877	Aspen	9			
1878	Aspen	8			
1879	Aspen	11			
1880	Red oak	4			
1881	Aspen	9			
1883	Aspen	8			
1884	Red oak	10			
1885	White oak	9			
1886	Aspen	8			
1887	Boxelder	10	Leaning		
1888	Black cherry	11			
1889	Birch	9			
1890	Elm	11	Dead		
1891	Red oak	9			
1882	Elm	9			
1893	White oak	14			
1894	White oak	24			
1895	Birch	12			
1896	Birch	10			
1897	Birch	13			
1898	Red oak	13			
1899	Red oak	8			
1900	Red oak	11			
1901	Birch	11			
1902	Birch	12	Twin		
1905	Red oak	7			
1904	Red oak	7			
1903	Red oak	13			
1906	Red oak	8	Fair		
1907	Birch	10			
1908	Black cherry	8			
1909	White oak	22			
1910	Red oak	35			
1911	Red oak	15			
1912	Red oak	17			
1913	Red oak	5			
1914	Cedar	6			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1915	Maple	14			
1916	Red oak	7			
1917	Red oak	9			
1918	Red oak	6			
1919	Red oak	6			
1920	Red oak	8			
1921	Red oak	10			
1922	Red oak	7			
1923	Red oak	8			
1924	Elm	12			
1925	Elm	9			
1926	Birch	13	Twin		
1927	Elm	20			
1928	Birch	11			
1929	Birch	8			
1930	Cottonwood	15	Fair		
1931	Birch	11			
1932	Birch	10	Leaning north		
1933	Birch	8			
1934	Aspen	10	Leaning south		
1935	Elm	8			
1936	Red oak	17			
1937	Aspen	10			
1938	Elm	11			
1939	Red oak	10			
1940	Elm	13			
1941	Elm	9			
1942	Red oak	6			
1943	Red oak	5			
1944	Birch	12	Triple		
1945	Elm	8			
1946	Cottonwood	28	Fair		
1947	Red oak	13			
1948	Red oak	14	Twin		
1949	Red oak	7			
1950	Red oak	17			
1951	Aspen	10			
1952	Aspen	11			
1953	Aspen	11			
1954	Aspen	12			
1955	Aspen	10			
1957	Red oak	5			
1958	Aspen	12	Twin, Dying		
1959	Aspen	10			
1960	Aspen	10			
1961	Aspen	9			
1962	Aspen	13			
1963	Aspen	13			
1964	Aspen	14			
1965	Aspen	10			
1966	Elm	14			
1967	Red oak	10			
1968	Elm	10	Fair		
1969	White oak	9			
1970	White oak	11			
1971	Aspen	10			
1972	Red oak	12	Fair		
1973	White oak	6			
1974	Sugar Maple	9			
1975	Red oak	9			
1976	Aspen	9	Dead		
1977	Aspen	12	Dead		
1978	Birch	15			
1979	Birch	15			
1980	Aspen	10			
1981	Elm	9			
1982	Elm	9			
1983	Birch	13			
1984	Birch	12	Twin		
1985	Birch	8			
1986	Birch	9			
1987	Birch	9			
1988	White oak	28			
1989	Bur oak	26			
1990	Bur oak	13			
1991	Bur oak	14			
1992	Maple	9			
1993	Bur oak	23			
1994	White oak	17	Poor		
1995	Bur oak	14			
1996	Red oak	14			
1997	Elm	11	Dead		
1998	Bur oak	18			
1999	Red oak	20	Poor		
2000	Red oak	14			
4501	Elm	8			
4502	Red oak	17			
4503	Bur oak	30	Dead		
4504	Bur oak	24	Fair		
4505	White oak	31			
4506	White oak	24			
4507	White oak	39			
4508	Aspen	8			
4509	Ash	9	Dead		
4510	Aspen	9			
4511	Ash	21	Poor		
4512	Aspen	9	Dead		
4513	Aspen	9	Poor		
4514	Aspen	11	Poor		
4515	Black cherry	10			
4516	Red oak	27	Multi, Poor		
4517	White oak	14			
4518	Red oak	13			
4519	White oak	17	Twin		
4520	White oak	12			
4521	Black cherry	10			
4522	Red oak	14			
4523	White oak	10			
4524	Red oak	4	Leaning		

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY DATA TABLE 2

C1.7

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TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4525	White oak	7			
4526	Aspen	8	Poor		
4527	Elm	8			
4528	Elm	11	Poor		
4529	White oak	5			
4530	Red oak	5			
4532	Elm	9			
4534	Black cherry	9			
4535	White oak	5			
4536	Aspen	15	Poor		
4537	Aspen	15			
4538	Aspen	13	Leaning Poor		
4539	Birch	8			
4540	Basswood	9	Leaning		
4541	Red oak	13			
4542	Red oak	9			
4543	Poplar	16			
4544	Elm	18	Twin		
4545	Red Maple	27	Multi trunk		
4546	Aspen	12			
4547	Birch	10	Twin		
4548	Elm	17	Dead		
4549	Aspen	9			
4550	Aspen	11			
4551	Elm	9			
4552	Aspen	9			
4553	Aspen	10			
4554	Aspen	9			
4555	Aspen	10			
4556	Aspen	8	Fair		
4557	Aspen	9			
4558	Aspen	10			
4559	Ash	8	Poor		
4560	Maple	12			
4561	Birch	10			
4562	Birch	9			
4563	Birch	9			
4564	Aspen	13			
4565	Birch	9	Poor		
4566	Basswood	11			
4567	Birch	8			
4568	Elm	16			
4569	Elm	9			
4570	Birch	9			
4571	Birch	8			
4572	Birch	14			
4573	Bur oak	15			
4574	White oak	13			
4575	Bur oak	12			
4576	White oak	15			
4577	Bur oak	14			
4578	Bur oak	18			
4579	Bur oak	16			
4580	Bur oak	15			
4581	Bur oak	19			
4582	White oak	16			
4583	White oak	13			
4584	Bur oak	15			
4585	Bur oak	13			
4586	Bur oak	14			
4587	White oak	13			
4588	Red oak	10	Twin		
4589	Bur oak	17			
4590	Birch	10			
4591	White oak	21			
4592	Bur oak	10			
4593	Bur oak	17			
4594	White oak	20			
4595	Birch	27	Triple		
4596	White oak	19			
4597	Maple	9			
4598	Black cherry	11			
4599	Ash	11			
4600	Red oak	11			
4601	Bur oak	28			
4602	White oak	17			
4603	Birch	8			
4604	Birch	11			
4605	Maple	14			
4606	White oak	20			
4607	Bur oak	18			
4608	Red oak	28			
4609	White oak	14			
4610	Bur oak	15			
4611	Bur oak	15			
4612	Birch	8			
4613	Bur oak	13			
4614	Bur oak	22			
4615	Bur oak	19			
4616	Maple	25			
4617	Birch	14			
4618	Birch	8			
4619	Birch	9			
4620	Birch	21	Triple		
4621	Maple	10			
4622	Bur oak	26			
4623	Bur oak	18			
4624	Bur oak	21			
4625	Bur oak	24			
4626	Bur oak	21			
4627	Bur oak	13			
4628	Bur oak	21	Twin		
4629	Bur oak	18			
4630	Bur oak	17			
4631	Bur oak	14			
4632	Maple	18			
4633	Bur oak	18			
4634	Bur oak	26			
4635	Bur oak	15			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4636	Bur oak	18			
4637	Bur oak	14			
4638	Bur oak	10			
4639	Bur oak	11			
4640	Bur oak	18			
4641	Bur oak	9			
4642	Bur oak	13			
4643	Bur oak	14			
4644	Bur oak	21	Fair		
4645	Bur oak	20			
4646	Birch	14			
4647	Elm	16	Triple		
4648	Maple	9			
4649	Bur oak	20			
4650	Bur oak	23			
4651	Birch	9			
4652	Bur oak	23			
4653	Aspen	14			
4654	Elm	14			
4655	Elm	11			
4656	Black cherry	9			
4657	Black cherry	9			
4658	Birch	10	Twin		
4659	Red oak	7			
4660	Birch	10			
4661	Red oak	8			
4662	Birch	23	Twin		
4663	Red oak	6			
4664	Birch	11			
4665	Bur oak	14			
4666	Bur oak	23			
4667	Birch	12			
4668	Birch	12			
4669	Elm	8			
4670	Bur oak	26			
4671	Bur oak	23			
4672	Bur oak	23			
4673	Maple	9			
4674	Bur oak	25	Twin		
4675	Bur oak	35			
4676	Maple	10			
4677	Bur oak	42			
4678	Bur oak	22			
4679	Red oak	28			
4680	Birch	11			
4681	Birch	13			
4682	Aspen	11			
4683	Aspen	10			
4684	Birch	8			
4685	Birch	13			
4686	Black cherry	8			
4687	Birch	9	Dead		
4688	Birch	9	Dead		
4689	Birch	9	Dead		
4690	Birch	13			
4691	Birch	12			
4692	Birch	13			
4693	Birch	10	Poor		
4694	White oak	30			
4695	Aspen	15			
4696	Basswood	17	Twin, Poor		
4697	Cedar	7			
4698	Birch	10			
4699	Birch	10			
4700	Birch	12			
4701	Birch	21	Twin		
4702	Bur oak	26			
4703	Oak	25	Dead		
4704	Elm	18	Poor		
4705	Bur oak	23			
4706	Bur oak	18			
4707	Elm	8			
4708	Bur oak	14	Dying		
4709	White oak	15			
4710	Bur oak	16			
4711	Bur oak	23	Dead		
4712	Bur oak	16			
4713	Bur oak	23			
4715	Bur oak	22			
4716	Elm	9			
4717	Birch	12			
4718	Bur oak	23			
4719	Bur oak	18			
4720	Birch	14	Twin		
4721	Bur oak	15			
4722	Bur oak	18			
4723	Bur oak	23			
4724	Bur oak	13			
4725	Bur oak	23			
4726	Bur oak	14			
4727	Bur oak	16	Twin		
4728	Bur oak	22			
4729	Red oak	23			
4730	Bur oak	18	Twin		
4731	Bur oak	12			
4732	White oak	15	Leaning		
4733	Birch	13			
4734	Bur oak	17			
4735	Bur oak	15			
4736	Bur oak	19			
4737	Bur oak	12			
4738	Bur oak	12			
4739	Bur oak	25			
4740	White oak	25			
4742	Birch	12			
4743	Birch	12			
4744	Birch	16	Twin		
4745	Birch	10			
4746	Birch	13			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4747	White oak	22			
4748	Birch	12			
4749	Aspen	10			
4750	Birch	12			
4751	Birch	11			
4752	Red oak	48	Triple		
4753	White oak	15			
4754	Birch	8			
4755	Birch	13			
4756	Red oak	28			
4757	Birch	10			
4758	Black cherry	8			
4741	Birch	8			
4759	Birch	8			
4760	Basswood	10			
4761	Birch	9			
4762	Birch	16	Triple		
4763	Birch	11	Twin		
4764	Black cherry	11			
4765	Elm	36	Multi, Dead Leaning		
4766	Birch	12	Twin		
4767	Birch	8			
4768	Birch	8			
4769	Birch	13	Twin		
4770	White oak	6			
4771	Birch	9			
4772	White oak	8			
4773	Birch	9			
4774	Basswood	13			
4775	Red oak	11			
4776	Birch	11			
4777	Basswood	15			
4778	Birch	10			
4779	Birch	9			
4780	Birch	8			
4781	Birch	13	Twin		
4782	Red oak	10	Leaning Poor		
4783	Birch	8			
4784	Birch	10	Twin		
4785	Birch	10	Twin		
4786	Aspen	18	Twin, Dying		
4787	Birch	13	Twin		
4788	White oak	15			
4789	Bur oak	22	Poor		
4790	Birch	10			
4791	Birch	11			
4792	Bur oak	33	Poor		
4793	Birch	8			
4794	Bur oak	16			
4795	Bur oak	27	Twin		
4796	Bur oak	14			
4797	Bur oak	13			
4798	Bur oak	15			
4799	Bur oak	32			
4800	Bur oak	15			
4801	Birch	8			
4802	Red oak	4			
4803	Birch	10			
4804	Birch	11			
4805	Birch	15	Twin		
4806	Aspen	9			
4807	Aspen	9			
4808	Aspen	9			
4809	Aspen	12	Dead		
4810	Aspen	8			
4811	Aspen	12	Poor		
4812	Red oak	9			
4813	Aspen	11			
4814	Birch	12	Twin		
4815	Birch	10			
4816	Ash	8	Dead		
4817	Birch	8			
4818	Black cherry	8			
4819	Birch	9			
4820	Birch	13	Twin		
4821	Birch	10	Twin		
4822	Basswood	16			
4823	Basswood	13			
4824	Ash	9	Dead		
4825	Black cherry	9			
4826	Aspen	12			
4827	Aspen	12			
4828	Basswood	10			
4829	Elm	12	Poor		
4830	Basswood	9			
4831	Red oak	12			
4832	Birch	14	Multi		
4833	Birch	12	Twin		
4834	Red oak	6			
4835	Bur oak	20			
4836	White oak	12			
4837	White oak	12			
4838	White oak	10			
4839	White oak	15			
4840	White oak	10			
4841	Bur oak	15			
4842	Elm	8			
4843	Red oak	27			
4844	Red oak	21			
4845	White oak	13			
4846	Bur oak	17			
4847	White oak	12			
4848	Bur oak	11			
4849	White oak	12			
4850	White oak	11			
4851	White oak	10			
4852	Bur oak	11			
4853	Red oak	14	Poor		
4854	White oak	15			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4855	Red oak	17			
4856	White oak	10			
4857	Bur oak	17			
4858	White oak	24			
4859	Red oak	18			
4860	Red oak	14			
4861	Bur oak	17			
4862	White oak	14			
4863	Maple	9			
4864	Ash	9	Dead		
4865	Maple	8			
4866	Birch	8			
4867	Ash	9	Leaning Poor		
4868	Ash	14	Dead		
4869	Ash	10	Dead		
4870	Elm	9	Dead		
4871	Maple	12			
4872	Ash	8	Dead		
4873	Elm	19	Dead		
4874	Ash	9	Dead		
4875	Ash	12	Twin, Dead		
4876	Ash	12	Dead		
4877	Ash	10	Dead		
4878	Ash	9	Dead		
4879	Ash	11	Dead		
4880	Ash	9	Dead		
4881	Elm	14	Dead		
4882	Ash	10	Dead		
4883	Ash	13	Dead		
4884	Ash	8	Dead		
4885	Ash	11	Dead		
4886	Ash	14	Dead		
4887	Ash	10	Dead		
4888	Ash	22	Triple		
4889	Elm	9	Dead		
4890	Bur oak	18	Poor, Leaning		
4891	Bur oak	14	Dead		
4892	White oak	12	Dead		
4893	White oak	14			
4894	Red oak	30	Twin		
4895	White oak	6			
4896	Oak	7	Dead		
4897	White oak	13	Dead		
4898	White oak	11			
4899	White oak	16	Dead		
4900	White oak	16			
4901	White oak	10			
4902	White oak	11			
4903	White oak	15			
4904	White oak	9			
4905	White oak	13			
4906	White oak	12			
4907	Red oak	10			
4908	White oak	12			
4909	White oak	10			
4910	White oak	14			
4911	White oak	16			
4912	White oak	13			
4913	Elm	9	Dead		
4914	Red oak	4	Poor		
4915	Bur oak	13			
4916	White oak	9			
4917	White oak	26			
4918	Red oak	4			
4919	Red oak	4			
4920	Aspen	8			
4921	Red oak	14			
4922	Red oak	4			
4923	Red oak	6			
4924	Aspen	13			
4925	Red pine	5			
4926	White oak	18			
4927	White oak	21			
4928	White oak	4			
4929	White oak	4			
4930	Red pine	9			
4931	Birch	8	Leaning		
4932	Bur oak	25			
4933	Bur oak	20			
4934	Red cedar	4			
4935	Bur oak	19			
4936	Red oak	37			
4937	Red oak	22			
4938	Red oak	16	Twin		
4940	Red oak	4			
4939	Red oak	6			
4941	Birch	8			
4942	Bur oak	6			
4943	Aspen	25	Twin		
4944	Red oak	24			
4945	Red oak	21			
4946	Red oak	4			
4947	White oak	5			
4948	Red oak	11			
4949	Red oak	10	Twin		
4950	Red oak	21			
4951	Aspen	8			
4952	Aspen	9			
4953	Aspen	8	Leaning		
4954	Aspen	11			
4955	Aspen	10	Leaning		
4956	Aspen	18	Twin		
4957	Red oak	9			
4958	Aspen	8			
4959	Red oak	4			
4960	Red oak	11			
4961	Bur oak	7			
4962	Red oak	6			
4963	Red oak	11			

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY DATA TABLE 3

C1.8

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TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4964	Red oak	4			
4965	Aspen	8			
4966	Aspen	9			
4967	Red oak	6			
4968	Red oak	14			
4969	Black cherry	9			
4970	Elm	8	Dying		
4971	Birch	10			
4972	Aspen	9			
4973	Birch	9			
4974	Birch	9			
4975	Red oak	4			
4976	Red oak	8			
4977	Birch	8			
4978	Red oak	9			
4979	Red oak	4	Leaning		
4980	Bur oak	5			
4981	Red oak	7			
4982	Black cherry	13			
4983	Red oak	9			
4984	Red oak	8			
4985	Elm	9			
4986	Elm	9			
4987	Ash	9	Poor		
4988	Red oak	6			
4989	Red oak	6			
4990	Red oak	9			
4991	White oak	9			
4992	Birch	11			
4993	Red oak	12			
4994	Red oak	6			
4995	Red oak	4			
4996	Ash	13	Poor		
4997	Aspen	11	Poor		
4998	Birch	12			
4999	White oak	18	Poor		
5000	White oak	4			
5001	Bur oak	7			
5002	Red oak	6	Dead		
5003	Red oak	9	Poor		
5004	Birch	10			
5005	Red oak	6	Fair		
5006	Red oak	5			
5007	Birch	10			
5008	Birch	9			
5009	Red oak	4			
5010	Red oak	6	Fair		
5011	Birch	14	Twin		
5012	Birch	8			
5013	Birch	8			
5014	Birch	15			
5015	Birch	10			
5016	Birch	10			
5017	Bur oak	14			
5018	Bur oak	26			
5019	Birch	10			
5020	Aspen	15	Leaning		
5021	Aspen	13			
5022	Birch	10			
5023	Basswood	10	Twin		
5024	Basswood	11			
5025	Red oak	21			
5026	Bur oak	22			
5027	Birch	10			
5028	Red oak	16			
5029	Bur oak	20			
5030	Red oak	19			
5031	White oak	9			
5032	Black cherry	9			
5033	White oak	15			
5034	Bur oak	15			
5035	Maple	8			
5036	Bur oak	22			
5037	Bur oak	19			
5038	Bur oak	19			
5039	Bur oak	30			
5040	Basswood	10			
5041	Red oak	15			
5042	White oak	20			
5043	White oak	17			
5044	Oak	14	Dead		
5045	Oak	16	Dead		
5046	White oak	10			
5047	Red Maple	28	Twin		
5048	Basswood	24	Triple		
5049	Birch	10	Dead		
5050	Birch	8	Poor		
5051	Maple	21			
5052	Dead tree	10	Dead		
5053	Bur oak	9			
5054	White pine	15			
5055	Bur oak	10			
5056	White oak	15			
5057	Oak	11	Dead		
5058	White oak	12			
5059	White oak	14			
5060	Bur oak	13			
5061	Bur oak	14			
5062	Bur oak	10			
5063	Bur oak	15			
5064	Bur oak	13			
5065	Bur oak	17			
5066	Bur oak	15			
5067	Bur oak	19			
5068	Red cedar	7			
5069	Red oak	12			
5070	Aspen	11			
5071	Aspen	9	Leaning		
5072	Aspen	9			
5073	Red oak	7			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4001	Basswood	14	double		
4002	Poplar	10			
4003	Cottonwood	24			
4004	Birch	12			
4005	Birch	9			
4006	Cottonwood	25			
4007	Birch	10			
4008	Birch	15			
4009	Birch	12			
4010	Beech	18			
4011	Elm	11	DEAD		
4012	Beech	8	double		
4013	Beech	15			
4014	Beech	12			
4015	Beech	11			
4016	Beech	10			
4017	Beech	16			
4018	Elm	9	DEAD		
4019	Poplar	9			
4020	Elm	8	DEAD		
4021	Elm	9	DEAD		
4022	Elm	10	DEAD		
4023	Elm	13	DEAD		
4024	Elm	8	DEAD		
4025	Elm	8	DEAD		
4026	Elm	8	DEAD		
4027	Elm	10	DEAD		
4028	Elm	12	DEAD		
4029	Elm	13	DEAD		
4030	Elm	11	DEAD		
4031	Elm	11	DEAD		
4032	Cottonwood	10			
4033	Cottonwood	10			
4034	Cottonwood	8			
4035	Cottonwood	10			
4036	Cottonwood	12			
4037	Cottonwood	21	DEAD		
4038	Hackberry	9			
4039	Cottonwood	11			
4040	Maple	24			
4041	Oak	14			
4042	Elm	11	DEAD		
4043	Cottonwood	9			
4044	Cottonwood	8			
4045	Maple	14			
4046	Elm	8	DEAD		
4047	Elm	8	DEAD		
4048	Black Cherry	10			
4049	Cottonwood	40			
4050	Spruce	9			
4051	Birch	8			
4052	Birch	9			
4053	Birch	9			
4054	Maple	8			
4055	Elm	8			
4056	Maple	10			
4057	Birch	12			
4058	Birch	10			
4059	Elm	10			
4060	Maple	23			
4061	Birch	8			
4062	Birch	8			
4063	Birch	9			
4064	Black Cherry	10			
4065	Black Cherry	11			
4066	Elm	8	DEAD		
4067	Beech	12			
4068	Elm	10			
4069	Oak	15			
4070	Black Cherry	8			
4071	Elm	8	DEAD		
4072	Maple	13			
4073	Elm	8	DEAD		
4074	Elm	13	DEAD		
4075	Black Cherry	12			
4076	Elm	8			
4077	Maple	9			
4078	Elm	11			
4079	Beech	8			
4080	Black Cherry	13			
4081	Birch	12			
4082	Poplar	11			
4083	Poplar	8			
4084	Birch	9			
4085	Cottonwood	13	DEAD		
4086	Elm	11			
4087	Cottonwood	13			
4088	Elm	11			
4089	Elm	11			
4090	Elm	10			
4091	Cottonwood	11			
4092	Poplar	10			
4093	Red Pine	9			
4094	Red Pine	17			
4095	Birch	9			
4096	Red Pine	5			
4097	Red Pine	11			
4098	Oak	12	DEAD		
4099	Maple	8			
4100	Oak	17			
4101	Oak	24			
4102	Oak	16			
4103	Cottonwood	26			
4104	Elm	8			
4105	Elm	13			
4106	Poplar	10			
4107	Elm	11	DEAD		
4108	Poplar	8			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4110	Elm	15	DEAD		
4111	Poplar	9			
4112	Poplar	9			
4113	Poplar	9	double		
4114	Poplar	9			
4115	Poplar	9			
4116	Elm	20	DEAD		
4117	Elm	14	DEAD		
4118	Poplar	9			
4119	Oak	18			
4120	Oak	12			
4121	Elm	16	DEAD		
4122	Elm	18	DEAD		
4123	Elm	13	DEAD		
4124	Elm	9	DEAD		
4125	Elm	9	DEAD		
4126	Oak	25			
4127	Black Cherry	11			
4128	Poplar	8			
4129	Poplar	8			
4130	Oak	10			
4131	Poplar	8			
4132	Oak	18			
4133	Poplar	9			
4134	Elm	9			
4135	Elm	8			
4136	Oak	19			
4137	Elm	10	DEAD		
4138	Poplar	14			
4139	Elm	12			
4140	Oak	13			
4141	Oak	24			
4142	Elm	13	DEAD		
4143	Birch	10			
4144	Poplar	11			
4145	Poplar	8			
4146	Elm	12	DEAD		
4147	Black Cherry	8			
4148	Elm	14	DEAD		
4149	Oak	13			
4150	Maple	12			
4151	Elm	8			
4152	Cedar	12			
4153	Oak	16			
4154	Poplar	9			
4155	Oak	11			
4156	Poplar	9			
4157	Oak	20	DEAD		
4158	Elm	10			
4159	Oak	8	double		
4160	Black Cherry	8			
4161	Poplar	10			
4162	Oak	20			
4163	Poplar	9			
4164	Poplar	10			
4165	Poplar	8			
4166	Maple	8			
4167	Elm	9	DEAD		
4168	Poplar	8			
4169	Poplar	8			
4170	Poplar	8			
4171	Poplar	9			
4172	Poplar	9			
4173	Poplar	9			
4174	Poplar	9			
4175	Oak	12			
4176	Maple	12			
4177	Elm	8			
4178	Elm	8			
4179	Black Cherry	8			
4180	Elm	10	DEAD		
4181	Elm	10			
4182	Elm	10			
4183	Birch	10			
4184	Poplar	13			
4185	Poplar	8			
4186	Poplar	12			
4187	Birch	8			
4188	Poplar	8			
4189	Maple	9			
4190	Oak	17			
4191	Poplar	9			
4192	Oak	12			
4193	Oak	13			
4194	Oak	8			
4195	Oak	17			
4196	Oak	17			
4197	Oak	9			
4198	Oak	10			
4199	Oak	6			
4200	Poplar	11			
4201	Poplar	10			
4202	Poplar	8			
4203	Oak	20	DEAD		
4204	Maple	11			
4205	Oak	32			
4206	Maple	8			
4207	Elm	12			
4208	Maple	10	double		
4209	Elm	8	DEAD		
4210	Elm	8	DEAD		
4211	Maple	15			
4212	Elm	8	DEAD		
4213	Elm	9	DEAD		
4214	Maple	10			
4215	Maple	9	DEAD		
4216	Poplar	14			
4217	Poplar	12			
4218	Oak	19			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4219	Poplar	8			
4220	Poplar	12			
4221	Poplar	8			
4222	Poplar	12			
4223	Poplar	8			
4224	Poplar	8			
4225	Poplar	17			
4226	Oak	16			
4227	Birch	9			
4228	Elm	11			
4229	Oak	16			
4230	Oak	12			
4231	Oak	12			
4232	Oak	20			
4233	Oak	23			
4234	Oak	21			
4235	Elm	10			
4236	Birch	9			
4237	Oak	19			
4238	Maple	11			
4239	Elm	8	DEAD		
4240	Poplar	9			
4241	Poplar	8			
4242	Poplar	8			
4243	Poplar	9			
4244	Poplar	13			
4245	Poplar	11			
4246	Oak	19			
4247	Elm	8			
4248	Oak	15			
4249	Oak	21			
4250	Elm	8			
4251	Oak	18			
4252	Maple	8			
4253	Oak	27			
4254	Oak	23			
4255	Oak	18			
4256	Oak	10			
4257	Oak	14			
4258	Oak	11			
4259	Poplar	10			
4260	Oak	16			
4261	Oak	14			
4262	Oak	18			
4263	Maple	8			
4264	Oak	13			
4265	Oak	30			
4266	Oak	18			
4267	Oak	20	DEAD		
4268	Black Cherry	11			
4269	Oak	19			
4270	Oak	18			
4271	Oak	24			
4272	Maple	8			
4273	Oak	19			
4274	Maple	8			
4275	Maple	12			
4276	Oak	14			
4277	Oak	8			
4278	Oak	9			
4279	Maple	8			
4280	Birch	9			
4281	Oak	26			
4282	Oak	15			
4283	Oak	18			
4284	Maple	8			
4285	Oak	10			
4286	Oak	14			
4287	Oak	17			
4288	Oak	12			
4289	Oak	24			
4290	Maple	16			
4291	Poplar	15			
4292	Poplar	9			
4293	Birch	15			
4294	Poplar	8			
4295	Birch	10			
4296	Oak	28			
4297	Oak	14			
4298	Oak	21			
4299	Maple	8			
4300	Oak	30			
4301	Poplar	12			
4302	Poplar	9			
4303	Poplar	9			
4304	Maple	12			
4305	Poplar	8			
4306	Poplar	12			
4307	Poplar	8			
4308	Poplar	15			
4309	Poplar	10			
4310	Poplar	8			
4311	Maple	16			
4312	Poplar	8			
4313	Poplar	9			
4314	Maple	8			
4315	Maple	8	DEAD		
4316	Elm	11	DEAD		
4317	Elm	11	DEAD		
4318	Poplar	15			
4319	Poplar	10			
4320	Oak	15			
4321	Elm	13			
4322	Elm	8			
4323	Poplar	11			
4324	Poplar	14			
4325	Poplar	13	DEAD		
4326	Poplar	15	DEAD		
4327	Poplar	21	Triple		

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

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PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY DATA TABLE 4

C1.9

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TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4329	Black Cherry	13			
4330	Elm	11	DEAD		
4331	Elm	8			
4332	Elm	9			
4333	Elm	8			
4334	Poplar	9			
4335	Poplar	9			
4336	Maple	8			
4337	Elm	12			
4338	Maple	10			
4339	Oak	15			
4340	Oak	14			
4341	Maple	13			
4342	Poplar	10			
4343	Poplar	11			
4344	Maple	14			
4345	Poplar	9			
4346	Poplar	11			
4347	Oak	27			
4348	Maple	8			
4349	Maple	8			
4350	Oak	32			
4351	Oak	18			
4352	Oak	17			
4353	Oak	32			
4354	Oak	22			
4355	Oak	23			
4356	Maple	8			
4357	Oak	20			
4358	Oak	12			
4359	Oak	20			
4360	Oak	18	DEAD		
4361	Maple	14			
4362	Oak	13			
4363	Oak	14			
4364	Oak	21			
4365	Oak	25			
4366	Oak	19			
4367	Oak	11			
4368	Oak	14			
4369	Oak	12			
4370	Oak	9	DEAD		
4371	Oak	10			
4372	Oak	9	DEAD		
4373	Oak	14			
4374	Oak	10	DEAD		
4375	Oak	16			
4376	Oak	16			
4377	Oak	9			
4378	Oak	16			
4379	Oak	19			
4380	Oak	26			
4381	Red Pine	7			
4382	Red Pine	7			
4383	Oak	17			
4384	Oak	10			
4385	Red Pine	5			
4386	Red Pine	14			
4387	Red Pine	6			
4388	Red Pine	12			
4389	Red Pine	12			
4390	Red Pine	13			
4391	Red Pine	5			
4392	Red Pine	4			
4393	Oak	21			
4394	Oak	19			
4395	Oak	16	DEAD		
4396	Oak	17			
4397	Red Pine	10			
4398	Red Pine	9			
4399	Red Pine	5			
4400	Red Pine	5			
4401	Cottonwood	33			
4402	Red Pine	10			
4403	Red Pine	4			
4404	Red Pine	12			
4405	Poplar	10			
4406	Red Pine	12			
4407	Red Pine	11			
4408	Red Pine	5			
4409	Red Pine	13			
4410	Red Pine	6			
4411	Red Pine	10			
4412	Red Pine	5			
4413	Red Pine	11			
4414	Red Pine	12			
4415	Red Pine	6			
4416	Red Pine	11			
4417	Red Pine	6			
4418	Red Pine	14			
4419	Cottonwood	20			
4420	Cottonwood	16			
4421	Red Pine	10			
4422	Red Pine	11			
4423	Red Pine	7			
4424	Oak	16			
4425	Oak	14			
4426	Red Pine	7			
4427	Red Pine	15			
4428	Red Pine	5			
4429	Maple	11			
4430	Birch	12			
4431	Oak	13	DEAD		
4432	Oak	30			
4433	Maple	8			
4434	Maple	9			
4435	Poplar	8			
4436	Birch	10			
4437	Poplar	12			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4439	Poplar	9	double		
4440	Poplar	13			
4441	Poplar	13			
4442	Poplar	9			
4443	Elm	14			
4444	Poplar	9			
4445	Maple	8			
4446	Poplar	10	double		
4447	Poplar	9			
4448	Poplar	12			
4449	Poplar	10			
4450	Elm	14			
4451	Elm	12			
4452	Poplar	14			
4453	Poplar	15			
4454	Elm	10	DEAD		
4455	Elm	13	DEAD		
4456	Elm	10	DEAD		
5074	Oak	25			
5075	Oak	24			
5076	Oak	17			
5077	Elm	10			
5078	Elm	10			
5079	Oak	16			
5080	Oak	19			
5081	Poplar	10			
5082	Oak	16			
5083	Oak	13			
5084	Oak	18			
5085	Oak	21			
5086	Oak	22			
5087	Oak	17			
5088	Oak	16			
5089	Oak	18			
5090	Oak	22			
5091	Oak	31			
5092	Ash	12			
5093	Ash	15			
5094	Ash	12			
5095	Elm	11	double		
5096	Oak	14			
5097	Oak	13			
5098	Oak	18			
5099	Oak	13			
5100	Oak	18			
5101	Oak	16			
5102	Oak	13			
5103	Oak	15			
5104	Oak	15			
5105	Oak	16			
5106	Oak	15			
5107	Oak	10			
5108	Oak	11			
5109	Birch	8			
5110	Birch	9			
5111	Oak	13			
5112	Oak	10			
5113	Oak	10			
5114	Oak	17			
5115	Oak	9			
5116	Oak	11			
5117	Oak	19	double		
5118	Oak	9			
5119	Oak	16			
5120	Oak	13			
5121	Oak	13			
5122	Birch	9			
5123	Birch	8			
5124	Oak	18	double		
5125	Oak	11			
5126	Oak	19			
5127	Oak	24			
5128	Oak	18			
5129	Oak	14			
5130	Oak	25			
5131	Oak	27			
5132	Birch	8			
5133	Maple	10			
5134	Maple	15			
5135	Oak	23			
5136	TRDE	8			
5137	Oak	11			
5138	Oak	22			
5139	Oak	16	double		
5140	Oak	12			
5141	Oak	9			
5142	Oak	15			
5143	Oak	20	double		
5144	Oak	25			
5145	Maple	9			
5146	Birch	8			
5147	Poplar	8			
5148	Elm	31	triple		
5149	Oak	19			
5150	Oak	25			
5151	Maple	24			
5152	Oak	13			
5153	Maple	42	double		
5154	Maple	9			
5155	Maple	8			
5156	Maple	9			
5157	Maple	8			
5158	Maple	9			
5159	Maple	10			
5160	Ash	11			
5161	Ash	11			
5162	Ash	12			
5163	Oak	19			
5164	Maple	18	DEAD		

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
5166	Maple	25			
5167	Maple	25	double		
5168	Maple	14			
5169	Birch	19			
5170	Oak	23	DEAD		
5171	Maple	17	DEAD		
4458	Red Oak	9			
4459	Cedar	6			
4460	Red Oak	5			
4461	Aspen	12			
4462	Birch	14	Twin		
4463	Birch	10			
4464	Red Oak	5			
4465	Red Oak	4			
4466	Birch	9			
4467	Birch	14			
4468	Birch	10			
4469	Birch	8			
4470	Birch	11			
4471	White Oak	26			
4472	White Oak	22			
4473	Birch	9			
4474	Red Oak	10			
4475	Red Oak	8			
4476	Red Oak	8			
4477	Sugar Maple	8			
4478	White Oak	4			
4479	Red Oak	5			
4480	White Oak	6			
4481	Aspen	9			
4482	Aspen	8			
4483	White Oak	14			
4484	Red Oak	29			
4485	Red Oak	16			
4486	Red Oak	8			
4487	Red Oak	22			
4488	Red Oak	12			
4489	Red Oak	13			
4490	Bur Oak	13			
4491	Elm	8			
4492	Elm	9			
4493	Bur Oak	5			

TREE INVENTORY

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

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NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
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Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY DATA TABLE 5

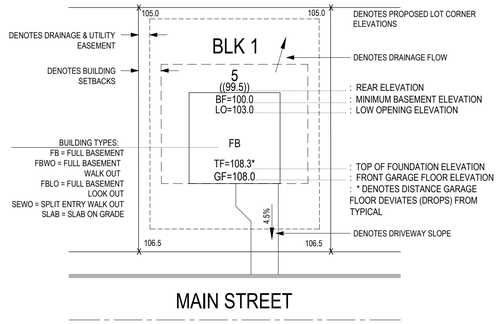
C1.10

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DATA TABLE

Parcel	Bldg. Type	Garage Floor	Low Opening	Low Floor	HWL	EOF
Block1, Lot1	Look Out	915.0	910.0	907.0	907.2	907.0
Block1, Lot2	Look Out	912.0	909.0	906.0	904.0	903.7
Block1, Lot3	Look Out	910.0	906.0	903.0	900.2	900.0
Block1, Lot4	Walk Out	914.0	906.0	906.0	900.4	900.2
Block1, Lot5	Walk Out	914.0	906.0	906.0	900.3	900.2
Block1, Lot6	Full Basement	911.5	911.5	903.5	907.6	907.2
Block1, Lot7	Full Basement	915.0	915.0	907.0	904.8	904.7
Block1, Lot8	Full Basement	915.0	915.0	907.0	907.0	906.7
Block1, Lot9	Walk Out	912.0	904.0	904.0	899.4	899.0
Block1, Lot10	Look Out	907.5	903.5	900.5	900.7	900.2
Block1, Lot11	Look Out	908.5	903.5	900.5	900.0	899.7
Block1, Lot12	Look Out	907.5	903.5	900.5	899.5	899.3
Block1, Lot13	Full Basement	904.0	904.0	896.0	900.1	900.0



NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

1 **TYPICAL LOT DETAIL**

NO SCALE

GENERAL NOTES

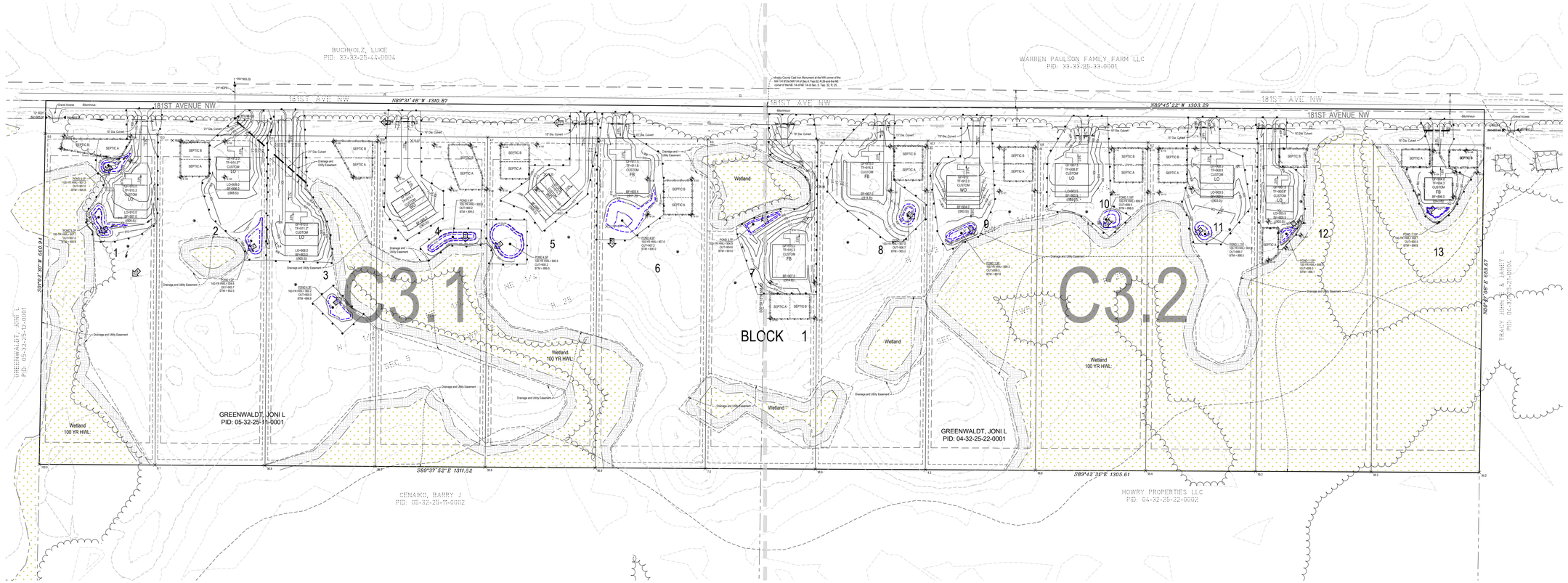
1. For construction staking and surveying services contact Landform at 612.252.9070.

AREA CALCULATION

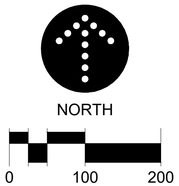
Area of Disturbance = XX SF = XX Acres

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	X ea.
	:Silt Fence	8990 ft.
	:Septic Field Protection Fence	X ft.
	:Compost or Bio Log	X ft.
	:Vehicle Tracking Pad	X ea.
	:Erosion Control Blanket	X ea.
	:Tip Out Curb	
	:Pavement Sawcut	
	:Construction Limits	
T/W XXX.XX B/W XXX.XX	:Top of Wall :Bottom of Wall	



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OWNER

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4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

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EMERALD ESTATES

RAMSEY, MINNESOTA

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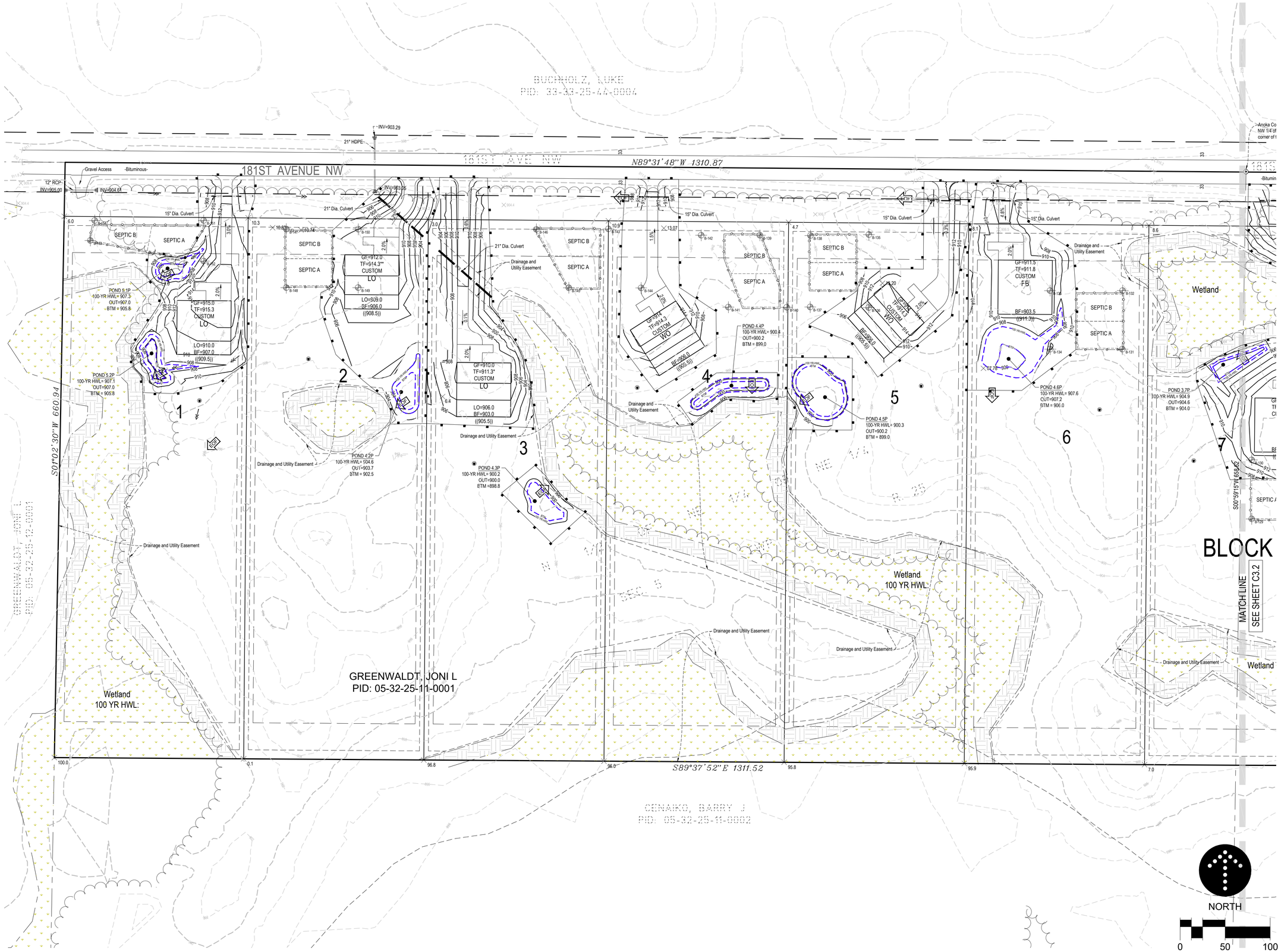
FILE NAME C300ZZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INDEX

C3.0

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

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PROJECT

EMERALD ESTATES

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GRADING, DRAINAGE & EROSION CONTROL INSET 1

C3.1

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WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

Anoka County Cast Iron Monument at the NW corner of the NW 1/4 of the NW 1/4 of Sec. 4, Twp. 32, R. 25 and the NE corner of the NE 1/4 of NE 1/4 of Sec. 5, Twp. 32, R. 25

181ST AVE NW

N89°45'22"W 1303.29

181ST AVENUE NW

-Bituminous-

15" Dia. Culvert

12"RCP
INV=897.46 E

SEPTIC A
SEPTIC B

GF=915.0
TF=915.3
CUSTOM
FB
BF=907.0
((914.8))

GF=912
TF=912.3
CUSTOM
WO
BF=904.0
((903.5))

GF=907.5
TF=908.8*
CUSTOM
LO
LO=900.5
BF=900.5
((903.0))

GF=908.5
TF=908.8
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=907.5
TF=906.8*
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=904.0
TF=904.3
CUSTOM
FB
BF=896.0
((903.5))

POND 1.8P
100-YR HWL= 907.0
OUT=906.7
BTM = 905.5

POND 1.9P
100-YR HWL= 899.3
OUT=899.0
BTM = 897.8

POND 1.10P
100-YR HWL= 899.9
OUT=899.5
BTM = 898.3

POND 1.11P
100-YR HWL= 900.0
OUT=899.7
BTM = 898.5

POND 1.12P
100-YR HWL= 899.5
OUT=899.3
BTM = 898.1

POND 1.13P
100-YR HWL= 900.1
OUT=900.0
BTM = 899.8

Drainage and Utility Easement

Wetland

Wetland
100 YR HWL

BLOCK 1

SEE SHEET C3.2
MATCH LINE

GREENWALDT, JONI L
PID: 04-32-25-22-0001

S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

TRACY JOHN & JANET L
PID: 04-32-25-21-0004

N00°47'59"E 660.00

S00°59'15"W 659.95

NORTH
0 50 100

© LANDFORM 2024

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C300ZZZ725.DWG
PROJECT NO.	ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INSET 2

C3.2

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MEMO

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Web: landform.net

DATE	December 3, 2024
TO	City of Ramsey
CC	Chris Anderson, Senior Planner
FROM	Eric Luth and Zeke Peters
RE	Driveway Spacing Concerns

The City of Ramsey and Anoka County have expressed comments regarding the driveway spacing shown on the proposed preliminary plat for "Emerald Estates" located on the following parcels:

PID #:

- 05-32-25-11-0001
- 04-32-25-22-0001

The concerns address the access onto 181st Ave NW or County Road 64. The current plans show 13 driveways that are at least 100 feet apart, accessing County Road 64 for the planned 13 lots.

Neither Anoka County or the City of Ramsey have specific requirements for driveway spacing, and we have deferred to the recommendations made by MnDOT in their Access Management Manual. For the roadway classification and use of the properties, County Road 64, with residential uses, is identified as a Type 2 rural road use. This, along with the posted speed limit of 55 MPH indicate that driveways should be at least 100 feet apart (See Attachment A)

The plans, as provided, comply with this suggestion, and in some cases, exceed the 100-foot suggestion. While alternatives have been suggested, we feel that the access as shown is the most appropriate for not only safety, but environmental concern and use of the planned lots.

Each home will be built custom and to order, meaning exact placement of the homes on the lots is not determined at this time, only that they will follow access requirements and zoning standards at time of permitting.

With this, the other suggestions are addressed as follows:

1. Turnarounds should be supplied to prevent vehicles from backing out onto County Road 64.
    a. Covenant restrictions will be added to each planned lot, requiring a driveway turnaround to be supplied to discourage vehicles from backing onto County Road 64.

2. Shared driveways to reduce the number of access points along the projects.
    a. Shared driveways would reduce the total number of conflict points, but they would increase the amount of traffic at each point and increase the amount of backup and safety conflicts they are meant to address. Shared driveways mean more people may need to use the same space at the same time versus individual driveways. We feel this would decrease the overall safety for access to the lots.

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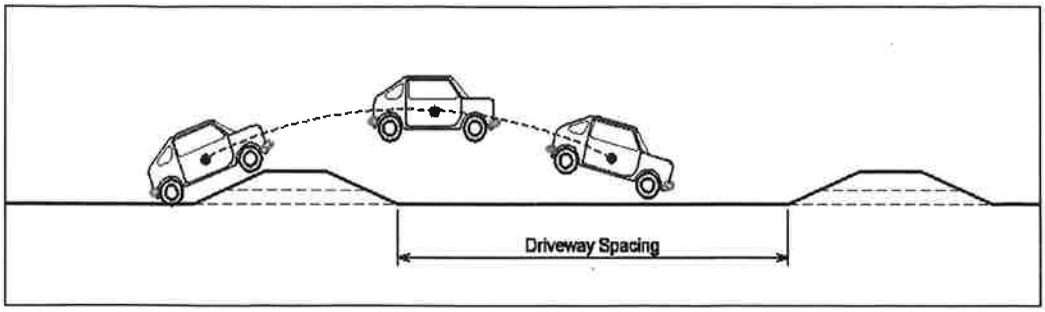
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3. A shared drive through the property to consolidate driveways even further.
    a. This idea creates an even larger conflict area with more traffic and access needs, meaning further road improvements may be necessary along the Country Road. This would increase overall conflict between drivers and homeowners trying to access their shared driveway if any backups or overparking occurs on one individual lot.
    b. This idea would also create additional wetland and woodland impacts if additional shared driveway space is brought through the entire lot.

Overall, we feel that the presented preliminary plat shows a complainant plan that not only is the safest option given the current state of County Road 64 but also preserves the most wooded areas and reduces wetland impacts. Our intention with this development is to have as little impact on the existing natural features and maintain a rural feel along a County Road.

ENCL: Attachment A- MnDOT Access Management Manual pgs. 30-31

Figure 3.26: Rural Driveway Spacing



- In rural areas (Subcategories AF and A), the spacing between low-volume (Types 1 and 2) driveways should provide a safe landing area for errant vehicles. Figure 3.27 lists the spacing needed to provide an adequate and safe landing area. The spacing is applicable for the following:
    - For two driveways serving the same parcel or adjacent parcels; and,
    - For two driveways on the same side of the highway.
- In rural and urban/urbanizing areas (Subcategories AF, A and B), the spacing between high-volume (Type 3) driveways should provide adequate stopping sight distance for the posted speed of the highway, as shown in Figure 3.27. This spacing is applicable for the following:
    - For two driveways serving the same parcel or adjacent parcels; and,
    - For two driveways on the same side of a highway or on opposing sides of an undivided highway.
- In urban core areas (Subcategory C), highway speeds are generally low and parcels are generally small. Using the Spacing between Adjacent Driveways as the basis for the spacing of adjacent driveways generally is not practical.

Figure 3.27: Spacing between Adjacent Driveways

Posted Speed Limit (mph)	Rural (Types 1 & 2) Spacing between Adjacent Driveways (feet) [2][4]	Rural & Urban/Urbanizing (Type 3) Spacing between Adjacent Driveways (feet) [1][2][3]
40	--	305
45	50	360
50	75	425
55	100	495
60	100	570
65	--	645

(1) The Spacing between Adjacent High-Volume Driveways is based on the Stopping Sight Distance described in the AASHTO Green Book 2001 and the Mn/DOT Road Design Manual, Table 2-5.09A, but uses the posted speed of the highway instead of the design speed.

(2) The values shown in this table may be superceded to avoid the functional area (see Section 3.4.4) of adjacent intersections and driveways, or to accommodate turn lanes for the proposed access.

(3) The spacing between adjacent driveways is based on a level roadway without any horizontal curvature. In areas with vertical and horizontal curves, additional distance may be needed.

(4) Spacing based on the Texas Transportation Institute "Safety of Driveways in Close Proximity to Each Other." The spacing was modeled for speeds between 45 mph and 60 mph. No data is available for posted speeds below 45 mph or above 60 mph.

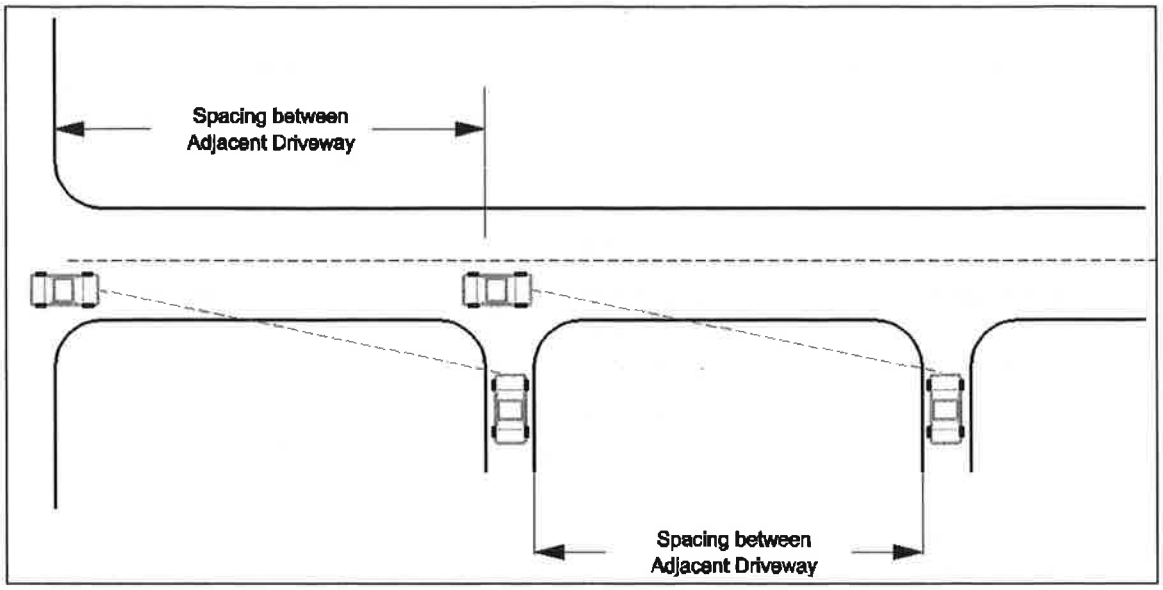
Type 1- Field Access
Type 2- Residential / Farm
Type 3- Commercial / Business

3.4.3 Spacing between Driveways

Definitions

The **Spacing between Driveways** is the spacing between adjacent driveways as measured from the near edges of each driveway (see Figure 3.25). The driveways may be on the same side of the highway or on opposing sides of the highway.

Figure 3.25: Spacing between Adjacent Driveways



Guidance and Examples

The spacing between two driveways affects the safety and operations of a highway differently, depending on the design of the driveway and the volume of traffic using the driveway.

- The spacing of high-volume (Type 3) driveways along a high-speed highway has the potential to affect the safety and operations of the highway. The potential impact occurs when vehicles queuing at one driveway block the sight distance at an adjacent driveway. This generally is a concern only at high-volume driveways where vehicle queuing may take place. At low-volume (Types 1 and 2) driveways, vehicle queuing is unlikely, and the likelihood of vehicles entering the highway from adjacent driveways at the same time is also small. Spacing between high-volume driveways is also important in order to reduce the potential for overlapping right-turn lanes, should two adjacent high-volume driveways require turn lanes.

- The spacing of all types of rural design driveways (Types 1, 2, and 3) has the potential to affect the safety of the highway. The potential impact occurs when a vehicle runs off the road and hits the driveway side slope. To minimize the severity of the crash, all driveways should be designed in accordance with the *Mn/DOT Road Design Manual*. The spacing between the driveways is based on providing a clear landing area beyond a driveway for errant vehicles to safely land if they are launched over a driveway (see Figure 3.26).

From: Logan Keehr
To: Chris Anderson
Cc: Brandon Ulvenes
Subject: RE: Emerald Estates Sketch Plan
Date: Wednesday, October 9, 2024 8:42:45 AM
Attachments: image002.png
image003.png
image004.png

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Hi Chris,

We have reviewed the proposed residential development on CR 64 (181st Avenue). It is a County standard to consolidate access onto County Roads so this proposal is extremely undesirable from a County perspective. Adding 13 driveways this close together onto a 55mph road can create safety hazards that wouldn't arise if these were to come off a City Street instead. We believe a T-shaped cul-de-sac could capture the western 9ish lots with small wetland impacts. Additionally, these parcels are located on a vertical curve where site distance cannot be met for every proposed driveway. This creates potential hazards for vehicles turning into and out of their driveways. Adding this many access points this close together will create many conflict points along this stretch with turning vehicles being at risk of rear end crashes. We have also received many complaints regarding passing vehicles creating a hazard for vehicles turning out of driveways. They are not expecting vehicles to be traveling in both lanes in the same direction and almost turn onto the County Road potentially causing a crash.

With all of these concerns noted above, we would like to see this proposed development redone to significantly reduce the number of access points being added to the County Road.

Let me know if you have any questions.

Logan Keehr, PE

Traffic Engineer II
Anoka County Transportation Division
Highway-Transit-Fleet-Surveyor-GIS
1440 Bunker Lake Boulevard NW
Andover, MN 55304
www.anokacountymn.gov

Office: 763-324-3100
Direct: 763-324-3183
Fax: 763-324-3020

Our passion is your safe way home!

*Anoka County employee emails have changed recently! We are using the protected .gov classification so our residents know when they are working with a government member.
We hope this change will aid in serving our residents safely and securely. Please update the contact information you have to my new email: Logan.Keehr@anokacountymn.gov

---

From: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Sent: Tuesday, September 17, 2024 2:28 PM
To: Logan Keehr <Logan.Keehr@anokacountymn.gov>
Subject: FW: Emerald Estates Sketch Plan

From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Tuesday, September 17, 2024 2:15 PM
To: Brandon Ulvenes <Brandon.Ulvenes@anokacountymn.gov>
Cc: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: Emerald Estates Sketch Plan

EXTERNAL EMAIL ALERT: This message originated from outside the Anoka County email system.
Use Caution when clicking hyperlinks, downloading pictures or opening attachments.

Good afternoon Brandon,

The City of Ramsey has received a Land Use Application for a proposed residential development on 181st Avenue (aka County Road 64). The proposed subdivision will result in 13 2.5+ acre lots, each having a driveway onto 181st Avenue. This is scheduled to go to our Planning Commission for review on October 24, 2024. Please provide any comments on the proposed subdivision no later than October 11, 2024 so that, if necessary, we can include any review comments from Anoka County in our case for the Planning Commission. Thanks!

Sincerely,

Chris Anderson
Senior Planner
763-433-9817 | Office
CAnderson@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

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Anoka County
TRANSPORTATION DIVISION
Highway

Chris Anderson
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

December 16, 2024

RE: Preliminary Plat – Emerald Estates

Dear Chris,

We have reviewed the Preliminary Plat for Emerald Estates to be located south of CR 64 (181st Avenue NW) and west of Xenolith Street NW within the City of Ramsey, and I offer the following comments:

- The existing right of way along CR 64 is 33 feet south of centerline. An additional 27 feet of right of way along CR 64 is required for future reconstruction purposes (60 feet total right of way width south of CR 64 centerline).

- As proposed, the plat will introduce 13 new residential access points onto CR 64. This is very undesirable to Anoka County due to their being safety concerns introducing this many driveways close together.

- Sight distance is also not met for all the driveways which creates a safety hazard for vehicles turning in and out of these proposed access points.

- Anoka County would like to see a street connection to consolidate the access points for this location. If this is not feasible, we would like to see the access points grouped together along common lot lines to reduce the number of conflict points introduced along this stretch of road.

- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.

- Any utility relocation in the CR 64 right of way will be required to be coordinated directly by the city/developer.

- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CR 64.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CR 64 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use

would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CR 64 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Brandon Ulvenes, Engineer II, Brandon.Ulvenes@anokacountymn.gov (checklist and payment information are available on our website: https://www.anokacountymn.gov/4072/Development-Review):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at $150.00)

Following the completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One Permit for Work within the County Right of Way ($150.00) and 13 Residential Access permits ($150.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

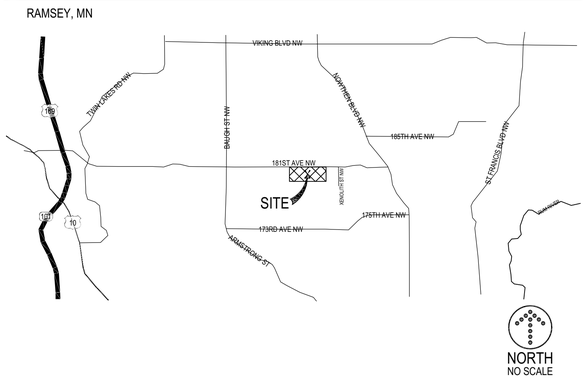
Logan Keehr, PE
Traffic Engineer II

xc: CR 64/Plats+Developments/2024
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Brandon Ulvenes, Engineer II

EMERALD ESTATES

RAMSEY, MINNESOTA

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA.	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.PT.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
× 234.5	SPOT ELEVATION	× 123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY / OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE	EDGE OF PAVEMENT
	PAVING BLOCK	HEIGHT, TYPE	FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE		POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00%	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
X X HEIGHT, TYPE	FENCING	FES STS >> RIPRAP	STORM SEWER
	RETAINING WALL	SAN >	SANITARY SEWER-WASTE
	SET 1/2" X 14" IRON PIPE	FM >	FORCE MAIN
	IRON MONUMENT FOUND	RD >>	ROOF DRAIN SYSTEM
	SURVEY DISK (BENCHMARK)	GATE VALVE WTR HYD	WATERMAIN
	POWERPOLE	FIRE	FIRE LINE (IF SEPARATE)
	GUY WIRE	BLDG.	FIRE DEPT. CONNECTION
	GUARD POST	C.O. X"SSD	SOIL SUBDRAIN
	GAS METER	GAS	GAS LINE-UNDERGROUND
	TRANSFORMER	ELEC	ELECTRIC-UNDERGROUND
	WATER SHUT-OFF VALVE	TELE	TELEPHONE-UNDERGROUND
	TRAFFIC SIGN	CATV	UNDERGROUND CABLE/TV
	FLAG POLE	LSS	LAWN SPRINKLER SLEEVE
	LIGHT POLE		
	TREES		
	TREE LINE		
	STORM MANHOLE		
	SANITARY MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B#	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

OWNER

ALAN & JONI GREENWALDT
4741 153RD AVENUE NW
RAMSEY, MN, 55303
TEL 612-202-9421
EMAIL joni_greenwaldt@baxter.com
CONTACT: ALAN & JONI GREENWALDT

PROJECT CONTACTS

CIVIL ENGINEER
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MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: ERIC LUTH

SURVEYOR
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TEL 612-252-9070
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LANDSCAPE ARCHITECT
LANDFORM
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MINNEAPOLIS, MN 55401
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CONTACT: JOHN ORTIZ

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE

SHEET NO.	DESCRIPTION	09.16.24	10.16.24	11.14.24
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X	X	X
C1.0	EXISTING CONDITIONS & REMOVALS INDEX	X	X	X
C1.1	EXISTING CONDITIONS & REMOVALS INSET 1	X	X	X
C1.2	EXISTING CONDITIONS & REMOVALS INSET 2	X	X	X
C1.3	TREE INVENTORY INDEX	X	X	X
C1.4	TREE INVENTORY INSET 1	X	X	X
C1.5	TREE INVENTORY INSET 2	X	X	X
C1.6	TREE INVENTORY DATA TABLE 1	X	X	X
C1.7	TREE INVENTORY DATA TABLE 2	X	X	X
C1.8	TREE INVENTORY DATA TABLE 3	X	X	X
C1.9	TREE INVENTORY DATA TABLE 4	X	X	X
C1.10	TREE INVENTORY DATA TABLE 5	X	X	X
C2.0	PRE PLAT INDEX	X	X	X
C2.1	PRE PLAT INSET 1	X	X	X
C2.2	PRE PLAT INSET 2	X	X	X
C3.0	GRADING, DRAINAGE, & & EROSION CONTROL INDEX	X	X	X
C3.1	GRADING, DRAINAGE, & & EROSION CONTROL INSET 1	X	X	X
C3.2	GRADING, DRAINAGE, & & EROSION CONTROL INSET 2	X	X	X
C3.3	SWPPP	X	X	X
C7.1	CONSTRUCTION DETAILS		X	

PROJECT

EMERALD ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

1

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C001ZZZ725.DWG

PROJECT NO. ZZZ24725

CIVIL & LANDSCAPE TITLE SHEET

C0.1

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C0.1.pdf V2 - Changemark Notes (1 Note)

1 - Landscape Plan

Created by: Chris Anderson
On: 11/27/2024 11:37 AM

The submittal is missing a Landscape Plan. Each lot shall have at least two (2) trees installed in the front yard. Existing trees may satisfy this requirement, but the tree inventory and preservation plan is lacking sufficient detail to know if existing trees will adequately satisfy the planting requirements.

--------- 0 Replies ---------

TREE INVENTORY SUMMARY

Total DBH Inches	24,867
Total Exempt DBH Inches	2,765
Total DBH Inches to be Removed	
Percentage Removed	

*Exempt Trees Include: trees located in proposed storm ponds, invasive tree species, dead or dying trees, trees in poor condition.

2

1

LEGEND

:Tree Removal

:Tree Protection

:Construction Limits

:Mass Tree Removal

3

EXISTING CONDITIONS

1. Background information shown is from survey by Landform, Minneapolis, MN, on August, 9, 2024, expressly for this project; City of Ramsey, Minnesota record drawings; and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
2. Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Tradewell Soil Testing, Cedar, MN, on June, 8th, 2024.

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.
2. NOTE: these plan are for entitlement purposes only. Final site construction plans are to be provided by Home Builder [TBD] at building permit.
3. Wetlands delineated by Kjolhaug Environmental Services Company, Final TEP Completed September x, 2024

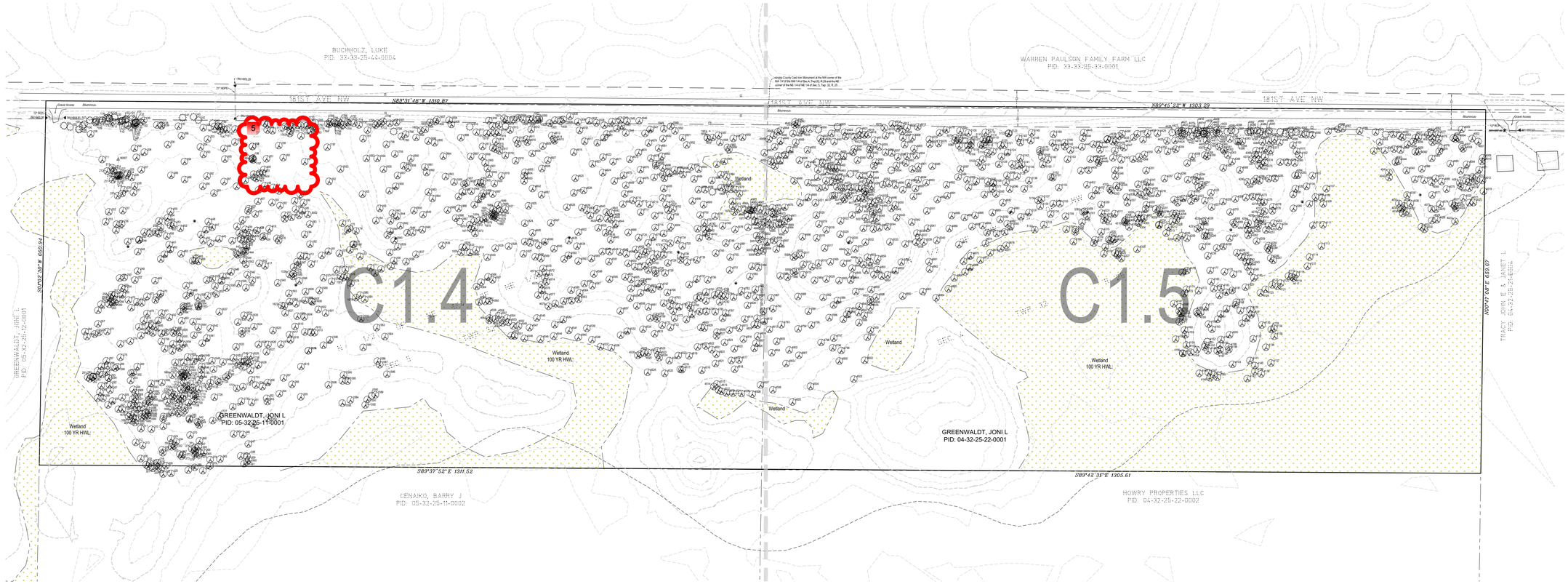
4

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BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.



NORTH

0 100 200

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CITY

City of RAMSEY

PROJECT

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Tel: 612-252-9070
Fax: 612-252-9077
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FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY INDEX

C1.3

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C1.3.pdf V1 - Changemark Notes (5 Notes)

1 - Exempt Trees

Created by: Chris Anderson
On: 11/27/2024 11:12 AM

Trees in poor condition are not exempt from the preservation standards. The DBH inches for trees in poor condition need to be removed from the tally of Exempt DBH inches.

--------- 0 Replies ---------

2 - Missing Data

Created by: Chris Anderson
On: 11/27/2024 11:13 AM

Seems like there's missing data since the cells are empty for Total DBH Inches to be Removed and Percentage Removed

--------- 0 Replies ---------

3 - Custom Sites

Created by: Chris Anderson
On: 12/03/2024 08:30 AM

It is our understanding that these lots will be 'custom' built/graded, which may have an impact on tree preservation. At the time of building permit application for each home, an inventory of trees being removed must be included, and it shall utilize the same numbering as this inventory.

--------- 0 Replies ---------

4 - Wetland Delineation Date

Status as of 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Update.

--------- 0 Replies ---------

5 - Tree Removal / Preservation

Status as of 12/02/2024 03:22 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:22 PM
Type: Action

State: For Discussion

Tree removal will be required for culvert installation, driveways, etc. Need to indicate where trees will be removed, and show tree preservation fencing where trees are being saved.

--------- 0 Replies ---------

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4329	Black Cherry	13			
4330	Elm	11	DEAD		
4331	Elm	8			
4332	Elm	9			
4333	Elm	8			
4334	Poplar	9			
4335	Poplar	9			
4336	Maple	8			
4337	Elm	12			
4338	Maple	10			
4339	Oak	15			
4340	Oak	14			
4341	Maple	13			
4342	Poplar	10			
4343	Poplar	11			
4344	Maple	14			
4345	Poplar	9			
4346	Poplar	11			
4347	Oak	27			
4348	Maple	8			
4349	Maple	8			
4350	Oak	32			
4351	Oak	18			
4352	Oak	17			
4353	Oak	32			
4354	Oak	22			
4355	Oak	23			
4356	Maple	8			
4357	Oak	20			
4358	Oak	12			
4359	Oak	20			
4360	Oak	18	DEAD		
4361	Maple	14			
4362	Oak	13			
4363	Oak	14			
4364	Oak	21			
4365	Oak	25			
4366	Oak	19			
4367	Oak	11			
4368	Oak	14			
4369	Oak	12			
4370	Oak	9	DEAD		
4371	Oak	10			
4372	Oak	9	DEAD		
4373	Oak	14			
4374	Oak	10	DEAD		
4375	Oak	16			
4376	Oak	16			
4377	Oak	9			
4378	Oak	16			
4379	Oak	19			
4380	Oak	26			
4381	Red Pine	7			
4382	Red Pine	7			
4383	Oak	17			
4384	Oak	10			
4385	Red Pine	5			
4386	Red Pine	14			
4387	Red Pine	6			
4388	Red Pine	12			
4389	Red Pine	12			
4390	Red Pine	13			
4391	Red Pine	5			
4392	Red Pine	4			
4393	Oak	21			
4394	Oak	19			
4395	Oak	16	DEAD		
4396	Oak	17			
4397	Red Pine	10			
4398	Red Pine	9			
4399	Red Pine	5			
4400	Red Pine	5			
4401	Cottonwood	33			
4402	Red Pine	10			
4403	Red Pine	4			
4404	Red Pine	12			
4405	Poplar	10			
4406	Red Pine	12			
4407	Red Pine	11			
4408	Red Pine	5			
4409	Red Pine	13			
4410	Red Pine	6			
4411	Red Pine	10			
4412	Red Pine	5			
4413	Red Pine	11			
4414	Red Pine	12			
4415	Red Pine	6			
4416	Red Pine	11			
4417	Red Pine	6			
4418	Red Pine	14			
4419	Cottonwood	20			
4420	Cottonwood	16			
4421	Red Pine	10			
4422	Red Pine	11			
4423	Red Pine	7			
4424	Oak	16			
4425	Oak	14			
4426	Red Pine	7			
4427	Red Pine	15			
4428	Red Pine	5			
4429	Maple	11			
4430	Birch	12			
4431	Oak	13	DEAD		
4432	Oak	30			
4433	Maple	8			
4434	Maple	9			
4435	Poplar	8			
4436	Birch	10			
4437	Poplar	12			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4439	Poplar	9	double		
4440	Poplar	13			
4441	Poplar	13			
4442	Poplar	9			
4443	Elm	14			
4444	Poplar	9			
4445	Maple	8			
4446	Poplar	10	double		
4447	Poplar	9			
4448	Poplar	12			
4449	Poplar	10			
4450	Elm	14			
4451	Elm	12			
4452	Poplar	14			
4453	Poplar	15			
4454	Elm	10	DEAD		
4455	Elm	13	DEAD		
4456	Elm	10	DEAD		
5074	Oak	25			
5075	Oak	24			
5076	Oak	17			
5077	Elm	10			
5078	Elm	10			
5079	Oak	16			
5080	Oak	19			
5081	Poplar	10			
5082	Oak	16			
5083	Oak	13			
5084	Oak	18			
5085	Oak	21			
5086	Oak	22			
5087	Oak	17			
5088	Oak	16			
5089	Oak	18			
5090	Oak	22			
5091	Oak	31			
5092	Ash	12			
5093	Ash	15			
5094	Ash	12			
5095	Elm	11	double		
5096	Oak	14			
5097	Oak	13			
5098	Oak	18			
5099	Oak	13			
5100	Oak	18			
5101	Oak	16			
5102	Oak	13			
5103	Oak	15			
5104	Oak	15			
5105	Oak	16			
5106	Oak	15			
5107	Oak	10			
5108	Oak	11			
5109	Birch	8			
5110	Birch	9			
5111	Oak	13			
5112	Oak	10			
5113	Oak	10			
5114	Oak	17			
5115	Oak	9			
5116	Oak	11			
5117	Oak	19	double		
5118	Oak	9			
5119	Oak	16			
5120	Oak	13			
5121	Oak	13			
5122	Birch	9			
5123	Birch	8			
5124	Oak	18	double		
5125	Oak	11			
5126	Oak	19			
5127	Oak	24			
5128	Oak	18			
5129	Oak	14			
5130	Oak	25			
5131	Oak	27			
5132	Birch	8			
5133	Maple	10			
5134	Maple	15			
5135	Oak	23			
5136	TRDE	8			
5137	Oak	11			
5138	Oak	22			
5139	Oak	16	double		
5140	Oak	12			
5141	Oak	9			
5142	Oak	15			
5143	Oak	20	double		
5144	Oak	25			
5145	Maple	9			
5146	Birch	8			
5147	Poplar	8			
5148	Elm	31	triple		
5149	Oak	19			
5150	Oak	25			
5151	Maple	24			
5152	Oak	13			
5153	Maple	42	double		
5154	Maple	9			
5155	Maple	8			
5156	Maple	9			
5157	Maple	8			
5158	Maple	9			
5159	Maple	10			
5160	Ash	11			
5161	Ash	11			
5162	Ash	12			
5163	Oak	19			
5164	Maple	18	DEAD		

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
5166	Maple	25			
5167	Maple	25	double		
5168	Maple	14			
5169	Birch	19			
5170	Oak	23	DEAD		
5171	Maple	17	DEAD		
4458	Red Oak	9			
4459	Cedar	6			
4460	Red Oak	5			
4461	Aspen	12			
4462	Birch	14	Twin		
4463	Birch	10			
4464	Red Oak	5			
4465	Red Oak	4			
4466	Birch	9			
4467	Birch	14			
4468	Birch	10			
4469	Birch	8			
4470	Birch	11			
4471	White Oak	26			
4472	White Oak	22			
4473	Birch	9			
4474	Red Oak	10			
4475	Red Oak	8			
4476	Red Oak	8			
4477	Sugar Maple	8			
4478	White Oak	4			
4479	Red Oak	5			
4480	White Oak	6			
4481	Aspen	9			
4482	Aspen	8			
4483	White Oak	14			
4484	Red Oak	29			
4485	Red Oak	16			
4486	Red Oak	8			
4487	Red Oak	22			
4488	Red Oak	12			
4489	Red Oak	13			
4490	Bur Oak	13			
4491	Elm	8			
4492	Elm	9			
4493	Bur Oak	5			

TREE INVENTORY

1

2

3

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

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PRELIMINARY PLAT
NOVEMBER 14, 2024

L A N D F O R M
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY DATA TABLE 5

C1.10

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C1.10.pdf V1 - Changemark Notes (3 Notes)

1 - Additional Information Needed

Created by: Chris Anderson
On: 11/27/2024 11:05 AM

Please provide:
Tally of total DBH inches on site
Tally of DBH inches being removed
Tally of invasive species DBH inches (e.g. Siberian Elm, Russian Olive, etc.)
Provide actual species name (not just maple, oak, elm...is it red maple, amur maple, sugar maple, red oak, bur oak, American elm, Siberian elm, slippery elm, etc.)

Also, there is no data in the last 2 columns (Status and Description (Removed Because)) on any of the 5 sheets of the inventory.

--------- 0 Replies ---------

2 - Removals?

Created by: Chris Anderson
On: 11/27/2024 11:25 AM

The Grading Plan includes silt fence around the areas where each home will be constructed. Based on the tree inventory, a number of trees will need to be removed to accommodate the grading for each home site. Yet, this inventory does not indicate that any DBH inches are being removed.

--------- 0 Replies ---------

3 - Mesh with Sheet 3.0

Created by: Chris Anderson
On: 12/03/2024 09:58 AM

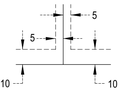
Sheet 3.0 shows silt fence around the driveways and housepads of each lot. The Tree Inventory and Preservation Plan should at a minimum include the removal of trees within the silt fence on each lot, as well as the removal of any trees within the primary septic area. If, at the time of building permit submittal, there's a change in proposed removals, that information can be provided along with the home plans.

--------- 0 Replies ---------

LEGEND

- Property Line
- Interior Lot Line
- Underlying Parcel Line
- Existing Easement
- Proposed Easement
- Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

AREA SUMMARY

Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

ZONING AND SETBACK SUMMARY

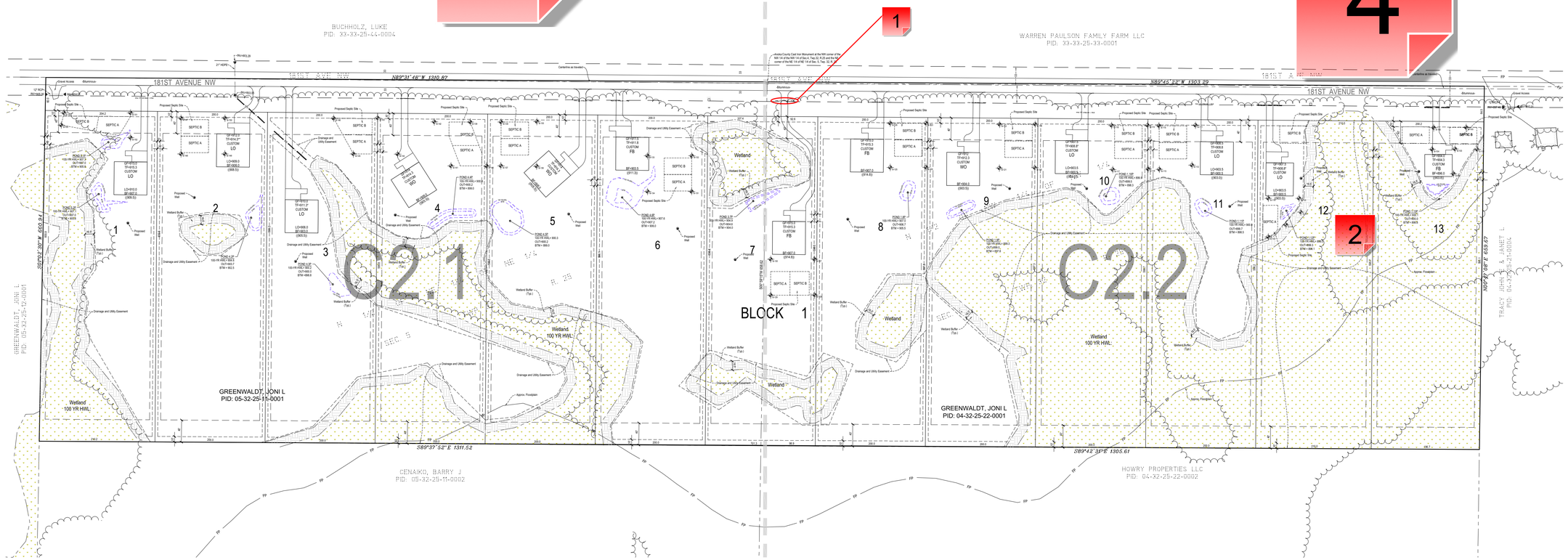
The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.





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City of RAMSEY

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FILE NAME C200ZZZ725.DWG

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PRE PLAT INDEX
C2.0

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C2.0.pdf V2 - Changemark Notes (4 Notes)

1 - Culverts?

Created by: Chris Anderson
On: 11/20/2024 11:07 AM

Assuming this represents a culvert under each driveway, but this is not in the legend. Please add to leged so it is clear what this represents.

--------- 0 Replies ---------

2 - Lots 12 & 13

Created by: Chris Anderson
On: 11/27/2024 11:19 AM

Please include an exhibit or inset for Lots 12 & 13 that includes a 60' x 100' box of buildable area that excludes wetland, wetland setback, steep slopes, and floodway. We need to ensure that these 2 lots meet the buildability requirement.

--------- 0 Replies ---------

3 - Narrative

Created by: Chris Anderson
On: 12/03/2024 08:37 AM

The submittal is lacking a narrative that addresses the county's concerns about adding 13 driveways to 181st Avenue.

--------- 0 Replies ---------

4 - Lots 12 & 13

Created by: Chris Anderson
On: 12/03/2024 08:38 AM

These 2 lots will have very little buildable area once the house and septic system is in place. While these lots are over 2.5 acres in size, the vast majority of both lots is wetland. It would be helpful if this were disclosed to future buyers, as fitting an accessory building, swimming pool, or other common homeowner improvements, might not be possible.

--------- 0 Replies ---------

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

Anoka County Cast Iron Monument at the NW corner of the NW 1/4 of the NW 1/4 of Sec.4, Twp.32, R.25 and the NE corner of the NE 1/4 of NE 1/4 of Sec. 5, Twp. 32, R. 25

181ST AVE NW

181ST AVE NW

N89°45'22"W 1303.29

181ST AVENUE NW

Centerline as traveled

-Bituminous-

-Bituminous-

12"RCP
INV=897.46 E

FP

Proposed Septic Site

SEPTIC B

SEPTIC A

GF=915.0
TF=915.3
CUSTOM
FB

BF=907.0
((914.8))

GF=912
TF=912.3
CUSTOM
WO

BF=904.0
((903.5))

GF=907.5
TF=908.8*
CUSTOM
LO

LO=903.5
BF=900.5
((903.0))

GF=908.5
TF=908.8
CUSTOM
LO

LO=903.5
BF=900.5
((903.0))

GF=907.5
TF=908.8*
CUSTOM
LO

LO=903.5
BF=900.5
((903.0))

GF=904.0
TF=904.3
CUSTOM
FB

BF=896.0
((903.8))

Proposed Well

Wetland Buffer (Typ.)

POND 1.8P
100-YR HWL= 907.0
OUT=906.7
BTM = 905.5

POND 1.9P
100-YR HWL= 899.3
OUT=899.0
BTM = 897.8

POND 1.10P
100-YR HWL= 899.9
OUT=899.5
BTM = 898.3

POND 1.11P
100-YR HWL= 900.6
OUT=899.7
BTM = 898.5

POND 1.12P
100-YR HWL= 899.5
OUT=899.3
BTM = 898.1

POND 1.13P
100-YR HWL= 900.1
OUT=900.0
BTM = 899.8

Drainage and Utility Easement

Approx. Floodplain

Wetland

Wetland
100 YR HWL:

7 8 9 10 11 12 13

BLOCK 1

SEE SHEET C2.1 MATCH LINE

GREENWALDT, JONI L
PID: 04-32-25-22-0001

S00°59'15"W 658.62

N00°47'09"E 659.67

S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

TRACY ANN & JANNETT
PID: 04-32-25-21-0004

NORTH

0 50 100

© LANDFORM 2024

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C200ZZZ725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INSET 2

C2.2

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C2.2.pdf V2 - Changemark Notes (1 Note)

1 - Stormwater Maintenance Agreements

Created by: Chris Anderson
On: 12/03/2024 08:42 AM

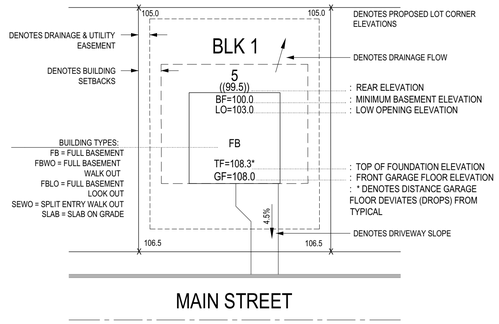
With each lot having their own stormwater basin, individual maintenance agreements will be needed for each lot. The agreements will need to be recorded against the respective lot. This should be disclosed to each buyer, as the maintenance agreements will require reporting annaully and periodic upkeep of the basins.

--------- 0 Replies ---------

DATA TABLE

Parcel	Bldg. Type	Garage Floor	Low Opening	Low Floor	HWL	EOF
Block1, Lot1	Look Out	915.0	910.0	907.0	907.2	907.0
Block1, Lot2	Look Out	912.0	909.0	906.0	904.0	903.7
Block1, Lot3	Look Out	910.0	906.0	903.0	900.2	900.0
Block1, Lot4	Walk Out	914.0	906.0	906.0	900.4	900.2
Block1, Lot5	Walk Out	914.0	906.0	906.0	900.3	900.2
Block1, Lot6	Full Basement	911.5	911.5	903.5	907.6	907.2
Block1, Lot7	Full Basement	915.0	915.0	907.0	904.8	904.7
Block1, Lot8	Full Basement	915.0	915.0	907.0	907.0	906.7
Block1, Lot9	Walk Out	912.0	904.0	904.0	899.4	899.0
Block1, Lot10	Look Out	907.5	903.5	900.5	900.7	900.2
Block1, Lot11	Look Out	908.5	903.5	900.5	900.0	899.7
Block1, Lot12	Look Out	907.5	903.5	900.5	899.5	899.3
Block1, Lot13	Full Basement	904.0	904.0	896.0	900.1	900.0

3



NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

1 **TYPICAL LOT DETAIL**

NO SCALE

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

AREA CALCULATION

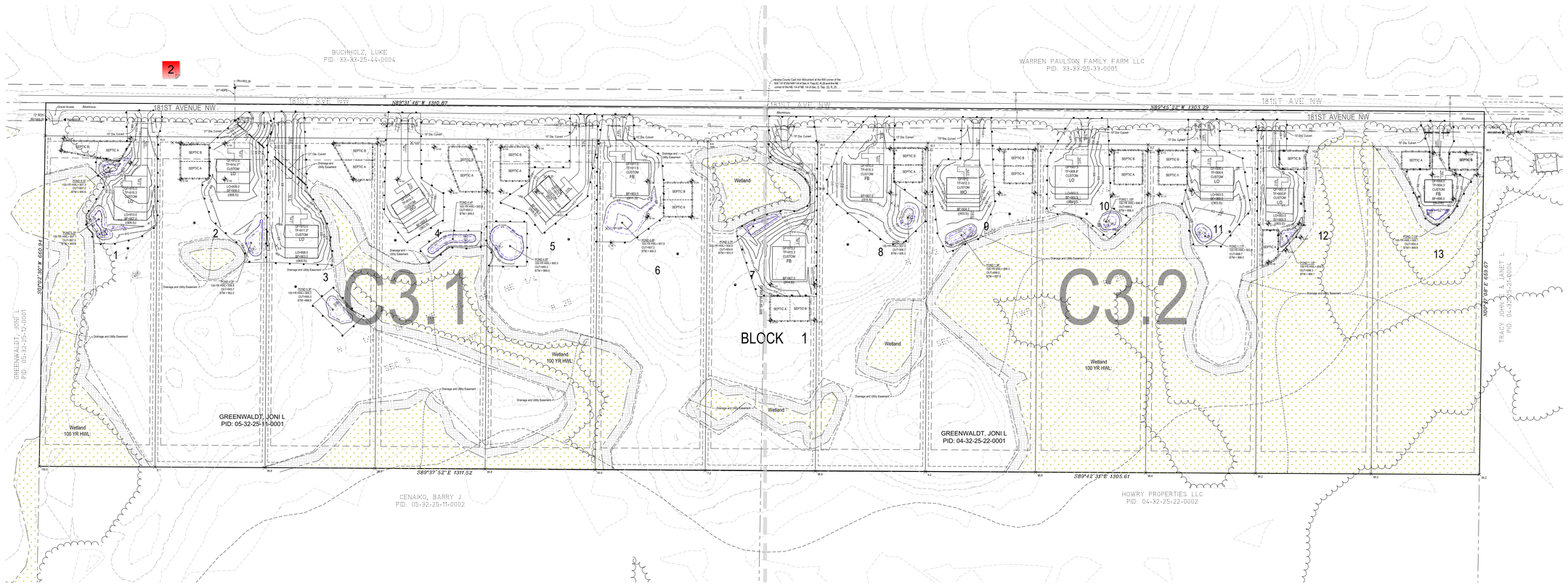
Area of Disturbance = XX SF = XX Acres

1

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	X ea.
	:Silt Fence	8990 ft.
	:Septic Field Protection Fence	X ft.
	:Compost or Bio Log	X ft.
	:Vehicle Tracking Pad	X ea.
	:Erosion Control Blanket	X ea.
	:Tip Out Curb	
	:Pavement Sawcut	
	:Construction Limits	
T/W XXX.XX B/W XXX.XX	:Top of Wall :Bottom of Wall	

2



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NORTH

0 100 200

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

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NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C300ZZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INDEX

C3.0

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C3.0.pdf V2 - Changemark Notes (3 Notes)

1 - Calculation

Created by: Chris Anderson
On: 11/27/2024 11:30 AM

These calculations are missing.

--------- 0 Replies ---------

2 - Anoka County Highway Department Permits

Status as of 12/03/2024 10:59 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 10:59 AM
Type: Action
State: For Discussion

After discussion with ACHD; they do not have a preference if the developer builds all of the driveway aprons and culverts or if its done by the individual home builder. The home builder needs to be aware that both a right of way and access permit will need to be acquired from ACHD on each lot. If the developer were to build all of the dw aprons, this could be done under 1 right of way permit, but individual access permits for each lot would still be required.

--------- 0 Replies ---------

3 - Groundwater

Status as of 12/03/2024 11:01 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 11:01 AM
Type: Action
State: For Discussion

The lowest floor elevation needs to also consider the apparent groundwater elevation. There must be a minimum of 3 feet of separation, which is not being met on several lots based on the soil boring reports.

--------- 0 Replies ---------

BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

181ST AVENUE NW

N89°31'48"W 1310.87

INV=903.29
21" HDPE

Gravel Access
-Bituminous-

12" RCP
INV=905.00

INV=904.61

INV=903.05

15" Dia. Culvert

21" Dia. Culvert

Drainage and Utility Easement

SEPTIC A
SEPTIC B

POND 5.1P
100-YR HWL= 907.3
OUT=907.0
BTM = 905.8

GF=915.0
TF=915.3
CUSTOM
LO

LO=910.0
BF=907.0
((909.5))

POND 5.2P
100-YR HWL= 907.1
OUT=907.0
BTM = 905.8

GF=912.0
TF=914.3**
CUSTOM
LO

LO=909.0
BF=906.0
((908.5))

GF=910.0
TF=911.3*
CUSTOM
LO

LO=906.0
BF=903.0
((905.5))

POND 4.2P
100-YR HWL= 904.6
OUT=903.7
BTM = 902.5

POND 4.3P
100-YR HWL= 900.2
OUT=900.0
BTM =898.8

GF=914
TF=914.3
CUSTOM
WO

BF=906.0
((905.5))

POND 4.4P
100-YR HWL= 900.4
OUT=900.2
BTM = 899.0

POND 4.5P
100-YR HWL= 900.3
OUT=900.2
BTM = 899.0

GF=914.3
TF=914.6
CUSTOM
WO

BF=906.0
((905.5))

GF=911.5
TF=911.8
CUSTOM
FB

BF=903.5
((911.3))

POND 4.6P
100-YR HWL= 907.6
CUT=907.2
BTM = 906.0

POND 3.7P
100-YR HWL= 904.9
OUT=904.6
BTM = 904.0

Wetland

1
2
3
4
5
6
7

S01°02'30"W 660.94

GREENWALDT, JONI L
PID: 05-32-25-12-0001

Drainage and Utility Easement

Wetland
100 YR HWL:

GREENWALDT, JONI L
PID: 05-32-25-11-0001

100.0
0.1
96.8
96.8
95.8
95.9
7.0

S89°37'52"E 1311.52

CENAIKO, BARRY J
PID: 05-32-25-11-0002

S00°59'15"W 659.29

MATCH LINE
SEE SHEET C3.2

BLOCK

NORTH

0
50
100

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

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NOVEMBER 14, 2024

L A N D F O R M
From Site to Finish

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FILE NAME C300ZZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INSET 1

C3.1

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C3.1.pdf V2 - Changemark Notes (1 Note)

1 - Septic

Created by: Chris Anderson
On: 11/27/2024 11:34 AM

How will this house connect to this septic system without disturbing the wetland and wetland setback area?

--------- 0 Replies ---------

1

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

Anoka County Cast Iron Monument at the NW corner of the NW 1/4 of the NW 1/4 of Sec.4, Twp.32, R.25 and the NE corner of the NE 1/4 of NE 1/4 of Sec. 5, Twp. 32, R. 25

181ST AVE NW

N89°45'22"W 1303.29

181ST AVENUE NW

-Bituminous-

12"RCP
INV=897.46 E

15" Dia. Culvert

SEPTIC A
SEPTIC B

GF=915.0
TF=915.3
CUSTOM
FB
BF=907.0
((914.8))

GF=912
TF=912.3
CUSTOM
WO
BF=904.0
((903.5))

GF=907.5
TF=908.8*
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=908.5
TF=908.8
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=907.5
TF=908.8*
CUSTOM
LO
LO=903.5
BF=900.5
((903.0))

GF=904.0
TF=904.3
CUSTOM
FB
BF=896.0
((903.5))

POND 1.8P
100-YR HWL= 907.0
OUT=906.7
BTM = 905.5

POND 1.9P
100-YR HWL= 899.3
OUT=899.0
BTM = 897.8

POND 1.10P
100-YR HWL= 899.9
OUT=899.5
BTM = 898.3

POND 1.11P
100-YR HWL= 900.6
OUT=899.7
BTM = 898.5

POND 1.12P
100-YR HWL= 899.5
OUT=899.3
BTM = 898.1

POND 1.13P
100-YR HWL= 900.1
OUT=900.0
BTM = 899.8

Drainage and Utility Easement

Wetland

Wetland
100 YR HWL

BLOCK 1

SEE SHEET C3.2
MATCH LINE

GREENWALDT, JONI L
PID: 04-32-25-22-0001

S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

TRACY JOHN & JANET L
PID: 04-32-25-22-0004

N00°17'29"E 659.67

S00°17'29"W 659.67

NORTH
0 50 100

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OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

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NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	C300ZZZ725.DWG
PROJECT NO.	ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INSET 2

C3.2

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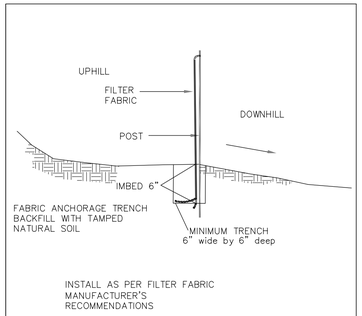
C3.2.pdf V2 - Changemark Notes (1 Note)

1 - Tree Planting

Created by: Chris Anderson
On: 12/03/2024 08:33 AM

Each lot is required to have 2 front yard trees (between the home and the road). Existing trees, if preserved and not on the Prohibitied List, can satisfy the planting requirement.

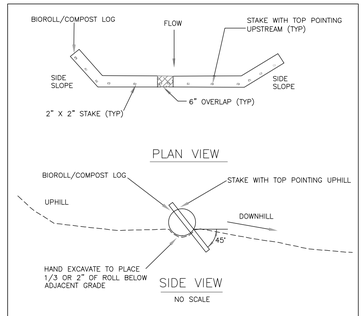
--------- 0 Replies ---------



SILT FENCE DETAIL
NO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016		SILT FENCE
		CITY PLATE No. ERO–1

1 SILT FENCE
NO SCALE

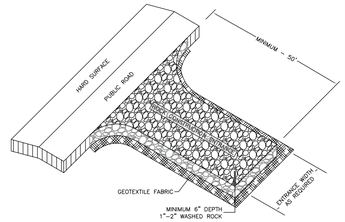


SIDE VIEW
NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:		STANDARD DETAILS:
3 – 2016		BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

2 BIO ROLL (COMPOST LOG)
NO SCALE



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016		ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

3 ROCK CONSTRUCTION ENTRANCE
NO SCALE

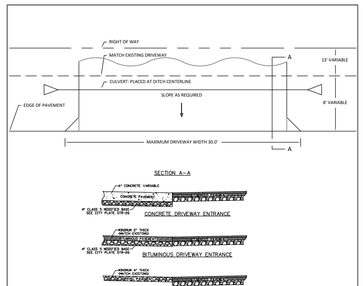
Notes:
1.INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.

2.TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.

3.THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED:		STANDARD DETAILS:
7 – 2019		TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

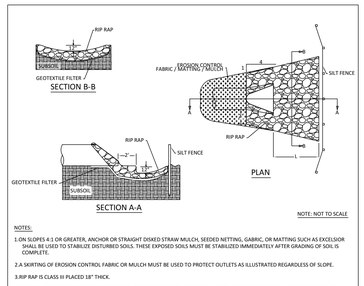
4 TOP SOIL REQUIREMENTS
NO SCALE



NOTES:
1.PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS TO BE 4" THICK MINIMUM MATCHING EXISTING BITUMINOUS PAVEMENT THICKNESS.
6.GRAVEL DRIVEWAYS USE MODIFIED BASE PER CITY PLATE STR-33 UNLESS SPECIFIED ELSEWHERE.
7.CULVERTS ARE REQUIRED TO BE MINIMUM 15" DIAMETER, REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE.
8.PLACE CULVERT AT THE DITCH CENTERLINE AND AS PER PLAN.
9.CULVERTS MUST BE PLACED FAR ENOUGH FROM DRIVEWAY PAVEMENT EDGE FOR MAX 1:3 GRADING SLOPE.

APPROVED:		STANDARD DETAILS:
2 – 2019		RESIDENTIAL DRIVEWAY – RURAL SECTION
		CITY PLATE No. STR–33

5 RESIDENTIAL DRIVEWAY - RURAL SECTION
NO SCALE



NOTE: NOT TO SCALE

NOTES:

1.ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.

2.A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.

3.RIP RAP IS CLASS III PLACED 18" THICK.

4.FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.

5.GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	23.8	5.7
21	10	27.2	6.7
24	12	33.4	9.2
27	12	35.2	9.9
30	14	43.6	12.3
36	16	53.2	15.3
42	18	59.9	18.9
48	20	66.5	23.2

RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	29.6	8.1
28	12	33.2	8.5
36	14	43.5	11.9
43	16	50.5	13.9
51	18	57.5	16.9
58	20	65.2	19.8

COR INFILTRATION
FES 8 88 30 88 58
FES 8A 115 38 125 88

APPROVED:		STANDARD DETAILS:
9 – 2016 MODIFIED: 5 – 2019		RIP–RAP
		CITY PLATE No. ERO–3

6 RIP-RAP
NO SCALE

© LANDFORM 2024

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C700ZZZ725.DWG

PROJECT NO. ZZZ24725

CONSTRUCTION DETAILS

C7.1

Landform® and Site to Finish™ are registered service marks of Landform Professional Services, LLC.

C7.1.pdf V1 - Changemark Notes (1 Note)

1 - Tree save fence detail

Status as of 12/03/2024 11:02 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 11:02 AM
Type: Action
State: For Discussion

--------- 0 Replies ---------

6.02: Public Hearing: Consider the Preliminary Plat for Emerald Estates, Located along 181st Avenue, West of Xenolith Street (Project No. 24-123); Case of Landform Professional Services, LLC

Public Hearing

Chairperson Gengler called the public hearing to order at 7:12 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Preliminary Plat, contingent upon compliance with staff's review comments.

Commissioner Bauer commented that it would seem if they followed the recommendation of the County to construct a road that would impact the buildable area of the lots. He commented that separate driveways would seem to be more feasible.

Senior Planner Anderson confirmed that is accurate. He stated that if there were a service road, lots 12 and 13 may very well be rendered not buildable.

Citizen Input

Eric Luth, Landform, spoke in representation of the applicant. He stated that a memorandum was included in the packet which responded to the comments of the County.

Chairperson Gengler asked if the applicant has looked at the suggestion for pairing driveways.

Mr. Luth stated that because these are custom-built, they would prefer to allow property owners to choose the location of their driveway and noted that typically there is a spacing of 100 feet between driveways. He stated that they do not see this as an issue of safety as placing two driveways right next to each other creates more of a safety issue.

Commissioner Anderson commented that safety is extremely important on a 55-mph roadway and referenced the comments from the County. He asked why they could not use a frontage road to connect the driveways. He stated that he does not like the idea of 13 additional driveways on this road.

Mr. Luth replied that a frontage road would severely compromise lots 12 and 13 and adding a frontage road would add more impervious surface that would need to be treated. He stated that would also require mass grading, where they are attempting to build into the lots individually to preserve the natural environment as much as possible. He stated that properly spacing driveways per MnDOT rules is safer than collecting everything into one location where vehicles would enter and exit at one time.

Frank Scharber, 17820 Gibbon Street NW, commented that he lives directly south of this property and had concern with the narrow lots. He commented that there are a lot of wetlands and hills that

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drain into the wetlands. He asked if there was an environmental study to ensure the septic systems would not impact the wetlands.

Senior Planner Anderson replied that any installed septic system needs to meet the state requirements as well as requirements of City Code to ensure septic tanks are pumped every three years with an inspection to ensure everything is functioning properly.

Motion by Commissioner Peters, seconded by Commissioner Hunt, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Hunt, Anderson, and Bauer. Voting No: None. Absent: Commissioners Heineman and VanScoy.

Chairperson Gengler closed the public hearing at 7:30 p.m.

Commission Business

Commissioner Hunt recognized that there were concerns with safety in the prior review. He was unsure that the best option would be a frontage road as that would severely impact the development.

Senior Planner Anderson commented that the County provided two sets of review comments, related to the sketch plan and this case. He noted that the second set of comments were a reiteration of the previous comments. He stated that the County stopped short of saying it was a requirement as there is nothing in their policies that state that shall be done. He stated that City engineering staff deferred to the comments of Anoka County.

Commissioner Peters commented that he lives on a road that has a speed limit of 55 mph and there are driveways on that road that do not pair and there are no issues. He commented that this road does seem narrow and with the amount of development that will most likely occur in that area, perhaps the road would be widened on the other side as part of that development. He stated that there are many 55 mph roads in Ramsey with driveways.

Commissioner Anderson commented that he could not support this proposal because of his concerns with safety. He stated that the City needs to ensure that development occurs in a safe manner for those that live here and those that drive on the roads.

Chairperson Gengler commented that the turnarounds are helpful as people will not be backing out of the driveways. She commented that if this area were to become more populated there would need to be additional improvements as part of that future development.

Senior Planner Anderson stated that staff did review the average daily trips (ADT) for this road, which is about 3,000 and therefore is on the very low end. He also provided details on crash data noting that the majority were single-vehicle accidents. He stated that there is the same scenario to the east and west and therefore it did not seem that adding 13 lots would cause an issue of safety.

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Commissioner Bauer stated that while he understands the concern of Commissioner Anderson, these lots meet all Code requirements and there is nothing that would require shared access or frontage roads, therefore he would have a hard time denying this as it meets all requirements.

Motion by Commissioner Peters, seconded by Commissioner Bauer, to recommend that City Council adopt Resolution #25-003 Approving the Preliminary Plat for Emerald Estates, contingent upon compliance with staff's review comments.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Bauer, and Hunt. Voting No: Commissioner Anderson. Absent: Commissioners Heineman and VanScoy.

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

RESOLUTION #25-003

RESOLUTION APPROVING THE PRELIMINARY PLAT FOR EMERALD ESTATES

WHEREAS, Landform Professional Services, LLC, hereafter referred to as "Applicant," properly applied for Preliminary Plat approval of the following described properties located in the City of Ramsey:

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota

-or upon recording of the Emerald Estates final plat-

Lots 1-13, Block 1 Emerald Estates

(the 'Subject Property'); and

WHEREAS, the Environmental Policy Board reviewed the project and the impacts on natural resources on December 16, 2024; and

WHEREAS, the Planning Commission held a Public Hearing and reviewed the Preliminary Plat on December 19, 2024, and recommended approval of the project; and

WHEREAS, the City Council considered the Preliminary Plat request on January 14, 2025.

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

1) That the Ramsey City Council hereby grants approval of the Preliminary Plat for Emerald Estates in accordance with relevant City Codes, subject to the following conditions:

   a) Compliance with City Staff review comments.
   b) Approval of the Stormwater Management Plan by the Lower Rum River Watershed Management Organization.
   c) Final approval by the City Engineer and City Attorney.
   d) Consideration of clear site lines at each individual driveway.
   e) Driveways shall conform with any spacing requirements and design standards of Anoka County and/or the Minnesota Department of Transportation.
   f) Each lot shall only be granted a single driveway (there will not be consideration given to requests for a second driveway).
   g) Each driveway shall be designed and constructed with a turn-around to provide each driver a safer option to turn around rather than backing out onto 181st Avenue.

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 14th day of January, 2025.

_____
Mayor

ATTEST:

_____
City Clerk