City of Ramsey
Agenda
Regular City Council
Tuesday, April 8, 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. Approve Agenda

3. Presentation

1. New Board and Commission Member Ceremonial Oath of Office

4. 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.

5. 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 February 2025 Financial Reports - General Fund, EDA and Enterprise Funds

2. Receive Cash and Investments for Period Ending March 31, 2025

3. Review 2025 Body Worn Camera Audit

4. Approve the Following Meeting Minutes:

   1. City Council Special Work Session dated March 18, 2025
   2. City Council Work Session dated March 25, 2025
   3. City Council Regular Session dated March 25, 2025

5. Approve Business License Applications.

6. Authorization to Hire a Building Maintenance Worker

7. Adopt Resolution #25-075 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 20, 2025 through April 2, 2025.

8. Adopt Resolution #25-064 Approving Both the Site Plan for a Proposed Expansion of an Existing Parking Lot at 7900 Riverdale Drive NW and a Stormwater Maintenance Agreement (Project No. 25-102); Case of Pleasureland RV Center - North Metro

9. Adopt Resolution #25-072 Proclaiming April 25, 2025, as Arbor Day and the Month of May as Arbor Month

10. **Adopt Resolution #25-074 Accepting Donation of Cash for Park Improvements.**

11. **Adopt Resolution #25-076 Approving Correction of Trail Easement Legal Description for Outlot B, Northfork and Outlot A, Northfork Trail Addition**

6. Public Hearing

7. Council Business

1. Adopt Resolution #25-065 Approving a Site Plan Review for a Solar Energy System on the Ramsey Landfill Property (Cedar Creek Energy)

2. Adopt Resolution #25-070 Accepting Bids and Awarding Contract for Sorteberg's Street Reconstructions, Improvement Project #25-06

3. Adopt Ordinance #25-05: Code Amendments to Chapters 2, 10, 26, 105, 106, and 109

4. Adopt Ordinance #25-06 Amending Chapter 26: Rental Residential Dwelling Units and adopt Resolution #25-073 Adopting a Rental Inspections Procedures Policy

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative:

Title:

New Board and Commission Member Ceremonial Oath of Office

Purpose/Background:

The purpose of this presentation is to officially welcome and swear in new Board and Commission members, as follows:

- Mr. Garth Andersen to the Park and Recreation Commission, and
- Mr. Jeffrey Lubarski, Ms. Debra Musgrove and Ms. Nichole Rudack to the Planning Commission

The City also welcomes Ms. Hannah Karpen to the Economic Development Authority. Ms. Karpen will also begin her term this month, but she was unable to attend this evening.

Recommendation:

Outcome/Action:

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	04/03/2025 11:47 AM
Form Started By: Colleen Lasher		Started On: 03/25/2025 12:46 PM
Final Approval Date: 04/03/2025		

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative:

Title:

Receive February 2025 Financial Reports - General Fund, EDA and Enterprise Funds

Purpose/Background:

Purpose: Receive February 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

February 2025 General Fund Financial Report - Budget to Actual

February 2025 EDA Financial Report - Budget to Actual

February 2025 Enterprise Funds Financial Reports - Budget to Actual

February 2025 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 04:02 PM
Form Started By: Diana Lund		Started On: 04/01/2025 06:58 AM
Final Approval Date: 04/02/2025		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: February 28, 2025

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2025 BUDGET	2025 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,392,483.00	244,115.32
Building Inspections	888,040.00	113,175.34
Council/Commissions (incld charter, council contingen	245,486.00	48,895.08
Data Processing	1,097,132.00	94,044.95
Engineering	644,812.00	165,333.56
Finance (incld assessing)	666,692.00	113,109.54
Fire (incld Civil Defense)	2,096,484.00	621,881.08
Gen Govt Buildings	804,616.00	96,344.02
Parks	2,224,661.00	335,942.97
Planning & Zoning	1,149,903.00	181,694.95
Police (incld animal control & comm orient)	6,356,700.00	1,129,669.58
Streets (incld traffic eng & snow/ice)	2,806,601.00	360,738.27
Grand Total	**20,373,610.00**	**3,504,944.66**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Capital Outlay	577,000.00	328,346.07
Other Services & Charges	3,602,860.00	501,813.07
Personal Services	14,484,111.00	2,478,924.28
Supplies	1,603,266.00	195,861.24
Transfers out	106,373.00	
Grand Total	**20,373,610.00**	**3,504,944.66**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Taxes	16,874,046.00	
Charges for Services	780,700.00	148,626.53
Business Licenses/Permits	86,350.00	7,860.65
Fines and Forfeits	48,000.00	6,006.81
Federal Intergovernmental	500.00	
State Intergovernmental	755,500.00	130,000.00
Interest	50,000.00	
Miscellaneous	20,600.00	3,933.39
Non-Business Licenses/Permits	874,520.00	173,534.83
Transfers in	883,394.00	
Grand Total	**20,373,610.00**	**469,962.21**

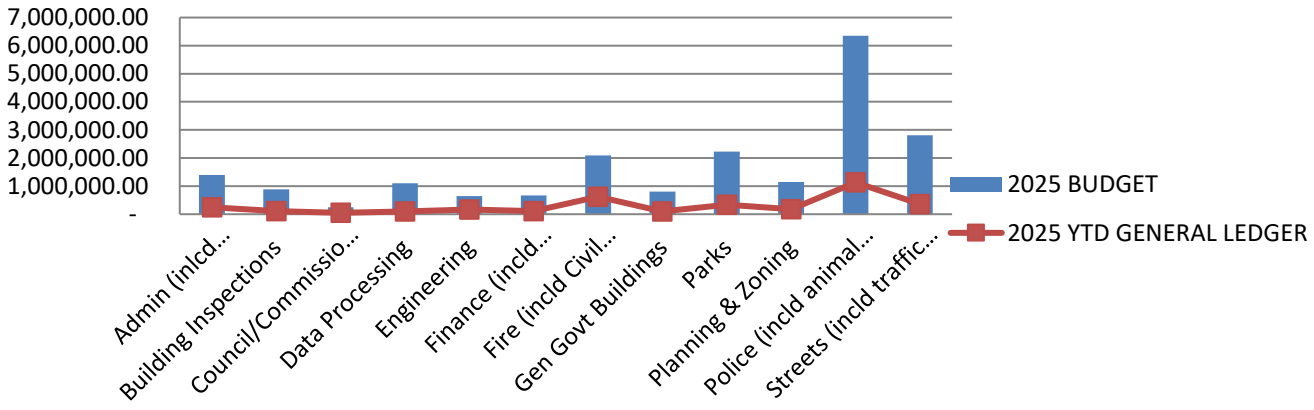
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

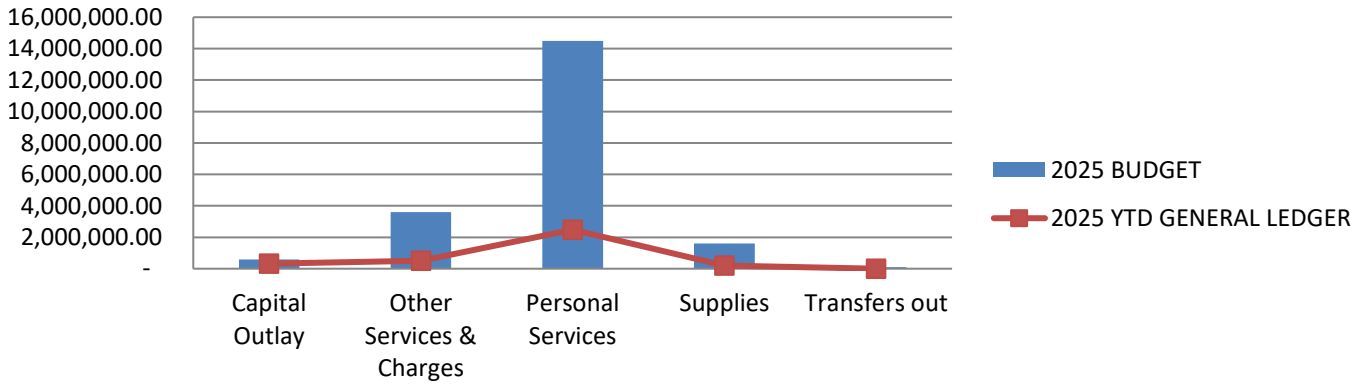
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **February 28, 2025**

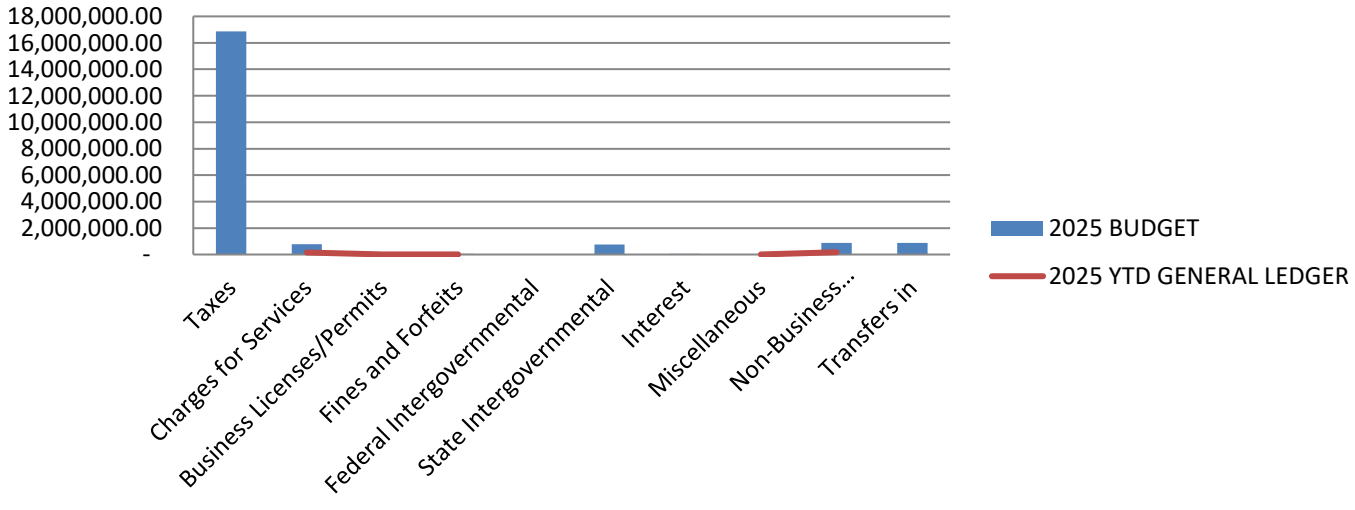
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **February 28, 2025**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	86,367.00		0.00%
4609 OTHER MISCELLANEOUS REVENUES		10,000.00	0.00%
4701 INTEREST ON INVESTMENTS	5,000.00		0.00%
Grand Total	**91,367.00**	**10,000.00**	

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	50.00	5.00%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	3.83	4.79%
6133 WORKERS COMP INSURANCE PREMIUM		2.01	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	19,000.00	3,488.20	18.36%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	2,500.00	6.91%
6331 TRAVEL & LODGING	2,500.00		0.00%
6335 TRAINING	5,100.00	1,850.00	36.27%
6361 GENERAL LIABILITY/PROPERTY INS	287.00	221.22	77.08%
6451 MEMBERSHIP DUES	2,200.00	2,509.72	114.08%
6246 MARKETING & PROMOTIONS	25,000.00	50.00	0.20%
Grand Total	**91,367.00**	**10,674.98**	

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, 2025 THROUGH PERIOD ENDING: **February 28, 2025**

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Grand Total	**91,367.00**	**10,674.98**	

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, 2025 THROUGH PERIOD ENDING: **February 28, 2025**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	2/12 ADOPTED BUDGET (Feb)	% of Budget Used (16.66% is 2/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,392,483.00	244,115.32	232,080.50	17.53%	1,148,367.68
Building Inspections	888,040.00	113,175.34	148,006.67	12.74%	774,864.66
Council/Commissions (incld charter, council contingency)	245,486.00	48,895.08	40,914.33	19.92%	196,590.92
Data Processing	1,097,132.00	94,044.95	182,855.33	8.57%	1,003,087.05
Engineering (personnel costs allocated after year-end)	644,812.00	165,333.56	107,468.67	25.64%	479,478.44
Finance (incld assessing) (personnel costs allocated after year-end)	666,692.00	113,109.54	111,115.33	16.97%	553,582.46
Fire (incld Civil Defense)	2,096,484.00	621,881.08	349,414.00	29.66%	1,474,602.92
Gen Govt Buildings	804,616.00	96,344.02	134,102.67	11.97%	708,271.98
Parks	2,224,661.00	335,942.97	370,776.83	15.10%	1,888,718.03
Planning & Zoning	1,149,903.00	181,694.95	191,650.50	15.80%	968,208.05
Police (incld animal control & comm orient)	6,356,700.00	1,129,669.58	1,059,450.00	17.77%	5,227,030.42
Streets (incld traffic eng & snow/ice)	2,806,601.00	360,738.27	467,766.83	12.85%	2,445,862.73
TOTAL	*20,373,610.00*	*3,504,944.66*	*3,395,601.67*	*17.20%*	*16,868,665.34*

ENTERPRISE EXPENDITURES BY FUND	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	2/12 ADOPTED BUDGET (Feb)	% of Budget Used (16.66% is 2/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2025 BUDGET")
Water (budgeted depreciation not booked until after year-end)	3,833,257.00	273,720.84	638,876.17	7.14%	3,559,536.16	$ *1,758,000.00*
Sewer (budgeted depreciation not booked until after year-end)	2,708,938.00	382,149.34	451,489.67	14.11%	2,326,788.66	$ *793,692.00*
Street Light (budgeted depreciation not booked until after year-end)	231,000.00	11,968.36	38,500.00	5.18%	219,031.64	$ *40,000.00*
Recycling	556,609.00	86,108.42	92,768.17	15.47%	470,500.58	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,221,433.00	20,212.55	203,572.17	1.65%	1,201,220.45	$ *549,096.00*
TOTAL	*8,551,237.00*	*774,159.51*	*1,425,206.17*	*9.05%*	*7,777,077.49*	$ 3,140,788.00

EDA FUND EXPENDITURES	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	2/12 ADOPTED BUDGET (Feb)	% of Budget Used (16.66% is 2/12)	BUDGET AMOUNT REMAINING
Economic Development	91,367.00	10,674.98	15,227.83	11.68%	80,692.02

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative:

Title:

Receive Cash and Investments for Period Ending March 31, 2025

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending March 31, 2025.

Cash and investment report shows the monthly cash flow - receipts and expenditures through March 31, 2025 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 March 31, 2025

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/03/2025 08:50 AM
Form Started By: Diana Lund		Started On: 04/01/2025 07:04 AM
Final Approval Date: 04/03/2025		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended March 31, 2025

	March-25 CURRENT MONTH	2025 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 Bond Proceeds)	$ 83,843,372.84	$ 88,846,329.91
CASH INFLOWS:		
Daily Deposit	909,730.75	2,257,185.86
Tax Settlements	-	252,159.65
U/B Receipts	67,313.92	490,710.98
Credit Cards (Includes Utility Billing)	397,920.51	1,993,729.87
Interest Earnings [Net of Interest Paid on Investments]	159,792.70	477,107.81
Bond Proceeds-int	-	3,610.76
TOTAL CASH INFLOW	$ 1,534,757.88	$ 5,474,504.93
TOTAL CASH AVAILABLE	$ 85,378,130.72	$ 94,320,834.84
CASH OUTFLOWS:		
Prepaid Checks	1,380,024.38	3,771,995.80
Bills Lists	621,586.42	3,231,205.45
Pay Estimates	1,032,218.75	3,534,554.77
Credit Cards	22,122.06	43,607.61
Payroll - Net	584,034.77	2,000,929.13
Flex Reimbursement	-	315.04
Void Checks/Dormant Checks Paid	(29.59)	(568.39)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	275.00	896.50
TOTAL CASH OUTFLOW	$ 3,640,231.79	$ 12,582,935.91
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 81,737,898.93**	**$ 81,737,898.93**
MEMO - NET 2025 CASH INFLOW (OUTFLOW)	**(2,105,473.91)**	**(7,108,430.98)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 71,767,671.89**	**72,720,097.99**
Purchases	485,000.00	1,512,573.90
Maturities/Sales	(1,913,780.93)	(3,893,780.93)
ENDING BALANCE	**$ 70,338,890.96**	**$ 70,338,890.96**

Prepared by the City of Ramsey Finance Department
4/3/2025

2025 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2025	PURCH 2025	SOLD/ MATURE 2025	BV PRIN BAL 12/31/2025
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
									16,000,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00	300,000.00
250221	2/22/2027	Northland	CD-NEIGHBOR FCU		64017aABP8		245,000.00	0.00	245,000.00
250304A	6/1/2026	Northland	DUBUQUE IA TAX		263868-LW-9		190,000.00	0.00	190,000.00
250304B	6/1/2027	Northland	DUBUQUE IA TAX		263868-LX-7		295,000.00	0.00	295,000.00
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
									5,980,000.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		750,000.00	0.00
250212A	2/12/2027	UBS	CD-MORGAN STANI	32992	61690DP44		245,000.00	0.00	245,000.00
250212B	2/12/2027	UBS	CD-MORGAN STANI	34221	61776NLH4		245,000.00	0.00	245,000.00
250218	2/18/2027	UBS	CD-MERRICK BANK	34519	59013K4M5		245,000.00	0.00	245,000.00
230317	3/17/2025	UBS	CD-MANUFACTURE	588	5647595C3	243,000.00		243,000.00	0.00
230322	3/24/2025	UBS	CD-PINNACLE BANI	35583	72345SLG4	248,000.00		248,000.00	0.00
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	250,000.00		0.00	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 COUP		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
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

2025 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2025	PURCH 2025	SOLD/ MATURE 2025	BV PRIN BAL 12/31/2025
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		745401EGO3	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
250131		UBS	UBS TREASURY FUND (FORMERLY PRIME)				47,573.90	0.00	47,573.90
240630		UBS	UBS TREASURY FUND (FORMERLY PRIME)			102,943.99		102,943.99	0.00
240731A		UBS	UBS TREASURY FUND (FORMERLY PRIME)			554,746.42		554,746.42	0.00
240228		UBS	UBS PRIME FUND			266,327.95		266,327.95	0.00
240831A		UBS	UBS TREASURY FUND (FORMERLY PRIME)			58,423.28		58,423.28	0.00
241231		UBS	UBS TREASURY FUND (FORMERLY PRIME)			10,866,656.35		1,670,339.29	9,196,317.06
						-			
									48,358,890.96
	TOTAL INVESTMENTS					72,720,097.99	1,512,573.90	3,893,780.93	**70,338,890.96**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BMO			3,772,752.20	11,443,558.72	14,096,078.20	1,120,232.72
			Bond Proceeds			2,211,399.18	3,610.76	2,215,009.94	-
			Money Market Accounts			12,726,157.62	136,694.71		12,862,852.33
			Net Cash and Investments			88,846,329.91	13,096,438.09	20,204,869.07	81,737,898.93

CC Regular Session

Meeting Date: 04/08/2025

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

Title:

Review 2025 Body Worn Camera Audit

Purpose/Background:

The Ramsey Police Department utilizes body-worn cameras (BWC) as part of its daily duties. Because of this, we are required to have an audit conducted on our use under MN Statutes 13.825 and 626.8473. Ramsey PD had this audit conducted on January 7, 2025 by Lynn Lembcke Consulting. The timeframe audited was from January 1, 2023 through January 15, 2025. The report is attached for your review. In addition to submitting the findings to the City Council for review, we are required to provide this report to the Legislative Commission on Data Practices and Personal Data Privacy Commission, House Public Safety Finance and Policy Committee, House Judiciary Finance and Civil Law Committee, and Senate Judiciary and Public Safety Committee. This information will be sent to these committees by April 11, 2025.

Recommendation:

Outcome/Action:

This case is for informational purposes only and no action needs to be taken.

Attachments

BWC Audit Report - Ramsey PD

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 04:12 PM
Form Started By: Tim Frankfurth		Started On: 04/02/2025 09:43 AM
Final Approval Date: 04/02/2025		

INDEPENDENT AUDIT REPORT

Chief Brad Bluml
Ramsey Police Department
7550 Sunwood Dr. NW
Ramsey, MN 55303

Dear Chief Bluml:

An independent audit of the Ramsey Police Department's Portable Recording System (body-worn cameras (BWCs)) was conducted on January 7, 2024. The objective of the audit was to verify Ramsey Police Department's compliance with Minnesota Statutes §§13.825 and 626.8473.

Data elements the audit includes:

Minnesota Statute §13.825

- Data Classification
- Retention of Data
- Access by Data Subjects
- Inventory of Portable Recording System Technology
- Use of Agency-Issued Portable Recording Systems
- Authorization to Access Data
- Sharing Among Agencies

Minnesota Statute §626.8473

- Public Comment
- Body-worn Camera Policy

The Ramsey Police Department is located in Anoka County, Minnesota and employs thirty (30) peace officers. Ramsey Police Department utilizes Axon body-worn cameras and Evidence.com cloud-based evidence management storage. The audit covers the time period January 1, 2023, through January 15, 2025.

Audit Requirement: Data Classification

Determine if the data collected by BWCs are appropriately classified.

Ramsey Police Department BWC data is presumptively private. All data collected during the audit period is classified as private or nonpublic data. Ramsey Police Department had no incidents of the discharge of a firearm by a peace officer, use of force that resulted in substantial bodily harm, requests from data subjects for the data to be made accessible to the public, or court orders directing the agency to release the BWC data to the public.

No discrepancies noted.

Audit Requirement: Retention of Data

Determine if the data collected by BWCs are appropriately retained and destroyed in accordance with statutes.

Ramsey Police Department utilizes the General Records Retention Schedule for Minnesota Cities and agency specified retention periods in Evidence.com. At the conclusion of a BWC recording, officers assign metadata, including an Evidence.com category, to the recording. Each category has an associated retention period. Upon reaching its retention date, evidence is systematically deleted. Deletion of the data is captured in the audit trail.

An Evidence Created Report consisting of all BWC data collected and deleted during the audit period was produced from Evidence.com. Records from the Evidence Created Report were reviewed, and the date and time the data was created was verified against the deletion date. Each of the records were deleted or maintained in accordance with the record retention schedule. All records were maintained for at least the minimum ninety (90) days required by statute.

Ramsey Police Department had received no requests from data subjects to retain BWC data beyond the applicable retention period.

Captains and Records Technicians monitor BWC data for proper categorization to ensure BWC data are appropriately retained and destroyed.

No discrepancies noted.

Audit Requirement: Access by Data Subjects

Determine if individuals who are the subject of collected data have access to the data, and if the data subject requests a copy of the data, other individuals who do not consent to its release are redacted.

BWC data is available to data subjects and access may be requested by submission of a Ramsey Police Department Authorization for Release of Body Worn Camera Video form. During the audit period, Ramsey Police Department had received no requests to view BWC video but did receive and fulfill requests for copies of BWC video from data subjects. Data subjects who had not consented to release of the data were redacted. A copy of the redacted video is stored in Evidence.com along with the original copy. Authorization for Release of Body Worn Camera Video forms are maintained in the case file.

No discrepancies noted.

Audit Requirement: Inventory of Portable Recording System Technology

Determine the total number of recording devices owned and maintained by the agency; a daily record of the total number of recording devices actually deployed and used by officers, the

policies and procedures for use of portable recording systems by required by section 626.8473; and the total amount of recorded audio and video collected by the portable recording system and maintained by the agency, the agency's retention schedule for the data, the agency's procedures for destruction of the data, and that the data are available to the public.

Ramsey Police Department's BWC inventory consists of thirty-eight (38) devices. An inventory report produced from Evidence.com detailed the total number of recording devices owned and maintained by the agency. The inventory included the device model, serial number, device name, officer assigned to the device, date of last upload, device status, error status, firmware version, warranty date, date last docked, and camera state.

Ramsey Police Department's BWC policy governs the use of portable recording systems by peace officers while in the performance of their duties. The BWC policy requires officers noting a malfunction at any time to report the malfunction to a supervisor and utilize a replacement BWC. Peace officers were trained on the use of the BWC system during implementation. Newly hired officers are trained as part of their field training program.

Officers working on randomly selected dates, and randomly selected calls for service, were verified against Evidence.com and the Evidence Created Report and confirmed that BWCs are being deployed, and officers are wearing and activating their BWCs. A comparison between the total number of BWC videos created per quarter and total calls for service shows a consistent collection of BWC data.

Evidence.com queries and the Evidence Created Report detail the total amount of BWC data created, stored/maintained, and deleted.

Ramsey Police Department utilizes the General Records Retention Schedule for Minnesota Cities and agency specified retention periods in Evidence.com. BWC video is fully deleted from Evidence.com upon reaching its scheduled deletion date. Metadata and audit trails are maintained in Evidence.com after deletion of BWC audio and video. BWC data is available upon request, and access may be requested by submission of a Ramsey Police Department Authorization for Release of Body Worn Camera Video form.

No discrepancies noted.

Audit Requirement: Use of Agency-Issued Portable Recording Systems

Determine if peace officers are only allowed to use portable recording systems issued and maintained by the officer's agency.

Ramsey Police Department's BWC policy states that officers may use only department-issued BWCs in the performance of official duties for the agency or when otherwise performing authorized law enforcement services as an employee of the department.

No discrepancies noted.

Audit Requirement: Authorization to Access Data

Determine if the agency complies with sections 13.05, Subd. 5, and 13.055 in the operation of portable recording systems and in maintaining portable recording system data.

Supervisors conduct random reviews of BWC data to ensure BWC data is properly categorized and that BWCs are being used in compliance with policy.

Nonpublic BWC data is only available to persons whose work assignment reasonably requires access to the data. User access to BWC data is managed by the assignment of roles and permissions in Evidence.com. Permissions are based on staff work assignments. Roles and Permissions are administered by the Chief of Police and Captain. Access to Evidence.com is password protected and requires dual authentication.

The agency's BWC Policy governs access to BWC data. Agency personnel may access BWC data only when there is a legitimate law enforcement purpose or business need for doing so. Agency personnel are prohibited from accessing BWC data for non-business reasons and from sharing the data for non-law enforcement related purposes. User access to data is captured in the audit trail.

The BWC policy states that unauthorized access to or disclosure of BWC data may constitute misconduct and subject individuals to disciplinary action and criminal penalties pursuant to Minn. Stat. § 13.09.

When BWC data is deleted from Evidence.com, its contents cannot be determined. Ramsey Police Department has had no security breaches. A BCA CJIS Security audit was conducted in December of 2024.

No discrepancies noted.

Audit Requirement: Sharing Among Agencies

Determine if nonpublic BWC data is shared with other law enforcement agencies, government entities, or federal agencies.

Ramsey Police Department's BWC policy allows for the sharing of data with other law enforcement agencies only for legitimate law enforcement purposes and for the sharing of data with prosecutors, courts and other criminal justice entities as provided by law. Law enforcement agencies seeking access to BWC data are required to submit a written request. Sharing of data is captured in the audit trail. The Evidence.com Sharing Audit Report and the case file provide documentation of shared data.

No discrepancies noted.

Audit Requirement: Biennial Audit

Determine if the agency maintains records showing the date and time the portable recording system data were collected, the applicable classification of the data, how the data are used, and whether data are destroyed as required.

Evidence.com and the Evidence Created Report document the date and time portable recording system data were collected and deleted. All BWC data collected during the audit period is classified as private or nonpublic data. The Evidence.com audit trail documents how the data are used. The audit trail is maintained in Evidence.com after deletion of video.

No discrepancies noted.

Audit Requirement: Portable Recording System Vendor

Determine if portable recording system data stored in the cloud, is stored in accordance with security requirements of the United States Federal Bureau of Investigation Criminal Justice Information Services Division Security Policy 5.4 or its successor version.

An Axon CJIS Compliance White paper outlines the specific security policies and practices for Evidence.com and how they are compliant with the CJIS Security Policy. Axon has signed the CJIS Security Addendum in all states and has performed statewide CJIS-related vendor requirements in Minnesota. Axon has incorporated the CJIS Security Addendum by reference into the Axon Master Services and Purchase Agreement. Axon maintains signed CJIS Security Addendum certification pages for Axon personnel. Authorized Axon personnel are required to complete Level 4 CJIS Security Training upon assignment and biennially thereafter.

No discrepancies noted.

Audit Requirement: Public Comment

Determine if the law enforcement agency provided an opportunity for public comment before it purchased or implemented a portable recording system and if the governing body with jurisdiction over the budget of the law enforcement agency provided an opportunity for public comment at a regularly scheduled meeting.

Ramsey Police Department solicited for public comment on their Facebook page and the City website. Ramsey City Council held a public hearing at their September 13, 2022 meeting.

No discrepancies noted.

Audit Requirement: Body-worn Camera Policy

Determine if a written policy governing the use of portable recording systems has been

established and is enforced.

Ramsey Police Department's BWC is posted on the agency's website. The policy was compared to the requirements of Minn. Stat. § 626.8473. The agency's policy included all minimum requirements of Minn. Stat. § 626.8473, Subd. 3, with the exception of Subd. 3(b) (3), (4) and (5). The policy was updated to include all minimum requirements prior to the completion and submission of the final audit report.

Discrepancy noted.

This report was prepared exclusively for the City of Ramsey and Ramsey Police Department by Lynn Lembcke Consulting. The findings in this report are impartial and based on information and documentation provided and examined.

Dated: March 27, 2025

Lynn Lembcke Consulting

Lynn Lembcke

_____

Lynn Lembcke

CC Regular Session

Meeting Date: 04/08/2025

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

Title

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated March 18, 2025
2. City Council Work Session dated March 25, 2025
3. City Council Regular Session dated March 25, 2025

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 Special Work Session dated March 18, 2025
2. City Council Work Session dated March 25, 2025
3. City Council Regular Session dated March 25, 2025

Attachments

3-18-25 Special Work Session

3-25-25 CCWS

3-25-25 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 04:02 PM
Form Started By: Katie Schmidt		Started On: 04/01/2025 10:50 AM
Final Approval Date: 04/02/2025		

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

The Ramsey City Council conducted a City Council Special Work Session on Tuesday, March 18, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Michael Olson
Councilmember Eric Peters
Councilmember Chris Riley

Members Absent: Councilmember Dan Specht
Councilmember Shanna Stewart

Also Present: Administrative Services Director Colleen Lasher

1. CALL TO ORDER

Mayor Heineman called the City Council Special Work Session to order at 6:35 p.m.

2. TOPICS FOR DISCUSSION

2.01: City Board and Commission Interviews

Administrative Services Director Lasher stated that there will be five interviews this evening for various Boards and Commissions.

The Council conducted the remaining interviews of the candidates for various vacant positions on different City Boards and Commissions, asking the same questions of each applicant.

Administrative Services Director Lasher stated that there are two partial terms and one full term open on the Planning Commission, one partial term on the Economic Development Authority, and one full term on the Parks and Recreation Commission.

The consensus of the Council was to reappoint the incumbents. The Council agreed to appoint Hannah Karpen (one-year term) to the Economic Development Authority. There was also consensus to appoint Debra Musgrove (four-year term), Jeffrey Lubarski (two-year term), and Nichole Rudack (two-year term) to the Planning Commission, and to appoint Garth Andersen (four- year term) to the Park and Recreation Commission.

3. ADJOURNMENT

The Special Work Session of the City Council was adjourned at 8:52 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Colleen Lasher
Administrative Services Director

Drafted by Katie Schmidt

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 25, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Michael Olson
Councilmember Eric Peters
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Shanna Stewart

Also Present: City Administrator Brian Hagen
Economic Development Manager Sean Sullivan
City Attorney Fritz Knaak
City Engineer/Public Works Director Bruce Westby

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Old Town Hall Discussion - Next Steps

Economic Development Manager Sullivan reviewed the Staff report in regard to the Old Town Hall and its next steps with the possibility of grant funding.

Councilmember Peters asked if they would be responsible for electrical upgrades like adding Wi-Fi, if they use this space for retail.

Economic Development Manager Sullivan said he was not sure; however, he does not think these upgrades would cost too much. He noted the building is already wired for Wi-Fi.

Councilmember Specht asked if they would receive grant funding if it would dictate what they are allowed to do with the building.

Economic Development Manager Sullivan said it would not and explained that as long as whoever is using the space is not making significant changes to the building, any use would be allowed under the grant funds. He noted that things like the concrete leading to the building and upgrading the bathrooms would definitely be covered as they are needed to bring the building into ADA

compliance. He said if they want to apply for one of the larger grants, they have to apply in June or July.

Councilmember Buscher said she would love to see the City pursue this opportunity. She noted there is a lot of potential for Staff or the community to use this building. She stated she is hopeful the rest of the Council finds value in this as well.

Councilmember Peters suggested hosting one Council meeting a year in the building.

Councilmember Stewart added that she does not think it would be wise to pursue this if they do not get any grant funding. She said they would need these kinds of grants to have a reasonable breakeven point.

City Administrator Hagen shared that he has not looked into these specific grants; however, most grants require a local match.

Economic Development Manager Sullivan shared that there is not a match requirement for the grants through the Historical Society. He added that the City will have to pay for paint and other things that would not be covered by the grants.

Councilmember Specht shared his support for this project, even if the City has to contribute funds to it. He noted that it is one of the few historical buildings in the City and this is something that they can invest in to keep their history alive. He suggested going for the larger grants and hoping they can secure this funding. He said if they do not get these grants, he would like to discuss how much it would cost the City.

Councilmember Olson asked how much money they have already spent and if this could qualify as a match.

Economic Development Manager Sullivan shared that they have spent $33,000 recently. He noted that the grant they are discussing does not require a match. He added that the breakeven point is currently overstated as he is adding the money that has already been spent into the amount that they would need to recoup to breakeven.

Mayor Heineman asked if this proposal includes any work being done to the basement of the building or if they will just be leaving this as is.

Economic Development Manager Sullivan said that this would include some cleaning of the basement and installing a light.

Mayor Heineman asked if all of these improvements need to be made before they are able to rent out the building.

Economic Development Manager Sullivan said yes.

Mayor Heineman suggested having Staff apply for all grant opportunities that are available, unless it would be too time-consuming, then to just focus on the larger grants.

Councilmember Buscher agreed as long as getting some smaller grants does not impact their ability to get the larger grants. She added that she is not opposed to this building not being rented for retail space.

The consensus of the Council was to move forward, maintaining the property and pursuing grant opportunities from the Minnesota National Historical Society.

2.02: Discuss the Policy for the Recruitment, Application, and Interview Process of Appointing City Board and Commission Members and Chair Member Term Rotations

City Administrator Hagen reviewed the Staff report concerning the policy for appointing Board and Commission Members and Chairs and the term limits for Chairs. He shared that Councilmembers Riley and Stewart requested that they eliminate the term limit for Chairs.

Councilmember Riley shared that he and Councilmember Stewart sit on the EDA, and when it was announced that they had to pick a new Chairman everyone was confused, as the current Chair is doing a great job. He stated that each Board and Commission should run itself and the Council should not have a say in limiting the terms for the Chair.

Councilmember Stewart agreed and added that this takes away some of the power of these Boards and Commissions.

Councilmember Specht noted that the EDA is separate, and this rule should not apply to them; however, he thinks the rule should apply to other Boards and Commissions as it is a great way for other people to get involved with local government and give them the opportunity to hold a leadership role.

Mayor Heineman shared that he was on the Council when they decided to limit Chair terms because, at the time, there were Chairs who had been in the role for up to 12 years. He said he likes the idea of having someone new in the Chair position every so often. He stated that two-year limits are too short, but he likes the idea of rotating the position.

Councilmember Buscher stated that the decisions for who is the Chair should not be up to the Council and should be decided by these Boards and Commissions. She noted that if someone wants to serve as the Chair, they could voice this to their Board or Commission to be voted in.

Mayor Heineman added that these Board and Commission members are not elected, and they could have the same members continually outside of intervention from the Council.

Councilmember Olson noted that the approvals for reappointment come before the Council anyway, so they still have a partial say in this. He said he is in favor of not trying to impose any control over the Boards and Commissions.

City Administrator Hagen shared that the removal of these term limits will be on the Consent Agenda at the regular Council meeting and can be pulled if anyone would like to vote against it.

Councilmember Specht stated he will be requesting to pull this item from Consent to stay consistent with his vote against removing these term limits.

The consensus of the Council was to remove the Chair term limits for Boards and Commissions.

2.03: Regular Meeting Agenda Order

City Administrator Hagen reviewed the Staff report in regard to the Regular Council Meeting agenda order.

Councilmember Riley shared that he approves of both of the suggestions to move the approval of the minutes back to the Consent Agenda and to move the approval of the agenda to right after the call to order. He said it is rare that the Council needs to discuss the minutes, and if changes are needed then they can be pulled from the Consent Agenda. He added that approving the agenda makes sense to do right after the call to order as well.

Councilmember Specht agreed. He asked if three minutes is still a reasonable amount of time for citizens' input.

Councilmember Riley noted that they are generous when it comes to the enforcement of the three-minute rule.

Mayor Heineman explained that the three minutes is a mechanism for control, and if someone is not adhering to the standards that they should be, they can leverage this time limit. He said he would never want to cut someone off for sharing valid concerns and important information. He added that he wants to make sure this would not show favoritism by letting someone speak longer than others.

Councilmember Olson agreed. He said he does not feel strongly about where the minutes are approved in the agenda; however, he is leaning towards just having it on the Consent Agenda.

The consensus of the Council was to move the approval of the minutes back to the Consent Agenda and to move the approval of the agenda to after the call to order.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

City Administrator Hagen shared that they will be beginning their Strategic Planning process at a Special Work Session next week.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Specht asked how they should handle resident complaints about the roads.

City Administrator Hagen explained that the street's webpage has a link where residents can report any problems with the streets to the Public Works department. He said this link has been shared in newsletters and on social media posts in the past and they plan to continue to do this.

Councilmember Specht asked what they should tell the resident if they do not want to report the problem on the website.

City Administrator Hagen said they can take down the issue and the address and pass it on to Public Works. He noted that an address is key to getting the problem addressed.

Councilmember Specht asked how they prioritize these reported issues.

City Engineer/Public Works Director Westby explained that if there are a lot of issues in one area they will address these first to get them all done at once. He said it also depends on the severity of the issue and which is the highest priority to fix efficiently.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:21 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, March 25, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Michael Olson
Councilmember Eric Peters
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Shanna Stewart

Members Absent: None

Also Present: City Administrator Brian Hagen
Planning Manager Todd Larson
City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Heineman 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 Heineman.

2. PRESENTATION

None.

3. CITIZEN INPUT

Susan Ariano, 16222 Ramsey Boulevard, came forward and shared that there are a lot of residents in Ramsey that would like to have chickens. She asked where they are at with allowing this.

City Administrator Hagen shared that the City's animal ordinance was revised back in 2022, and they expanded a lot of the properties that were allowed to have animals, including chickens, on lots a quarter acre and larger. He noted that there is a calculation in the City Code that dictates how many animals are allowed depending on the size of the lot.

4. APPROVE AGENDA

Motion by Councilmember Olson, seconded by Councilmember Peters, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Olson, Peters, Buscher, Riley, Specht, and Stewart. Voting No: None.

5. APPROVE MINUTES

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

5.01: City Council Work Session dated, March 11, 2025
5.02: City Council Regular Session dated, March 11, 2025

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Stewart, Olson Buscher, Peters, Riley, and Specht. Voting No: None.

6. CONSENT AGENDA

Councilmember Specht requested to remove Item 6.09 from the Consent Agenda and consider it under Council Business for discussion.

Motion by Councilmember Specht, seconded by Councilmember Peters, to approve the following items on the Consent Agenda with the removal of Item 6.09:

6.01: Approve Business License Applications.
6.02: Authorization to hire a Part-time Police Technician
6.03: Adopt Resolution #25-067 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 6, 2025 through March 19, 2025.
6.04: Adopt Resolution #25-050 Partial Payment No. 3 to Design Electric, Inc. for Improvement Project #24-56, Lift Station No. 1 Permanent Generator.
6.05: Adopt Resolution #25-061 Approving Plans and Specifications and Authorizing Advertisement for Bids for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04
6.06: Adopt Resolution #25-063, Authorizing partial payment #21 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.
6.07: Adopt Resolution #25-066 Appointing Board and Commission Members
6.08: Adopt Resolution #25-068 Approving Loan Application for Restaurant Subsidy Program: King Baguette
6.09: ~~Adopt resolution #25-069 to Update the Policy for the Recruitment, Application, and Interview Process of Appointing City Board and Commission Members and Chair Member Term Rotations~~ - **Please Note: this case was removed from the Consent Agenda and moved to the Regular Agenda as item 8.3.**

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Specht, Peters, Buscher, Olson, Riley, and Stewart. Voting No: None.

7. PUBLIC HEARING

None.

8. COUNCIL BUSINESS

8.01: Adopt Ordinance #25-04 Northstar Truck & RV Parking - Rezoning and Site Plan Review - 15861 Jarvis St. NW

Planning Manager Larson reviewed the Staff report in regard to the rezoning and site plan review for Northstar Truck and RV Parking.

Milaniya Oayenyagra, 21011 Peony Lane, Rogers, MN, the daughter of the applicant, came forward and shared that the reason they never came to the City to get any permits originally was because her father did not know they were needed. She noted that once the City intervened and requested these permits, they started working with both Ramsey and Elk River the past two years to get the property into compliance. She said the intent of the business was for outdoor storage. She shared that they have contacted the owner of the dumpster that is parked on the property and let them know that they will need to find somewhere else to park it. She added that all of the vehicles that are from the auction are being removed. She noted that they were under the impression that they could park semi-trucks on the property as long as the number of inoperable vehicles was under 3% of the property. She stated that the photos that were shown this evening are very old and the property has since been cleaned up.

Councilmember Riley asked if some of the photos shown have been taken in the last few weeks since this item was discussed.

Planning Manager Larson said the pictures shown that do not show snow were taken last week.

Councilmember Riley asked if the paving is included in the site plan.

Planning Manager Larson said yes.

Mayor Heineman noted that there had been new vehicles added to the lot since the first reading of the ordinance, which have now been removed. He asked what kind of enforcement measures they can have if these infractions continue.

Planning Manager Larson explained that they could have code enforcement send out a nuisance violation with fines that would increase with every violation.

Councilmember Riley shared that last time they discussed this, he was concerned with the applicant not following the rules and they have already violated these rules. He noted that if they pass this, he believes they are opening Staff up to a never-ending code enforcement battle.

Councilmember Buscher said she will not be supporting this; however, she is grateful to have new businesses in the City, but would like to see the City uphold its standards in this situation.

Councilmember Peters stated he will also not be supporting this.

Councilmember Specht noted that the applicant has cleaned up this property and it is not a property that can be used for much more than this. He said he will be supporting this as it gives vehicles and semi-trucks somewhere to park other than on the roads.

Motion by Councilmember Stewart, seconded by Councilmember Olson, to Adopt Ordinance #25-04 Rezoning Property From I-1 to PUD at 15861 Jarvis Street Northwest.

Further discussion:

Mayor Heineman shared that he will be supporting this as he believes the City has a need for some of these services. He noted that they do have standards, and he believed it was clear after the last meeting what those standards were, yet these standards have already been violated. He stated the applicant will have to be very careful moving forward as the City's eyes will be on this property. He shared his frustration with there already being a violation on this property. He noted that this is property that the applicant owns and is invested in and pulling the rug out from under him would not be fair at this time. He cautioned the applicant that they need to hold this property to the standards.

Ms. Oayenyagra shared that she was not aware of what violation had occurred in the last two weeks. She said they have already reached out to everyone who has a vehicle parked on the property, letting them know the tabs need to be up to date.

Mayor Heineman noted that the new pictures that Planning Manager Larson showed, which have been taken in the last two weeks, contained new violations, as there are more vehicles that are in disrepair parked on the property.

Ms. Oayenyagra stated they have received an email from Planning Manager Larson outlining all that should be taken care of by this Council Meeting, and they have completed all of these items. She said they have been cooperative and are doing the best they can.

Councilmember Riley asked Ms. Oayenyagra if she clearly understands the rules and standards now.

Ms. Oayenyagra said yes.

A roll call vote was performed:

Councilmember Buscher	nay
Councilmember Riley	nay
Councilmember Stewart	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Peters	nay

Mayor Heineman aye

Motion carried.

Motion by Councilmember Stewart, seconded by Councilmember Specht, to Adopt Resolution #25-028 Approving Site Plan Review for Northstar Truck and RV Parking at 15861 Jarvis Street Northwest.

Further discussion:

Councilmember Buscher apologized to the applicant if they found this process to be confusing. She shared her appreciation for the collaboration with Staff and the work they are doing to try to meet these standards. She said she would like the City to stay in close contact with the applicant.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Stewart, Specht, and Olson. Voting No: Councilmembers Buscher, Peters, and Riley.

8.02: Introduce Ordinance #25-06 Amending Chapter 26: Rental Residential Dwelling Units

Planning Manager Larson reviewed the Staff report concerning amendments to the rental licensing program.

Councilmember Buscher shared that she will not be supporting this as she believes that Staff drafted a good policy previously and they are the subject matter experts in this field and trust their judgement.

Planning Manager Larson noted that Staff is in agreement with this ordinance and the policy itself would be up for discussion at the next meeting.

Motion by Councilmember Riley, seconded by Councilmember Olson, to Introduce Ordinance #25-06 Amending Chapter 26: Rental Residential Dwelling Units.

Further discussion:

Councilmember Specht thanked Staff for all of their hard work on this.

A roll call vote was performed:

Councilmember Buscher nay
Councilmember Riley aye
Councilmember Stewart nay
Councilmember Olson aye
Councilmember Specht aye
Councilmember Peters aye
Mayor Heineman aye

Motion carried.

8.03: Adopt resolution #25-069 to Update the Policy for the Recruitment, Application, and Interview Process of Appointing City Board and Commission Members and Chair Member Term Rotations - Please Note: this case was moved from the Consent Agenda item 6.9 to the Regular Agenda as item 8.3.

Councilmember Specht shared that he requested that this item be removed from the Consent Agenda. He noted that Boards and Commissions are such a great asset to the community. He explained in previous years they had put term limits on the Chairs for these Boards and Commissions to allow more people to get involved in leadership positions. He said he still believes it is a good idea to have Chair term limits. He added that he does not think this should apply to the EDA.

Motion by Councilmember Riley, seconded by Councilmember Stewart, to adopt resolution #25-069 updating the Policy for the Recruitment, Application and Interview Process for Appointing City Board and Commission Members and removing content within the policy addressing chair member term rotations.

Further discussion:

Mayor Heineman echoed what Councilmember Specht shared as he would like to give additional citizens on these Boards and Commissions a leadership opportunity. He noted that he thinks two years is too short of a Chair term limit; however, they did not come to a consensus on what the term limit should be. He said he will not be supporting this.

Motion carried. Voting Yes: Councilmembers Riley, Stewart, Buscher, Olson, and Peters. Voting No: Mayor Heineman and Councilmember Specht.

9. MAYOR, COUNCIL AND STAFF INPUT

9.01: Legislative Update

City Administrator Hagen reviewed the legislative update with the Council. He shared that they are monitoring Senate File 1981, which is the sales and use tax exemption for construction materials related to the water treatment plant and trunk water main improvements. He said he will be attending the Tax Committee hearing on this tomorrow, testifying for this. He added that there was a Senate Tax Committee hearing on the TIF District 14 on March 12 and this bill would allow them to pass interfund loans and allow them to pay themselves back on hard infrastructure through tax revenue. He said they are seeing some success in their efforts and will continue to monitor things. He announced upcoming meetings and events.

Councilmember Buscher shared that there are still two open positions in the Police Department. She thanked the residents who interviewed for open Committee and Commission positions. She congratulated those who were chosen.

Councilmember Specht encouraged residents to visit Lord of Life Church on Saturday at their 4th Annual Makers Market.

Councilmember Peters shared that there will be a Dash and Dine 5K on May 17.

Mayor Heineman echoed the thanks to the residents who came forward to interview for the Committee and Commission openings. He encouraged residents to look at the Ramsey Facebook page to stay up to date on City news.

10. ADJOURNMENT

Motion by Councilmember Olson, seconded by Councilmember Peters, to adjourn the meeting.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Olson, Peters, Buscher, Riley, Specht, and Stewart. Voting No: None.

The regular meeting of the City Council adjourned at 7:42 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: 04/08/2025

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	04/02/2025 04:38 PM
Brian Hagen	Brian Hagen	04/03/2025 08:50 AM
Form Started By: Wendy Schlueter		Started On: 03/27/2025 03:38 PM
Final Approval Date: 04/03/2025		

Report Name: License Report - License Types
Council Dates: 4/8/2025 to 4/8/2025
Status: Active, Inactive
License Type(s): Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Special Events, Mobile Food Unit–90 Days, Mobile Food Unit–Annual

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–Annual							
Now That's Waffles, LLC			Karla Anderla		12/31/2025	4/8/2025	A
					Mobile Food Unit–Annual License Count: 1		
Special Events							
St Katharine Drexel Church	St Katharine Drexel Church	Church of St Katharine Drexel		7633 161st Ave NW	5/4/2025	4/8/2025	A
					Special Events License Count: 1		
					Total Licenses: 2		

CC Regular Session

Meeting Date: 04/08/2025

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

Title:

Authorization to Hire a Building Maintenance Worker

Purpose/Background:

The purpose of this case is to request the City Council's authorization to hire a full-time Building Maintenance Worker. This recruitment was necessary due to a vacancy left by the former employee in this position.

An internal and external recruitment was conducted and Mr. Kevin Fields was selected as the top candidate for the position. Staff completed the necessary background checks and are recommending that Mr. Fields begin as the City's new full-time Building Maintenance Worker on or near April 9, 2025.

As with all City employees recognized by the American Federation of State, County and Municipal Employees (AFSCME) bargaining unit, he will serve a six-month probationary period and will be subject to the City's Personnel Policy and the AFSCME Labor Agreement.

The primary objectives of this position are to assist in maintaining city facilities, including, but not limited to buildings, offices, meeting rooms, HVAC equipment and grounds of the Ramsey Municipal Center, both Fire Stations, City Parks, Public Works facility and the Municipal Parking Facility, as well as assist with elections set-up and take-down.

Funding Source:

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

Recommendation:

To hire Mr. Kevin Fields as a full-time Building Maintenance Worker, effective on or near April 9, 2025, at $26.615 per hour, which is step 1 of the 2025 wage scale.

Outcome/Action:

Motion to hire Mr. Kevin Fields as a full-time Building Maintenance Worker, effective on or near April 9, 2025, at $26.615 per hour, which is step 1 of the 2025 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	04/03/2025 01:55 PM
Form Started By: Colleen Lasher		Started On: 03/25/2025 12:54 PM
Final Approval Date: 04/03/2025		

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-075 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 20, 2025 through April 2, 2025.

Purpose/Background:

Adopt Resolution #25-075 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 20, 2025 through April 2, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-075 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 20, 2025 through April 2, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-075 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 20, 2025 through April 2, 2025.

Attachments

Bills List 04/08/2025

Resolution 25-075

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/03/2025 06:58 AM
Brian Hagen	Brian Hagen	04/03/2025 08:50 AM
Form Started By: Jennifer Morrison		Started On: 04/02/2025 02:46 PM
Final Approval Date: 04/03/2025		

RAMSEY CITY COUNCIL MEETING

4.8.2025

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 3.20.25 - 4.2.25	$ 292,321.87
Accounts Payable 3.20.25 - 4.2.25	1,660,723.81
Payroll 3.28.25	303,235.07
Debt Service	
Pay Estimates- Projects	
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 2,256,280.75**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2025 Y.T.D.
PREPAIDS	$ 1,087,702.51	$ 3,480,315.93
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	247,799.37	3,231,205.45
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	280,799.70	1,697,694.06
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	965,218.38	3,534,554.77
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,581,519.96**	**$ 11,943,770.21**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120578	**3/20/2025**		**121283 ALPINE ACRES ASSOCIATION C/O GASSEN CO**							
		100.00	DAMAGE DEP REF 9.4.24		130618	031825	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120579	**3/20/2025**		**111377 ANOKA MUNICIPAL UTILITY**							
		70.58	FEB 2025 TRAFFIC SIGNALS		130613	22-613120-01 FEB 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	FEB 2025 STREETLIGHTS		130614	22-990005-01 FEB 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		49.69	FEB 2025 STREETLIGHTS		130615	22-610280-00 FEB 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		44.51	FEB 2025 TRAFFIC SIGNALS		130616	22-612000-01 FEB 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		243.58								
120580	**3/20/2025**		**121761 CRAFTSMANS CHOICE INC**							
		125.00	PERMIT RA060969 CANCEL		130608	RA060969	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA060969 CANCEL		130608	RA060969	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		126.00								
120581	**3/20/2025**		**121760 CRUSH CITY CONSTRUCTION LLC**							
		100.00	PERMIT RA061003 CANCEL		130609	RA061003	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA061003 CANCEL		130609	RA061003	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
120582	**3/20/2025**		**119497 GLOWING HEARTH & HOME LLC**							
		100.00	PERMIT RA061046 CANCEL		130607	RA061046	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA061046 CANCEL		130607	RA061046	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		100.00	PERMIT RA061029 CANCEL		130610	RA061029	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA061029 CANCEL		130610	RA061029	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		202.00								
120583	**3/20/2025**		**117358 LEGACY TITLE**							
		29.59	ACCT 731506 5915 177TH AVE		130602	731506	9601.4651		WATER REVENUE	WATER FUND
		0.00	REISSUE CHK #120431 2.13.25		130602	731506	9601.4651		WATER REVENUE	WATER FUND
		29.59								
120584	**3/20/2025**		**121709 MINNESOTA METRO NORTH TOURISM**							
		1,707.41	FEB LODGING TAX COR		130605	FEB LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		1,707.41								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
120585	**3/20/2025**		**100328 MN DEPT OF HEALTH WATER**							
		23.00	CLASS D OPER LIC JOE MANN		130604	JMANN CLASS D OPR LIC	9601.6335		TRAINING	WATER FUND
		23.00								
120586	**3/20/2025**		**117595 QUADIENT LEASING USA INC**							
		474.36	4/12/25 - 7/11/25 LEASE		130612	Q1774059	0130.6405		OFFICE & DATA PROCESSING EQUIP	ADMINISTRATION
		474.36								
120587	**3/20/2025**		**118291 REEDER, CHRISTINA**							
		144.50	2024 SPECIAL ASSESSMENT REBATE		130606	2024 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
120622	**3/27/2025**		**100297 CENTERPOINT ENERGY**							
		514.72	2/5-3/6/25 GAS USAGE		130693	6011580-5 FEB 2025	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		74.05	FEB 2025 NATURAL GAS PH 3		130694	8782239-1 FEB 2025	9601.6373		GAS	WATER FUND
		5,786.97	FEB 2025 C/H GAS		130695	6702493-5 FEB 2025	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		1,199.79	FEB 2025 GAS UTILITIES STAT 2		130696	5961540-1 FEB 2025	0220.6373		GAS	FIRE PROTECTION
		952.99	FEB 2025 GAS UTILITIES STAT 1		130697	5914352-9 FEB 2025	0220.6373		GAS	FIRE PROTECTION
		8,528.52								
120623	**3/27/2025**		**100116 CONNEXUS ENERGY**							
		25.02	FEB 2025 ELECTRIC SERVICE		130703	444931-3270 FEB 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		25.02								
120624	**3/27/2025**		**121781 SWC BOOYAH LLC**							
		156.25	PERMIT RA060793 CANCEL		130700	RA060793	9101.4205		BUILDING PERMIT	GENERAL FUND
		4.75	PERMIT RA060793 CANCEL		130700	RA060793	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		161.00								
120625	**3/27/2025**		**113539 WINSUPPLY TWIN CITIES MN CO.**							
		.32-	EARLY PAY DISCOUNT		130692	167767 01	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		16.13	PLUMBING PARTS ST 1		130692	167767 01	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		15.81								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1007744	3/20/2025		100291 MET COUNCIL SAC							
		44,730.00	SAC REMITTANCE		130603	FEB 2025 SAC	9602.2083		SAC CHARGES	SEWER FUND
		447.30-	SAC REMITTANCE - DISCOUNT		130603	FEB 2025 SAC	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		44,282.70								
1007745	3/20/2025		119638 O'REILLY AUTO PARTS							
		3.00-	EARLY PAY DISCOUNT		130611	6193-196082	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		149.99	POLICE #395		130611	6193-196082	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.84-	EARLY PAY DISCOUNT		130617	6193-196193	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		41.98	POLICE #395		130617	6193-196193	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		188.13								
1007798	3/27/2025		110402 ADVANCE AUTO PARTS							
		150.34	FEB 2025 MISC PARTS		130691	FEB 2025 PURCHASES	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		41.97	FEB 2025 MISC MATERIALS		130691	FEB 2025 PURCHASES	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		192.31								
1007799	3/27/2025		121552 LINCOLN NATIONAL LIFE INSURANCE CO							
		360.40	MARCH 2025 LIFE INS PREMIUMS		130705	1094824 MAR 2025	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,164.80	MARCH 2025 LIFE INS PREMIUMS		130705	1094824 MAR 2025	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,525.20								
1007800	3/27/2025		116846 MC TOOL AND SAFETY SALES							
		1.36-	EARLY PAY DISCOUNT		130701	021804	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		1.35-	EARLY PAY DISCOUNT		130701	021804	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		135.48	SAFETY VESTS		130701	021804	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		135.48	SAFETY VESTS		130701	021804	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		1.35-	EARLY PAY DISCOUNT		130701	021804	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		135.48	SAFETY VESTS		130701	021804	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		1.44	EP DISC TAKEN ON ORIG INV		130704	021876	0260.6249		MISCELLANEOUS OPERATING SUPPLY	TRAFFIC ENGINEERING
		161.66-	RETURN MARKING PAINT		130704	021876	0260.6249		MISCELLANEOUS OPERATING SUPPLY	TRAFFIC ENGINEERING
		1.44	EP DISC TAKEN ON ORIG INV		130704	021876	9605.6249		MISCELLANEOUS OPERATING SUPPLY	STORM WATER UTILITY
		126.16-	RETURN MARKING PAINT		130704	021876	9605.6249		MISCELLANEOUS OPERATING SUPPLY	STORM WATER UTILITY
		117.44								
1007801	3/27/2025		119638 O'REILLY AUTO PARTS							
		.12-	EARLY PAY DISCOUNT		130699	6193-197407	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1007801	3/27/2025		119638 O'REILLY AUTO PARTS							
		5.87	COUPLER SET		130699	6193-197407	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		20.97	HITCH FOR 634		130702	6193-197267	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.42-	EARLY PAY DISCOUNT		130702	6193-197267	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		26.30								
1007802	3/27/2025		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		479.88	MAR 2025 LTD PREM NON VOL		130706	237724 MAR 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		979.42	MAR 2025 LTD PREM VOL		130706	237724 MAR 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,459.30								
1007803	3/27/2025		100510 VERIZON WIRELESS							
		5,089.60	STAFF CELL PHONES		130698	6108098199 FEB 2025	0192.6323		CELLULAR PHONES	DATA PROCESSING
		20.02	ELEVATOR PHONE		130698	6108098199 FEB 2025	0192.6321		TELEPHONE	DATA PROCESSING
		5,109.62								
1007804	3/31/2025		100257 LAW ENFORCEMENT LABOR SRV INC							
		985.50			130507	0312251336052	9101.2177		UNION DUES	GENERAL FUND
		985.50			130683	0326251337242	9101.2177		UNION DUES	GENERAL FUND
		1,971.00								
1007805	3/31/2025		100298 MN AFSCME COUNCIL 5							
		612.20			130508	0312251336053	9101.2177		UNION DUES	GENERAL FUND
		612.20			130684	0326251337243	9101.2177		UNION DUES	GENERAL FUND
		1,224.40								
97032825	3/28/2025		118579 ND CHILD SUPPORT DIVISION							
		287.08			130682	03262513372415	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98032825	3/28/2025		115568 ALERUS FINANCIAL NA							
		10,245.36			130681	03262513372414	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		10,245.36								
99032825	3/28/2025		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		535.00			130678	03262513372411	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		535.00								
99250328	3/28/2025		100301 MN CHILD SUPPORT PAYMENT CNTR							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99250328	3/28/2025		100301 MN CHILD SUPPORT PAYMENT CNTR							
		22.00			130624	0324251415371	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72			130685	0326251337244	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		288.72								
99479410	3/28/2025		101306 IRS							
		637.85			130621	032425915292	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		2,242.73			130622	032425915293	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		2,242.73			130623	032425915294	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		300.00			130628	0324251415375	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		296.18			130629	0324251415376	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		296.18			130630	0324251415377	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		22,359.83			130677	03262513372410	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		38,301.46			130689	0326251337248	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		22,359.83			130690	0326251337249	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		89,036.79								
99544288	3/28/2025		100601 MN DEPT OF REV WH							
		511.78			130620	032425915291	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			130627	0324251415374	9101.2172		STATE WITHHOLDING	GENERAL FUND
		17,893.84			130688	0326251337247	9101.2172		STATE WITHHOLDING	GENERAL FUND
		18,455.62								
99793109	3/28/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		75.00			130625	0324251415372	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			130626	0324251415373	9101.2183		PERA-EMPLOYER	GENERAL FUND
		35,132.21			130686	0326251337245	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		46,683.63			130687	0326251337246	9101.2183		PERA-EMPLOYER	GENERAL FUND
		81,965.84								
99796774	3/28/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		15,515.84			130679	03262513372412	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		15,515.84								
99798923	3/28/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		5,096.89			130680	03262513372413	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		5,096.89								
99810042	3/28/2025		100223 ICMA RETIREMENT TRUST 457							
		1,916.54			130676	0326251337241	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99810042	**3/28/2025**		**100223 ICMA RETIREMENT TRUST 457**						**Continued...**	
		292,321.87	Grand Total							

Payment Instrument Totals

Checks	11,881.79
EFT Payments	223,343.68
A/P ACH Payment	57,096.40
Total Payments	292,321.87

Payment Group Control Number 3981
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/9/2025

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
120868	A1 RENT IT		PV	130746	001	00999	3/27/2025	214659-2	147.24		120868	A1 RENT IT
	A1 RENT IT 6800 W BROADWAY MINNEAPOLIS MN 55428			Summary Total					147.24			
				Payment Amount					147.24			
118419	ADVANCED POWER SERVICES INC		PV	130669	001	00999	3/18/2025	6348	662.00		118419	ADVANCED POWER SERVICES INC
	ADVANCED POWER SERVICES INC 16450 WOODSVIEW LANE CARVER MN 55315			Summary Total					662.00			
				Payment Amount					662.00			
119065	ANOKA COUNTY (PAPER CHECK)		PV	130619	001	00999	3/10/2025	SP-002-596-026 2025	1,500,000.00		119065	ANOKA COUNTY (PAPER CHECK)
	ANOKA COUNTY 2100 3RD AVENUE STE 300 ANOKA MN 55303			Summary Total					1,500,000.00			
				Payment Amount					1,500,000.00			
100063	ASPEN MILLS		PV	130740	001	00999	3/26/2025	351250	717.94		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					717.94			
	8201 C CENTRAL AVE NE		PV	130741	001	00999	3/26/2025	351269	36.85			
	SPRING LAKE PARK MN 55432			Summary Total					36.85			
			PV	130744	001	00999	3/26/2025	351272	69.95			
				Summary Total					69.95			
			PV	130754	001	00999	3/24/2025	351059	219.99			

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Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/9/2025

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					219.99			
				Payment Amount					1,044.73			
120696	AT&T		PV	130708	001	00999	3/3/2025	553204	145.00		120696	AT&T
	AT&T			Summary Total					145.00			
	PO BOX 5071		PV	130738	001	00999	3/5/2025	553936	95.00			
	CAROL STREAM IL 60197-5071			Summary Total					95.00			
				Payment Amount					240.00			
119134	CINTAS (FIRST AID VENDOR)		PV	130718	001	00999	3/17/2025	5259474505	283.52		119134	CINTAS (FIRST AID VENDOR)
	CINTAS			Summary Total					283.52			
	PO BOX 631025											
	CINCINNATI OH 45263-1025											
				Payment Amount					283.52			
112194	CLASS C COMPONENTS		PV	130725	001	00999	3/17/2025	433332	489.88		112194	CLASS C COMPONENTS
	CLASS C COMPONENTS			Summary Total					489.88			
	6825 SUNWOOD DR NW											
	RAMSEY MN 55303											
				Payment Amount					489.88			
100116	CONNEXUS ENERGY	759126-303107	PV	130729	001	00999	3/20/2025	759126-303107 MAR 2025	13,094.66		100116	CONNEXUS ENERGY
	CONNEXUS ENERGY			Summary Total					13,094.66			
	PO BOX 1808	759126-303101	PV	130730	001	00999	3/20/2025	759126-303101 MAR	10,645.67			

Payment Group Control Number 3981
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/9/2025

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
								2025				
	MINNEAPOLIS MN 55480-1808			Summary Total					10,645.67			
			PV	130733	001	00999	3/20/2025	759126-303102 MAR 2025	8,508.37			
				Summary Total					8,508.37			
			PV	130764	001	00999	3/20/2025	759126-303095 MAR 2025	91.80			
				Summary Total					91.80			
			PV	130786	001	00999	3/20/2025	759126-303100 MAR 2025	935.96			
				Summary Total					935.96			
			PV	130787	001	00999	3/20/2025	759126-303106 MAR 2025	5,514.32			
				Summary Total					5,514.32			
				Payment Amount					38,790.78			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	130735	001	00999	3/24/2025	15496811	477.39		100167	CORNERSTONE FORD
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					477.39			
				Payment Amount					477.39			
114117	CRAWFORD'S EQUIPMENT INC		PV	130728	001	00999	3/24/2025	01-102863	1,079.46		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW			Summary Total					1,079.46			
			PV	130796	001	00999	3/27/2025	01-103016	396.93			

Payment Group Control Number 3981
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CAMBRIDGE MN 55008			Summary Total					396.93			
				Payment Amount					1,476.39			
115607	DVS	TAB RENEW FOR 340 347 BT2019	PV	130655	001	00999	3/21/2025	E377543	61.25		115607	DVS
	DVS			Summary Total					61.25			
	445 MINNESOTA STREET STE 185A											
	ST PAUL MN 55101			Payment Amount					61.25			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	130755	001	00999	3/26/2025	8960	296.25		118931	ELECTRIC SYSTEMS SOLUTIONS
	ELECTRIC SYSTEMS SOLUTIONS			Summary Total					296.25			
	6021 167TH AVENUE NW		PV	130756	001	00999	3/26/2025	8961	296.25			
	RAMSEY MN 55303			Summary Total					296.25			
			PV	130757	001	00999	3/26/2025	8966	328.55			
				Summary Total					328.55			
			PV	130758	001	00999	3/26/2025	8957	326.05			
				Summary Total					326.05			
			PV	130759	001	00999	3/26/2025	8967	326.05			
				Summary Total					326.05			
			PV	130760	001	00999	3/26/2025	8964	919.00			
				Summary Total					919.00			
			PV	130761	001	00999	3/26/2025	8958	382.10			
				Summary Total					382.10			
			PV	130762	001	00999	3/26/2025	8962	270.00			

Payment Group Control Number 3981
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					270.00			
			PV	130765	001	00999	3/26/2025	8959	1,049.50			
				Summary Total					1,049.50			
			PV	130766	001	00999	3/26/2025	8965	243.75			
				Summary Total					243.75			
			PV	130767	001	00999	3/26/2025	8963	243.75			
				Summary Total					243.75			
				Payment Amount					4,681.25			
104267	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330		PV	130663	001	00999	3/14/2025	31388	131.16		104267	ELITE SANITATION
				Summary Total					131.16			
				Payment Amount					131.16			
110760	FIRE SAFETY USA, INC 3253 19TH STREET NW ROCHESTER MN 55901		PV	130768	001	00999	9/27/2024	192300	552.66		110760	FIRE SAFETY USA, INC
				Summary Total					552.66			
				Payment Amount					552.66			
119918	HANCO CORPORATION 2855 EAGANDALE BLVD EAGAN MN 55121		PV	130791	001	00999	3/17/2025	207042-00	52.30		119918	HANCO CORPORATION
				Summary Total					52.30			
				Payment Amount					52.30			

Payment Group Control Number 3981
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/9/2025

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
117332	HEARTLAND TIRE INC HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303		PV	130782	001	00999	3/17/2025	9045852	463.70		117332	HEARTLAND TIRE INC
				Summary Total					463.70			
				Payment Amount					463.70			
115760	HENRY SCHEIN INC HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241		PV	130645	001	00999	3/10/2025	38367371	1,253.02		115760	HENRY SCHEIN INC
				Summary Total					1,253.02			
				Payment Amount					1,253.02			
119617	HIRSHFIELD'S HIRSHFIELD'S 725 2ND AVENUE N MINNEAPOLIS MN 55405		PV	130650	001	00999	3/19/2025	22192615	26.26		119617	HIRSHFIELD'S
				Summary Total					26.26			
				Payment Amount					26.26			
117451	INKY ELF LLC INKY ELF LLC P O BOX 819 ANOKA MN 55303		PV	130647	001	00999	2/18/2025	13677	38.70		117451	INKY ELF LLC
				Summary Total					38.70			
			PV	130649	001	00999	1/30/2025	13623	437.00			
				Summary Total					437.00			
				Payment Amount					475.70			
121263	JUMP CITY		PV	130779	001	00999	3/26/2025	93432	4,240.06		121263	JUMP CITY

Payment Group Control Number 3981
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/9/2025

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
	JUMP CITY			Summary Total					4,240.06			
	PO BOX 392		PV	130780	001	00999	3/26/2025	93428	1,344.61			
	ELK RIVER MN 55330			Summary Total					1,344.61			
				Payment Amount					5,584.67			
100256	LANO EQUIPMENT INC		PV	130664	001	00999	3/17/2025	02-1139778	646.99		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC			Summary Total					646.99			
	6140 HIGHWAY 10 NW		PV	130723	001	00999	3/19/2025	02-1140429	17,547.58			
	ANOKA MN 55303			Summary Total					17,547.58			
			PV	130751	001	00999	3/20/2025	02-1140497	204.12			
				Summary Total					204.12			
			PV	130769	001	00999	3/24/2025	02-1140998	490.80			
				Summary Total					490.80			
				Payment Amount					18,889.49			
121779	LB CARLSON LLP	Inv #246534	PV	130631	001	00999	3/17/2025	246534	7,815.00		121779	LB CARLSON LLP
	LB CARLSON LLP			Summary Total					7,815.00			
	605 HIGHWAY US 169 N STE 650											
	MINNEAPOLIS MN 55441											
				Payment Amount					7,815.00			
100270	MACQUEEN		PV	130789	001	00999	3/26/2025	W16085	2,230.95		100270	MACQUEEN
	MACQUEEN			Summary Total					2,230.95			
	1125 7TH STREET E											
	ST PAUL MN 55106											
				Payment Amount					2,230.95			

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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
100293	MIDC ENTERPRISES		PV	130747	001	00999	3/20/2025	I0052136	773.59		100293	MIDC ENTERPRISES
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113			Summary Total					773.59			
				Payment Amount					773.59			
101164	MILLER CHEVROLET LLC		PV	130662	001	00999	3/18/2025	741656	506.50		101164	MILLER CHEVROLET LL(
	MILLER CHEVROLET 21150 JOHN MILLESS DRIVE ROGERS MN 55374			Summary Total					506.50			
				Payment Amount					506.50			
100330	MN FIRE SRV CERTIFICATION BRD		PV	130644	001	00999	11/27/2024	13358	371.50		100330	MN FIRE SRV CERTIFICATION BRD
	MN FIRE SRV CERTIFICATION BRD PO BOX 490667 BLAINE MN 55449			Summary Total					371.50			
				Payment Amount					371.50			
104920	MN HWY SAFETY RESEARCH CNTR MHSRC RANGE		PV	130743	001	00999	3/27/2025	337900-11628	645.00		104920	MN HWY SAFETY RESEARCH CNTR MHSF RANGE
	MN HWY SAFETY RESEARCH CNTR MHSRC RANGE 720 FOURTH AVENUE SOUTH ST CLOUD MN 56301-4498			Summary Total					645.00			
				Payment Amount					645.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA		PV	130656	001	00999	3/8/2025	5786	1,755.00		111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA
	MLEEA STATE CONFERENCE COMMITTEE 5115 EXCELSIOR BOULEVARD #310 ST LOUIS PARK MN 55416			Summary Total					1,755.00			
				Payment Amount					1,755.00			
111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA	Brotkowski	PV	130657	001	00999	3/14/2025	5824	120.00		111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA
	MLEEA STATE CONFERENCE COMMITTEE 5115 EXCELSIOR BOULEVARD #310 ST LOUIS PARK MN 55416			Summary Total					120.00			
				Payment Amount					120.00			
100345	NAPA AUTO PARTS ELK RIVER		PV	130668	001	00999	3/21/2025	286293	38.73		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW			Summary Total					38.73			
			PV	130781	001	00999	3/25/2025	286680	1,419.36			
	ELK RIVER MN 55330			Summary Total					1,419.36			
				Payment Amount					1,458.09			
117544	QUADIENT FINANCE USA	7900044034448047	PV	130776	001	00999	3/16/2025	INV17664304	202.75		117544	QUADIENT FINANCE US

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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
	INC											INC
	QUADIENT FINANCE USA INC P O BOX 6813 CAROL STREAM IL 60197-6813			Summary Total					202.75			
				Payment Amount					202.75			
119959	ROCKET CITY CAR WASH		PV	130749	001	00999	2/28/2025	28	99.95		119959	ROCKET CITY CAR WAS
	ROCKET CITY CAR WASH 14101 ST FRANCIS BLVD NW RAMSEY MN 55303			Summary Total					99.95			
			PV	130752	001	00999	1/31/2025	27	99.95			
				Summary Total					99.95			
			PV	130753	001	00999	3/21/2025	29	99.95			
				Summary Total					99.95			
				Payment Amount					299.85			
120063	SKYLINE GRAPHICS	03/17/25 Skyline Pub Hear Enve	PV	130672	001	00999	3/17/2025	036273	235.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N MINNEAPOLIS MN 55411			Summary Total					235.00			
				Payment Amount					235.00			
115605	T MOBILE USA INC		PV	130660	001	00999	3/5/2025	9597424153	400.00		115605	T MOBILE USA INC
	T MOBILE USA INC ATTN LAW ENFORCMENT RELATIONS FINANCE			Summary Total					400.00			
			PV	130661	001	00999	3/17/2025	3004320005	200.00			

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	PO BOX 84445			Summary Total					200.00			
	SEATTLE WA 98124-5745		PV	130736	001	00999	3/17/2025	9598715247	100.00			
				Summary Total					100.00			
				Payment Amount					700.00			
114151	TASC (FEES)		PV	130675	001	00999	3/19/2025	IN3403553	232.25		114151	TASC (FEES)
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					232.25			
				Payment Amount					232.25			
108522	TOTAL CONTROL SYSTEMS, INC		PV	130635	001	00999	3/17/2025	11574	1,080.00		108522	TOTAL CONTROL SYSTEMS, INC
	TOTAL CONTROL SYSTEMS, INC P O BOX 40 STANCHFIELD MN 55080			Summary Total					1,080.00			
				Payment Amount					1,080.00			
120500	UNLIMITED SUPPLIES INC		PV	130785	001	00999	3/26/2025	489163	141.48		120500	UNLIMITED SUPPLIES INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441			Summary Total					141.48			
				Payment Amount					141.48			
119760	VERIZON (CASE INVOICES)		PV	130739	001	00999	3/16/2025	9022392600	135.00		119760	VERIZON (CASE

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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
												INVOICES)
	VERIZON WIRELESS SERVICES LLC 180 WASHINGTON VALLEY ROAD #E2510 BEDMINSTER NJ 07921			Summary Total					135.00			
			PV	130774	001	00999	2/28/2025	9022390678	150.00			
				Summary Total					150.00			
				Payment Amount					285.00			
				Total Amount to be Processed					1,594,635.35			
				Total Number of Payments to be Processed					38			

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111610	A DYNAMIC DOOR CO. INC.		PV	130714	001	00999	3/14/2025	22503131	3,080.88		111610	A DYNAMIC DOOR CO. INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092			Summary Total					3,080.88			
				Payment Amount					3,080.88			
117343	AMAZON CAPITAL SERVICES INC		PV	130648	001	00999	3/17/2025	16M3-K9NC-3XG4	444.98		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					444.98			
			PV	130653	001	00999	3/17/2025	1NCW-DTJK-3JYQ	345.79			
				Summary Total					345.79			
			PV	130666	001	00999	3/17/2025	1H66-JXGD-1MHX	626.10			
				Summary Total					626.10			
			PV	130715	001	00999	3/17/2025	1FPW-FQ4F-1VXV	211.62			
				Summary Total					211.62			
				Payment Amount					1,628.49			
110553	ANCHOR PAPER COMPANY	03/19/25 Anchor Copy Paper	PV	130633	001	00999	3/19/2025	10769584-00	2,313.80		110553	ANCHOR PAPER COMPA
	ANCHOR PAPER COMPANY 480 BROADWAY STREET ST PAUL MN 55101			Summary Total					2,313.80			
			PV	130777	001	00999	3/26/2025	10769983-00	2,501.40			
				Summary Total					2,501.40			
			PD	130778	001	00999	4/9/2025	10769982-00	2,313.80-			
				Summary Total					2,313.80-			
				Payment Amount					2,501.40			

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106346	BAUER BUILT INCORPORATED		PV	130709	001	00999	3/21/2025	940118549	1,351.44		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR NE BLAINE MN 55449			Summary Total					1,351.44			
				Payment Amount					1,351.44			
116848	BAYCOM INC		PV	130646	001	00999	3/18/2025	EQUIPINV_054409	7,022.00		116848	BAYCOM INC
	BAYCOM INC PO BOX 88013 MILWAUKEE WI 53288-8013			Summary Total					7,022.00			
			PV	130742	001	00999	3/27/2025	EQUIPINV_054614	2,875.00			
				Summary Total					2,875.00			
				Payment Amount					9,897.00			
120954	BE FREE BE YOURSELF LLC		PV	130711	001	00999	2/25/2025	3	50.00		120954	BE FREE BE YOURSELF LLC
	BE FREE BE YOURSELF LLC 2221 180TH AVE NW ANDOVER MN 55304			Summary Total					50.00			
			PV	130712	001	00999	3/16/2025	4	50.00			
				Summary Total					50.00			
				Payment Amount					100.00			
103641	BOYER TRUCKS		PV	130795	001	00999	3/28/2025	093P31120	2,661.18		103641	BOYER TRUCKS
	BOYER TRUCKS P O BOX 335 BRIGHTON CO 80601			Summary Total					2,661.18			
				Payment Amount					2,661.18			

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111496	CENTRAL TURF AND IRRIGATION SUPPLY		PV	130792	001	00999	3/27/2025	66000848-00	119.29		111496	CENTRAL TURF AND IRRIGATION SUPPLY
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523	Summary Total							119.29			
		Payment Amount							119.29			
117484	CHETS SHOES LLC		PV	130784	001	00999	3/25/2025	LLC192125	200.00		117484	CHETS SHOES LLC
	CHETS SHOES LLC 8355 UNIVERSITY AVENUE NE SPRING LAKE PARK MN 55432	Summary Total							200.00			
			PV	130790	001	00999	3/25/2025	LLC192162	250.00			
		Summary Total							250.00			
		Payment Amount							450.00			
116197	CINTAS CORPORATION		PV	130642	001	00999	3/14/2025	4224173895	45.50		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838	Summary Total							45.50			
			PV	130727	001	00999	3/20/2025	4224775223	105.95			
		Summary Total							105.95			
			PV	130793	001	00999	3/27/2025	4225490576	49.41			
		Summary Total							49.41			
		Payment Amount							200.86			
100120	CONTINENTAL RESEARCH CORP		PV	130654	001	00999	3/20/2025	0061767	252.00		100120	CONTINENTAL RESEARCH CORP
	CONTINENTAL RESEARCH CORP	Summary Total							252.00			

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	PO BOX 15204 ST LOUIS MO 63110											
				Payment Amount					252.00			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	130670	001	00999	3/22/2025	INV289154	456.91		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					456.91			
				Payment Amount					456.91			
100144	DEHN OIL COMPANY		PV	130726	001	00999	3/20/2025	111983	2,914.56		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,914.56			
				Payment Amount					2,914.56			
100158	ECM PUBLISHERS INC		PV	130770	001	00999	3/14/2025	1039814	104.50		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433			Summary Total					104.50			
			PV	130771	001	00999	3/14/2025	1039811	110.00			
				Summary Total					110.00			
			PV	130772	001	00999	3/14/2025	1039812	187.00			
				Summary Total					187.00			
			PV	130773	001	00999	3/14/2025	1039813	99.00			
				Summary Total					99.00			
			PV	130775	001	00999	3/14/2025	1039815	55.00			

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				Summary Total					55.00			
				Payment Amount					555.50			
113321	FACTORY MOTOR PARTS CO		PV	130719	001	00999	3/17/2025	6-1692837	80.88		113321	FACTORY MOTOR PARTS CO
	FACTORY MOTOR PARTS CO			Summary Total					80.88			
	BIN 139107		PV	130720	001	00999	3/17/2025	1-10561924	74.28			
	P O BOX 9107			Summary Total					74.28			
	MINNEAPOLIS MN 55480-9107											
				Payment Amount					155.16			
100143	FERGUSON WATERWORKS # 2518		PV	130634	001	00999	3/11/2025	0543453	5,000.00		100143	FERGUSON WATERWORKS # 2518
	FERGUSON WATERWORKS 2516			Summary Total					5,000.00			
	P O BOX 802817		PV	130636	001	00999	3/17/2025	0541031	2,790.00			
	CHICAGO IL 60680-2817			Summary Total					2,790.00			
			PV	130732	001	00999	3/24/2025	0543963	2,285.00			
				Summary Total					2,285.00			
				Payment Amount					10,075.00			
100650	GRAINGER		PV	130640	001	00999	3/17/2025	9441636892	266.49		100650	GRAINGER
	GRAINGER INC			Summary Total					266.49			
	DEPT. 806511127		PV	130667	001	00999	3/20/2025	9445491658	105.68			
	PALATINE IL 60038-0001			Summary Total					105.68			
				Payment Amount					372.17			

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116933	GREAT PLAINS FIRE INC		PV	130763	001	00999	3/26/2025	8794	302.76		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC 17277 230TH STREET FERGUS FALLS MN 56537			Summary Total					302.76			
				Payment Amount					302.76			
103027	H AND L MESABI		PV	130717	001	00999	3/17/2025	14581	2,456.00		103027	H AND L MESABI
	H AND L MESABI 1205 7TH AVE E PO BOX 909 HIBBING MN 55746			Summary Total					2,456.00			
				Payment Amount					2,456.00			
100211	HAWKINS INC		PV	130652	001	00999	3/15/2025	7012913	100.00		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263			Summary Total					100.00			
			PV	130674	001	00999	3/24/2025	7017838	10,958.45			
	MINNEAPOLIS MN 55486-0263			Summary Total					10,958.45			
				Payment Amount					11,058.45			
118946	HOTSY MINNESOTA		PV	130722	001	00999	3/14/2025	24593	634.19		118946	HOTSY MINNESOTA
	HOTSY MINNESOTA 2951 100TH COURT NE SUITE 100 BLAINE MN 55449			Summary Total					634.19			
				Payment Amount					634.19			

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104027	INK WIZARDS INC		PV	130643	001	00999	3/17/2025	11437	110.00		104027	INK WIZARDS INC
	INK WIZARDS INC			Summary Total					110.00			
	9958 HIGHWAY 10 NW		PV	130748	001	00999	3/20/2025	11463	220.00			
	ELK RIVER MN 55330			Summary Total					220.00			
				Payment Amount					330.00			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	130632	001	00999	3/12/2025	IN4788097	298.13		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					298.13			
	LOCKBOX 131434	S27569	PV	130671	001	00999	3/19/2025	IN4793689	170.80			
	P O BOX 1414			Summary Total					170.80			
	MINNEAPOLIS MN 55480-1414	S27569	PV	130734	001	00999	3/26/2025	IN4798739	41.71			
				Summary Total					41.71			
				Payment Amount					510.64			
117425	MAUER MAIN CHEVROLET		PV	130783	001	00999	3/20/2025	5307333	74.86		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					74.86			
				Payment Amount					74.86			
100283	MENARDS COON RAPIDS		PV	130637	001	00999	3/18/2025	38389	307.53		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS			Summary Total					307.53			
	3045 MAIN STREET		PV	130638	001	00999	3/18/2025	38390A	1.09			

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	COON RAPIDS MN 55448			Summary Total					1.09			
				Payment Amount					308.62			
100284	MENARDS ELK RIVER		PV	130641	001	00999	3/12/2025	11827	199.98		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					199.98			
	19521 EVANS STREET NW		PV	130665	001	00999	3/11/2025	11754	381.44			
	ELK RIVER MN 55330-1077			Summary Total					381.44			
				Payment Amount					581.42			
108208	METRO PRODUCTS INC		PV	130716	001	00999	3/13/2025	185310	40.00		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC			Summary Total					40.00			
	7401 CENTRAL AVENUE NE											
	FRIDLEY MN 55432											
				Payment Amount					40.00			
100341	MTI DISTRIBUTING INC		PV	130721	001	00999	3/18/2025	1465473-00	408.91		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC			Summary Total					408.91			
	SDS 12-1900											
	P O BOX 86											
	MINNEAPOLIS MN 55486-1900											
				Payment Amount					408.91			
114239	NORTH AMERICAN SAFETY		PV	130745	001	00999	3/25/2025	INV96794	3,568.75		114239	NORTH AMERICAN SAFETY
	NORTH AMERICAN SAFETY			Summary Total					3,568.75			
	326 S. ASH STREET											

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	BELLE PLAINE MN 56011											
				Payment Amount					3,568.75			
100988	NORTHERN SAFETY TECHNOLOGY		PV	130750	001	00999	3/20/2025	59172	229.68		100988	NORTHERN SAFETY TECHNOLOGY
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124			Summary Total					229.68			
				Payment Amount					229.68			
100363	NORTHERN SANITARY SUPPLY CO		PV	130639	001	00999	3/19/2025	210701	410.28		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					410.28			
				Payment Amount					410.28			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	130673	001	00999	3/24/2025	24697	50.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					50.00			
				Payment Amount					50.00			
113444	PRECISE		PV	130794	001	00999	3/27/2025	IN200-2004505	1,242.00		113444	PRECISE
	PRECISE 501 EAST CLIFF ROAD SUITE 100			Summary Total					1,242.00			

Payment Group Control Number 3982
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/9/2025

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
	BURNSVILLE MN 55337											
				Payment Amount					1,242.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	6781 Hwy 10 Prop Mgmt	PV	130731	001	00999	3/25/2025	10042	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
100418	RDO EQUIPMENT CO		PV	130788	001	00999	3/27/2025	P0339814	784.94		100418	RDO EQUIPMENT CO
	RDO EQUIPMENT CO P O BOX 7160 FARGO ND 58106-7160			Summary Total					784.94			
				Payment Amount					784.94			
121786	SPORCLE INC		PV	130713	001	00999	3/24/2025	0214052	700.00		121786	SPORCLE INC
	SPORCLE INC 3610 ALBION PLACE N #102 SEATTLE WA 98103			Summary Total					700.00			
				Payment Amount					700.00			
108703	STERLING TROPHY		PV	130737	001	00999	3/21/2025	34921	9.50		108703	STERLING TROPHY
	STERLING TROPHY 3824 7TH AVENUE ANOKA MN 55303			Summary Total					9.50			
				Payment Amount								

Payment Group Control Number 3982
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/9/2025

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
									9.50			
121773	STORMWIND LLC		PV	130707	001	00999	1/1/2025	60191	2,370.00		121773	STORMWIND LLC
	STORMWIND LLC 17550 N PERIMETER DR STE 300 SCOTTSDALE AZ 85255			Summary Total					2,370.00			
				Payment Amount					2,370.00			
100469	STREICHER'S POLICE EQUIPMENT		PV	130658	001	00999	3/14/2025	I1751252	400.00		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT			Summary Total					400.00			
	10911 WEST HWY 55	HINNENKAMP	PV	130659	001	00999	3/14/2025	I1751306	458.96			
	MINNEAPOLIS MN 55441			Summary Total					458.96			
			PV	130710	001	00999	3/21/2025	I1752673	400.00			
				Summary Total					400.00			
				Payment Amount					1,258.96			
106990	USABLUEBOOK		PV	130651	001	00999	3/19/2025	INV00655566	84.66		106990	USABLUEBOOK
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004			Summary Total					84.66			
				Payment Amount					84.66			
112318	WINTER EQUIPMENT COMPANY		PV	130724	001	00999	3/19/2025	IV63605	1,302.00		112318	WINTER EQUIPMENT COMPANY
	WINTER EQUIPMENT COMPANY			Summary Total					1,302.00			

Payment Group Control Number	3982		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	4/9/2025		

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
	1900 JOSEPH LLOYD PARKWAY WILLOUGHBY OH 44094											
								Payment Amount	1,302.00			
								Total Amount to be Processed	66,088.46			
								Total Number of Payments to be Processed	41			

Checks - 1,594,635.35
ACH - 66,088.46
1,660,723.81
Total A/P

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-075

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MARCH 20, 2025 THROUGH APRIL 2, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 20, 2025 through April 2, 2025 in the amount of $2,256,280.75 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 March 20, 2025 through April 2, 2025 in the amount of $2,256,280.75.

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
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-064 Approving Both the Site Plan for a Proposed Expansion of an Existing Parking Lot at 7900 Riverdale Drive NW and a Stormwater Maintenance Agreement (Project No. 25-102); Case of Pleasureland RV Center - North Metro

Purpose/Background:

The City has received a Land Use Application from Pleasureland RV Center - North Metro (the "Applicant") for Site Plan review of a proposed parking lot expansion at 7900 Riverdale Drive NW (the "Subject Property"). If not for the fact that the Subject Property abuts existing residential uses to the south, this would have qualified for an Administrative Site Plan review.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Public Hearing to be held by the Planning Commission on March 27, 2025. A "proposed development" sign was placed on the Subject Property and a notice was also published in the Anoka County Union Herald Newspaper. No additional notification is required.

Time Frame/Observations/Alternatives:

Project Overview

The Applicant's business operation is on both sides of Riverdale Drive. The property on the north side of Riverdale Drive (7945 Riverdale Drive NW) serves as a display area for the Applicant's inventory and is not subject to this Land Use Application. The Subject Property, which is on the south side of Riverdale Drive, also has display areas for their inventory, along with the main building (sales offices and service center), and an RV dump station. When the Subject Property was originally developed, the parking lot did not extend all the way to the Subject Property's western boundary. This Site Plan proposes to not only expand the parking lot to near the western property boundary, but also to connect the building (and RV dump station) to the sanitary sewer system and municipal water. Thus, as part of this project, the Applicant will abandon the septic system, but could retain the well for irrigation purposes (it must still be disconnected from the building's internal plumbing).

Zoning and Land Use

The Subject Property is zoned B-3 Regional Business and is guided as Commercial in the 2040 Comprehensive Plan. Motor vehicle sales and showrooms, along with motor vehicle repair, are considered Conditional Uses in this zoning district. However, at the time this business began operations on the Subject Property, these were all Permitted Uses. Since this business operation predates the change in zoning code, the business is considered lawful, nonconforming only because there is no Conditional Use Permit. The surrounding properties to the north, east, and west of the Subject Property are all also zoned B-3 Regional Business, while the properties to the south are zoned R-1A Single Family Residential. Likewise, the 2040 Comprehensive Plan guides the properties to the north, east, and west as Commercial, while the properties to the south are guided as Low Density Residential.

Landscaping

Currently, the existing landscaping (plantings) along the front and rear property boundaries stop at the western edge of the parking lot. The Applicant is proposing to continue the landscaping pattern along the front property line to the western boundary (deciduous overstory trees with evergreen shrubs interspersed). Along the western boundary, a combination of evergreen trees and evergreen shrubs is proposed. Finally, along the southern boundary, a combination of evergreen trees, evergreen shrubs, and deciduous shade trees are proposed. In

addition to the plantings, the Applicant is also proposing to extend the existing vinyl, maintenance-free fence over to the southwest property corner. The combination of plantings and the extension of the privacy fence satisfies the bufferyard standards.

Utilities
As part of this project, the Applicant will be abandoning their septic system and connecting the building and the RV dump station to the City's sanitary sewer system. The City's Utilities Supervisor met the Applicant at the Subject Property to review the RV dump station just to ensure that connecting it to the sanitary sewer system would not result in unwanted or harmful debris entering the system. Abandoning the septic system and connecting to the sanitary sewer system is supported, since the Subject Property is not only in a Drinking Water Supply Management Area (DWSMA), but also within a 10-year capture zone. Additionally, the Applicant also plans to connect to the City's municipal water system as well.

Parking Lot Expansion
This 'development' really consists of a simple parking lot expansion. The Applicant is proposing to enlarge the parking lot by approximately 49,000 square feet to create additional display area. The new parking area will consist of a bituminous (asphalt) surface surrounded by concrete curb and gutter. A new storm sewer line will also be installed, connecting the new stormwater basin to the storm sewer line in Riverdale Drive. There are no new accesses to Riverdale Drive proposed for this project.

Lighting
With the zoning code update last year, new lighting standards were adopted. The Applicant has supplied a Photometric Plan. However, it appears to reflect the current on-site lighting, rather than the proposed lighting. Based on this Photometric Plan, the Subject Property does not comply with the lighting standards. At the Planning Commission meeting, the Applicant did state that they planned to upgrade the existing lighting as part of this project, which may bring the site into compliance with the lighting standards. While there is lighting within the existing parking and maneuvering areas of the Subject Property, it is likely that at least one additional light pole may be needed for the new parking and maneuvering area. Since there are existing residential uses within 200 feet of the Subject Property, light pole height is limited to twenty (20) feet. Per City Code Section 106-310 (Lighting), vehicle sales lots must have a minimum foot candle intensity of 1 (at ground level) and at the property lines shall not exceed an intensity of 0.5 foot candles.

Public Hearing
The Planning Commission conducted a Public Hearing on the proposed Site Plan at their March 27, 2025 meeting. There were no written or verbal comments on the proposed improvements. The Planning Commission unanimously supported the project.

Alternatives
Alternative 1: Motion to approve the Site Plan and Stormwater Maintenance Agreement. The project appears to meet all standards in City Code (pending revisions to the Photometric Plan and addressing the last remaining outstanding Staff review comments). Additionally, this project will result in the building being connected to the City's sanitary sewer system, which means that the septic system can be abandoned. Staff support this alternative.

Alternative 2: Motion to approve the Site Plan with modifications. This alternative would be based on discussion.

Alternative 3: Motion to deny the project. As previously noted, the proposed improvements appear to comply with City Code (again, pending revisions to the Photometric Plan and addressing the remaining outstanding Staff review comments). This project will result in the conversion of the Subject Property that is not only in a DWSMA, but also a 10-year capture zone, from utilizing a septic system to connecting to the City's sanitary sewer system. Staff do not support this alternative.

Funding Source:
All costs associated with this request are the Applicant's responsibility.

Recommendation:

The Planning Commission recommended approval of the Site Plan for the proposed parking lot expansion on the Subject Property.

Outcome/Action:

Motion to adopt Resolution #25-064 approving the Site Plan and Stormwater Maintenance Agreement for Pleasureland RV Center's proposed parking lot expansion.

Attachments

Site Location Map

Site Plan

Utility Plan

Landscape Plan

Photometric Plan

Changemark Report (Corrections Required by Staff)

Stormwater Maintenance Agreement

Resolution #25-064: Site Plan and Stormwater Maintenance Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 04:02 PM
Form Started By: Chris Anderson		Started On: 04/01/2025 09:39 AM
Final Approval Date: 04/02/2025		

Pleasureland RV

28-32-25-32-0022
7900 Riverdale Dr NW

Site Location Map

Print Date: February 19, 2025

0 0.02 0.04 0.07 0.11 0.14
mi

LEGEND:

PROPOSED BITUMINOUS PAVEMENT

PROPOSED POND LINER (PER POND DETAIL)

PROPOSED CONCRETE CURB AND GUTTER

SITE PLAN INFORMATION:

SITE DATA	EXISTING		PROPOSED	
EXISTING PARKING LOT	136,473	SF	136,473	SF
EXISTING BUILDING	18,905	SF	18,905	SF
NEW PARKING LOT	0	SF	49,081	SF
PERVIOUS AREA	127,182	SF	78,101	SF
TOTAL AREA	282,560	SF	282,560	SF
TOTAL IMPERVIOUS AREA	155,378	SF	204,459	SF

STORMWATER REQUIREMENTS:

Volume Reduction Requirement:

- TOTAL REQUIRED INFILTRATION VOLUME
  - 1" X 49,081 SF = 4,090 CF

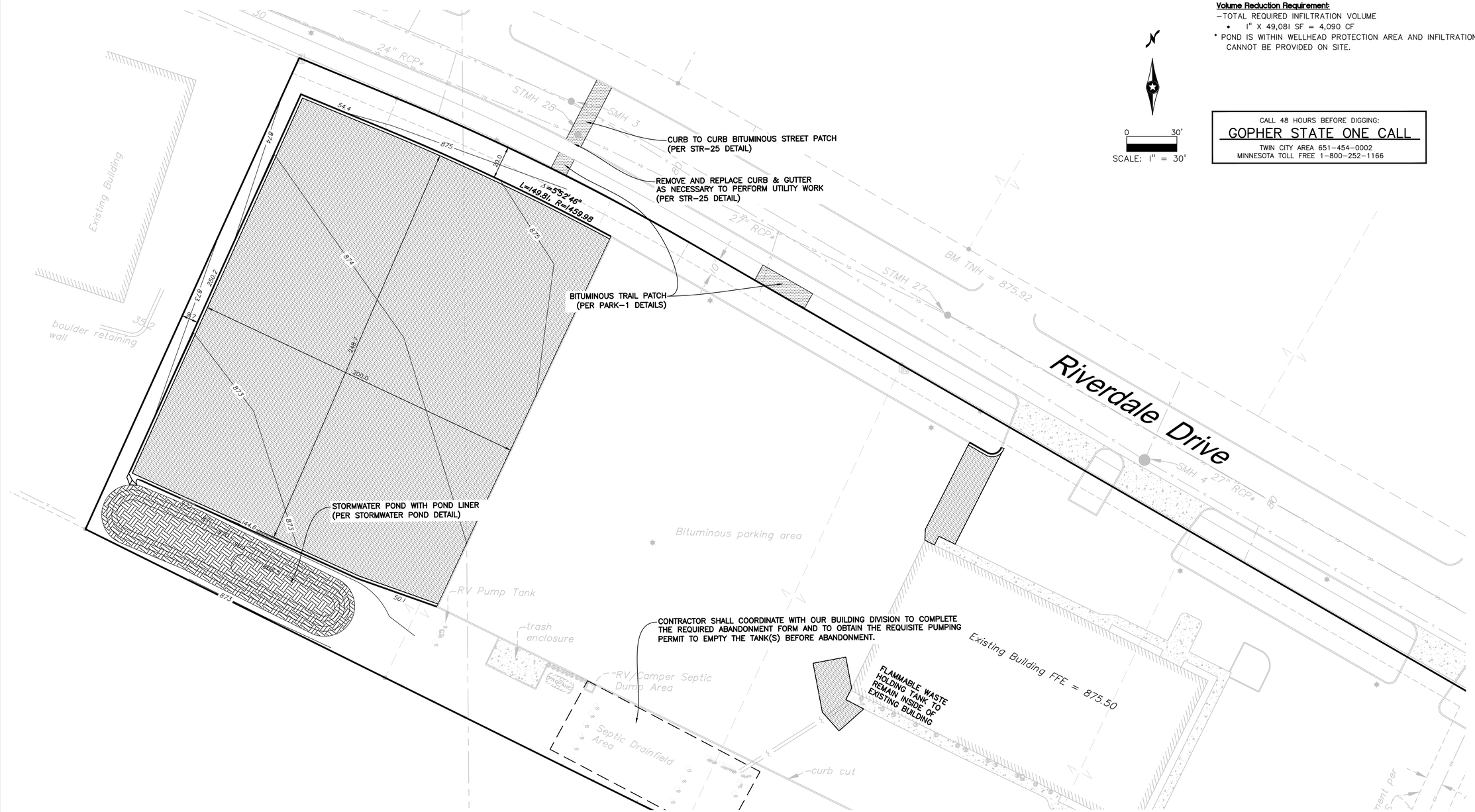
* POND IS WITHIN WELLHEAD PROTECTION AREA AND INFILTRATION CANNOT BE PROVIDED ON SITE.

N

0 30'

SCALE: 1" = 30'

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166



REV NO.	DATE	DESCRIPTION
1	03/10/2025	City Review 1

DATE: 02/11/2025
DESIGN BY: CJD,TJO
DRAWN BY: CJD,TJO
CHECKED BY: NAA
DWG FILE: 3-Site Plan
FILE NO.: 18-0269.01

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

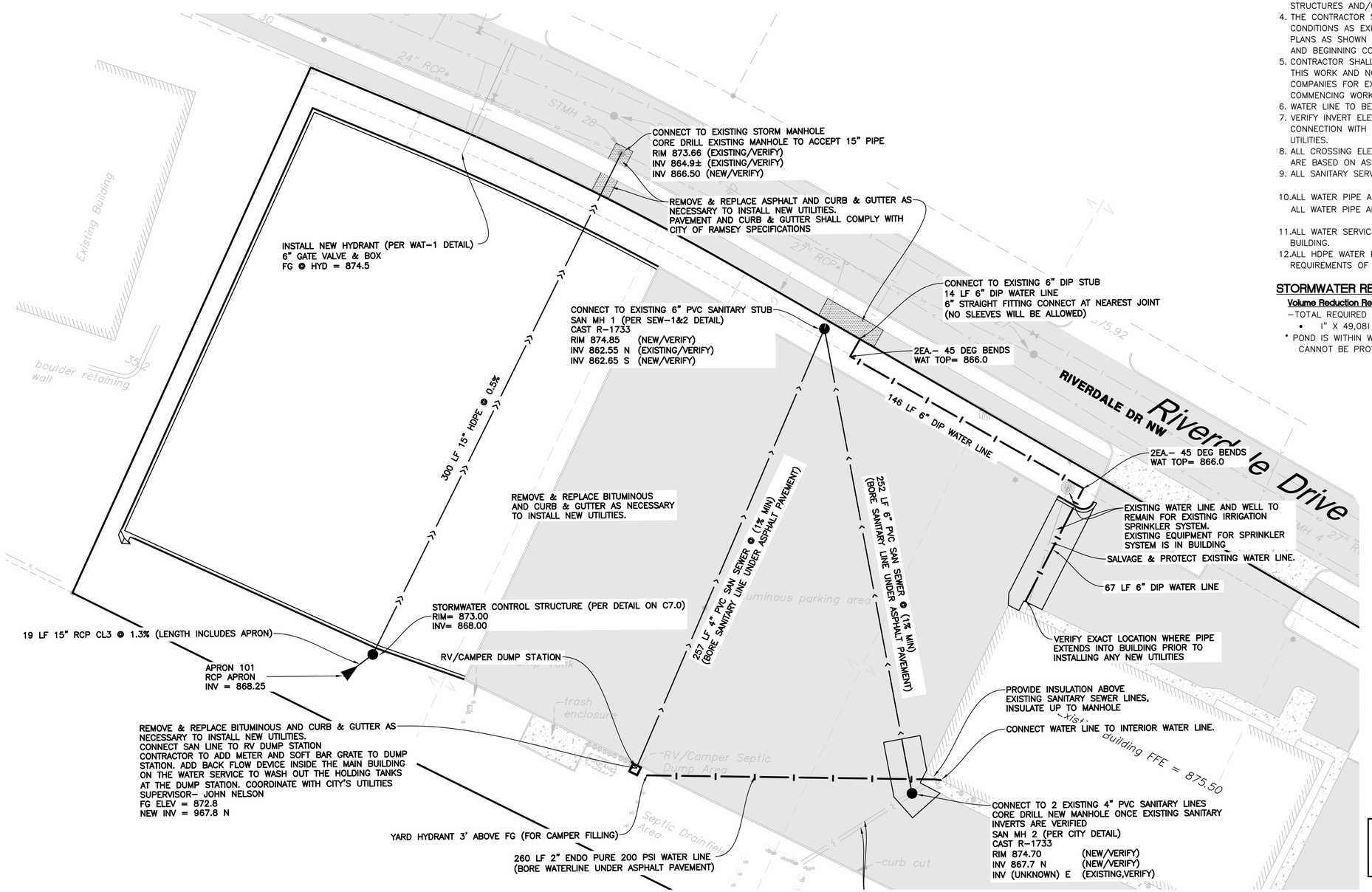
Signed: Christopher J. Dahn
Date: 02/11/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
12076 FIRST STREET BECKER, MN 55308-9322
TEL 763-262-9822 FAX 763-262-9844

Pleasureland RV
Site Improvements
7900 Riverdale Dr NW
City of Ramsey, Anoka County, MN

Site & Dimension Plan

SHEET NO.
C3.0



LEGEND:

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED HYDRANT
- PROPOSED MANHOLE

UTILITY GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXIST IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
6. WATER LINE TO BE MINIMUM 8.0 FEET DEPTH.
7. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
8. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
9. ALL SANITARY SERVICE PIPE AND FITTINGS SHALL BE PVC SDR 26.
10. ALL WATER PIPE AND FITTINGS 6" OR SMALLER SHALL BE DIP CLASS 53. ALL WATER PIPE AND FITTINGS 8" OR LARGER SHALL BE DIP CLASS 52.
11. ALL WATER SERVICES SHALL BE SPLIT OR REDUCED WITHIN THE EXISTING BUILDING.
12. ALL HDPE WATER PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C906.

STORMWATER REQUIREMENTS:

Volume Reduction Requirement:

- TOTAL REQUIRED INFILTRATION VOLUME
  - 1" X 49,081 SF = 4,090 CF

* POND IS WITHIN WELLHEAD PROTECTION AREA AND INFILTRATION CANNOT BE PROVIDED ON SITE.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION
1	03/10/2025	City Review 1

DATE: 02/11/2025
DESIGN BY: CJD,TJO
DRAWN BY: CJD,TJO
CHECKED BY: NAA
DWG FILE: UTILITY PLAN
FILE NO.: 18-0269.01

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

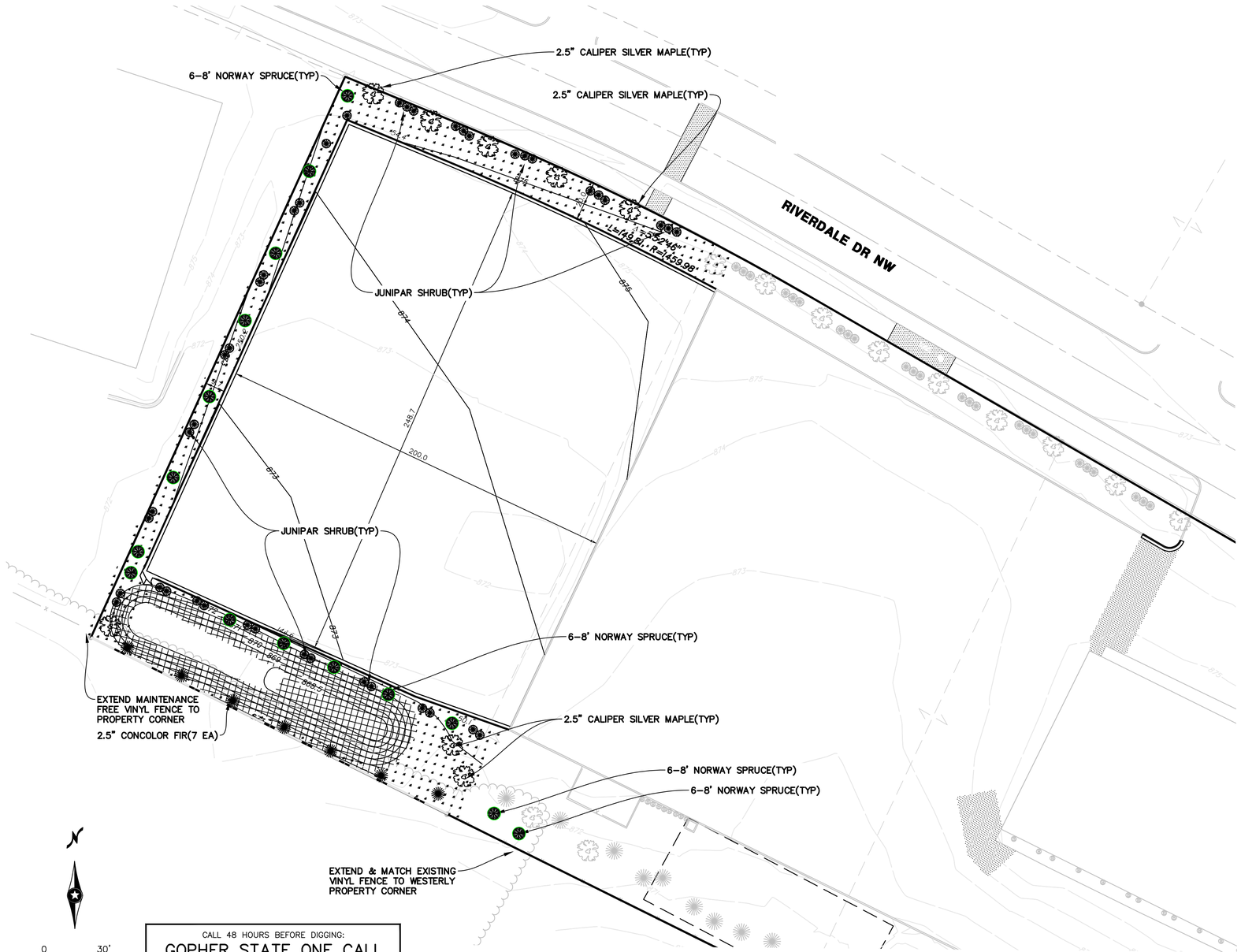
Signed: Christopher J. Dahn
Date: 02/11/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
12079 FIRST STREET BECKER, MN 55308-9322
TEL 763-262-8822 FAX 763-262-8844

Pleasureland RV
Site Improvements
7900 Riverdale Dr NW
City of Ramsey, Anoka County, MN

Utility Plan

SHEET NO.
C5.0



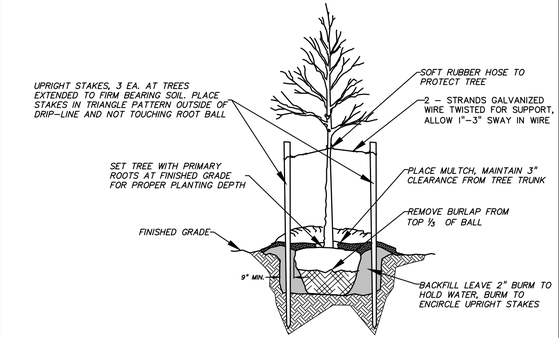
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651–454–0002
MINNESOTA TOLL FREE 1–800–252–1166

LEGEND:

- PROPOSED SOD TURF ESTABLISHMENT
- PROPOSED EROSION CONTROL BLANKET IN POND (PER DETAIL)
- PROPOSED 2 1/2" CALIPER SILVER MAPLE
- PROPOSED 6–8' NORWAY SPRUCE PINE TREE
- PROPOSED 6–8' CONCOLOR FIR PINE TREE
- PROPOSED 15–18' SPARTAN JUNIPER SHRUB
- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING SHRUBS

TREES/SHRUBS PLANTING SCHEDULE:

QTY	SIZE/HT	TYPE/SPECIES
7 EA	6–8 FT	CONCOLOR FIR (ABIES CONCOLOR)
15 EA	6–8 FT	NORWAY SPRUCE (PINEA ABIES)
8 EA	2–1/2"	CALIPER SILVER MAPLE (ACER SACCHARINUM 'LACINIATUM')
43 EA	15–18 FT	SPARTAN JUNIPER (JUNIPERUS CHINENSIS SPARTAN)



TREE/SHRUB PLANTING DETAIL

NOTE
1. SHRUB SIZE AT INSTALLATION MUST BE AT LEAST 6 FT IN HEIGHT.

REV NO.	DATE	DESCRIPTION
1	03/10/2025	City Review 1
2	03/12/2025	City Review 2

DATE: 02/11/2025
DESIGN BY: CJD,TJO
DRAWN BY: CJD,TJO
CHECKED BY: NAA
DWG FILE: 4–Landscp
FILE NO.: 18–0269.01

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

Signed: Christopher J. Dahn
Date: 02/11/2025 Lic. No. 58628

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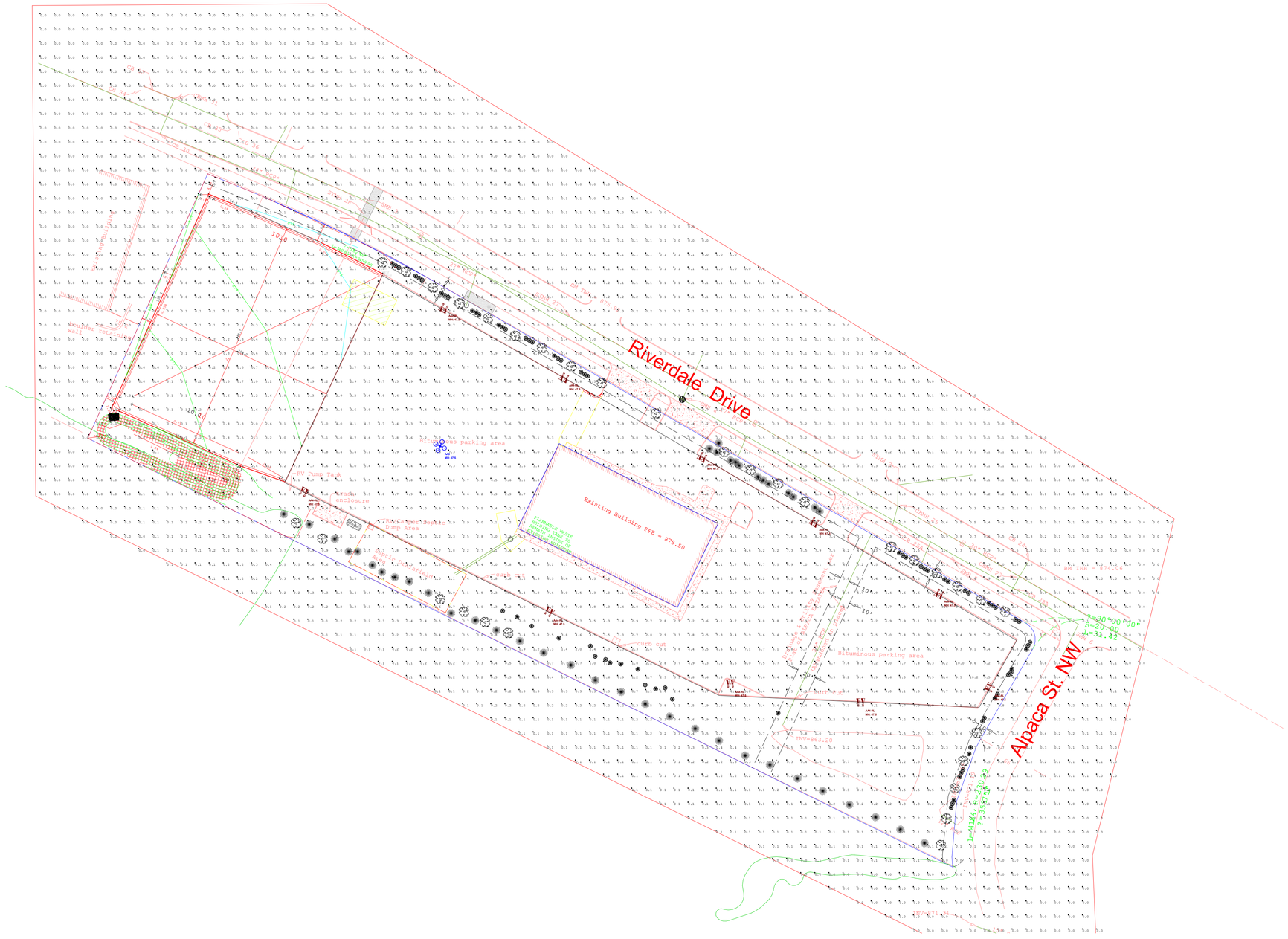
Pleasureland RV
Site Improvements
7900 Riverdale Dr NW
City of Ramsey, Anoka County, MN

Landscape Plan

SHEET NO.
C6.0

Luminaire Schedule								
Symbol	Qty	Type	Mounting Height	Lum. Watts	Luminaire Lumens	LLF	Description	[MANUFAC]
	10	AA4-RL	47.5	311.22	54209	0.900	OPF-L-A25-750-4RL-4RR	SIGNIFY CANADA LTD
	1	AA5	47.5	311.22	53419	0.900	OPF-L-A25-750-T5W	SIGNIFY CANADA LTD

Calculation Summary						
Project: Calculations						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	5.64	10.2	1.5	3.76	6.80


Riverdale Drive
Alpaca St. NW
Existing Building FFE = 875.50
Bituminous parking area
RV Pump Out
Dump Area
Flammable waste storage area to be enclosed in fire rated enclosure
Retaining wall
Concrete pad
Asphalt ramp
Concrete curb
Concrete sidewalk
Concrete curb ramp
Concrete curb & gutter
Asphalt curb & gutter
Asphalt pavement
Concrete pavement
Concrete curb & gutter
Asphalt curb
Concrete curb
Asphalt ramp
Concrete pad
Concrete sidewalk
Concrete curb ramp
Asphalt pavement
Concrete pavement
Concrete curb & gutter
Asphalt

ProjectDox

Changemarks Report

Project Name: Pleasureland RV Parking Lot Expansion

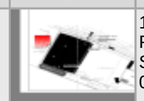
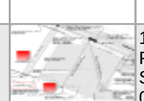
Workflow Started: 08/21/2024 10:03 AM

Report Generated: 04/02/2025 03:08 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	14	True	Resolved	Civil Engineer II		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 3.pdf	Joe Feriancek	Trail Closed	This work will require closing the trail, add note to add trail closed signs at both sides of the work (should go down to the corner where peds could cross to the north side of Riverdale.	03/02/2025 10:25 AM	Joe Feriancek	
		13	True	Resolved	Engineering Tech		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	Logan Czech	Water Line	Difficult to see water line, consider darkening line type. Notes are also a bit unclear, is the existing water line to well running parallel to a new line? The two 45 deg bends here seem to lead to nowhere.	02/27/2025 8:57 AM	Logan Czech	
		12	True	Resolved	Engineering Tech		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 11.pdf	Logan Czech	Details	STR-25, SEW-1, PARK-1, WAT-1,5 have been updated, available on city website.	02/27/2025 8:14 AM	Logan Czech	
		10	True	Resolved	City Planner		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	CA2	Sewer/Water Connection Permit(s)	Plwase work with our Public Works department to obtain the necessary permit(s) to connect to sanitary sewer and water.	02/25/2025 2:19 PM	Chris Anderson	
		11	True	Resolved	City Planner		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 4.pdf	CA	Abandonement Form & Pumping Permit	Please coordinate with our Building Division to coimplete the required Abandonment Form and to obtain the requisite pumping permit to empty the tank(s) before abandonment.	02/25/2025 2:21 PM	Chris Anderson	

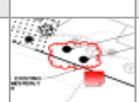
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	7	False	Unresolved	Environmental Review		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 5.pdf	CA	Lighting Plan	City Code Section 106-310 (Lighting) does require lighting for vehicle sales lots. Please provide a lighting plan for the expanded parking lot area. Light poles cannot exceed 20 feet in height. Lighting intensity must be a minimum of 1 foot candle and no more than 20 foot candles and maximum intensity at property line cannot exceed 0.5 foot candles. https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIIIGEPEST_S106-310LI	02/20/2025 11:45 AM	Chris Anderson	
		8	True	Resolved	Environmental Review		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	CA	No Easement Needed	This appears to only serve runoff from this property and does not convey stormwater from public right-of-way and therefore, no d/u easement is needed nor will the City accept an easement. Please eliminate the d/u easement.	02/27/2025 8:09 AM	Chris Anderson	
		9	True	Resolved	Environmental Review		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	CA	Dump Station Meter	The dump station will need a meter now that the site is being connected to the sanitary sewer system. Met Council will have to factor this into their SAC determination.	02/27/2025 8:09 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	6	True	Resolved	Environmental Review		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 2.pdf	CA	Bulk Standards	This information needs to be updated as follow: Zoning: B-3 Regional Business District Setbacks: Front: 20 feet Side: 10 feet Side (Corner): 20 feet Rear: 35 feet Setback from Residential Districts: 60 feet	02/20/2025 9:34 AM	Chris Anderson	
		3	True	Resolved	Environmental Review		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 7.pdf	CA	Juniper Andorra Size	Update the size of the juniper shrubs. The labels show it as 2.5" but it should be 24" (the size is correct in the planting schedule).	02/20/2025 9:24 AM	Chris Anderson	
		4	True	Resolved	Environmental Review		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 7.pdf	CA	Species?	This species symbol isn't in the plant schedule. Plant schedule calls for 13 Norway Spruce, which there are, excluding these 2 trees. Add this symbol to the plant schedule or change it to the symbol for Norway Spruce.	02/20/2025 9:24 AM	Chris Anderson	

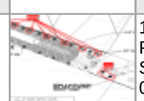
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	5	True	Resolved	Environmental Review		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 7.pdf	CA	Shrub Species	It is recommended that an alternative shrub species be used around the pond. This is a 'bufferyard', which is required by City Code (due to residential to the south), and the Andorra Juniper only gets to maybe about 2 feet in height. A taller growing shrub would do more in terms of screening or buffering between the different uses.	02/20/2025 9:24 AM	Chris Anderson	
		1	True	Resolved	Lead Engineering Tech		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	Aaron Madsen	2" DIP Water?	2" Endo pure 200 PSI is sufficient.	02/19/2025 1:42 PM	Aaron Madsen	
		2	True	Resolved	Lead Engineering Tech		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	Aaron Madsen	tracer wire	All storm, sanitary and watermain need 10 gauge tracer wire put in to Rural water specs.	02/19/2025 1:42 PM	Aaron Madsen	
	2	20	False	Unresolved	Civil Engineer II		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	Joe Feriancek	Invert Typo	Assuming 867.8?	03/11/2025 6:26 PM	Joe Feriancek	
		19	False	Unresolved	Lead Engineering Tech		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	Aaron Madsen	Storm sewer	Storm in City ROW needs to be RCP.	03/11/2025 1:14 PM	Aaron Madsen	
		16	True	Resolved	City Planner		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 7.pdf	CA1	# of Shrubs	Planting Schedule calls for 35 shrubs, plan shows 43 shrubs. Please correct this discrepancy.	03/10/2025 2:07 PM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	2	17	True	Resolved	City Planner		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 7.pdf	CA1	Replace Species	Please utilize a taller growing shrub in this area. City Code requires a 40 foot wide bufferyard to buffer differing uses (business against residential). Andorra Juniper typically only gets to be 1-2 feet tall and therefore won't do really anything for buffering or screening.	03/10/2025 2:07 PM	Chris Anderson	
		18	True	Resolved	City Planner		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 7.pdf	CA1	Symbol	This symbol is not in the legend nor does it match the symbol used for Norway Spruce. If these are to be Norway Spruce, please change the symbol to the one already established for that specie AND update the Plant Schedule quantity for Norway Spruce (currently calls for 13, but if these 2 are actually Norway Spruce, the count should be 15). If these are not Norway Spruce, please add this symbol to the legend and update the label accordingly.	03/10/2025 2:07 PM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	2	15	True	Resolved	City Planner		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 7.pdf	CA	Tree Species?	This symbol is not in the legend. These 2 trees are labeled as Norway Spruce, but the symbol for Norway Spruce in the legend does not match this symbol. Plant schedule calls for 13 Norway Spruce, which the plan shows, excluding these 2 trees. Please either use the symbol for Norway Spruce if that's what these are to be and update the quantity in the Plant Schedule OR add this symbol to the legend and update the Plant Schedule accordingly.	03/10/2025 1:26 PM	Chris Anderson	
	3	21	False	Unresolved	City Planner		18-0269.01_2025 Pleasureland RV Site Improvements 02112025 6.pdf	CA	Retaining Private Well	The private well can be retained and used for outdoor (e.g. irrigation) purposes. It needs to be completed disconnected from the internal plubming and cannot be used within the building.	03/19/2025 1:19 PM	Chris Anderson	

(Reserved for Recording Data)

STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT

THIS STORMWATER TREATMENT AND PONDING MAINTENANCE AGREEMENT (this "**Agreement**") is made this ____ day of _____, 2025, by and between the **City of Ramsey,** a Minnesota municipal corporation (hereinafter referred to as the "**City**") and **Pearson Investments, LLC**, a Minnesota Limited Liability Company (hereinafter referred to as the "**Developer**").

WHEREAS, the **Developer** is the fee owner of certain real property situated in the City of Ramsey, County of Anoka, State of Minnesota, legally described as Lots 2-6 (inclusive), Block 5 Alpaca Estates (the "**Property**"); and

WHEREAS, the **Developer** is expanding the existing parking lot to near the western boundary of the **Property**, which will require additional capacity for onsite stormwater management. The **City** has required that provisions are made for the construction, maintenance and repair of a storm water management system that utilizes (among other things) a lined ponding facility, sump manholes, and storm sewer pipes ("**Storm Water Management Practices**") located within the **Property**, as shown on Exhibit "A" attached hereto and as the same are described and depicted in those certain construction plans drawn by Bogart, Pederson & Associates, Inc., dated February 11, 2025 and revised XXXXXXXX (the "Plans"); and

WHEREAS, the **Storm Water Management Practices** are sufficient to serve the **Property**; and

WHEREAS, the **City** approved the **Plans** conditioned on the requirement that the **Developer** enter into an agreement for the maintenance of the **Storm Water Management Practices** within the **Property**; and

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

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

1. Construction of the Storm Water Management Practices. The **Developer** shall construct the **Storm Water Management Practices** according to the **Plans**.

2. Maintenance of the Storm Water Management Practices. The **Developer** shall repair and maintain the **Storm Water Management Practices** at no expense to the **City**. The **Developer** shall be solely responsible for such repair and maintenance and the costs thereof. Maintenance of the **Storm Water Management Practices** shall include, but not be limited to:

a. Semi-annual inspections of all sump manholes and pond outfalls (flared end sections), with one in each spring (to remove debris, winter salt and sand deposits, etc.), and autumn (to. remove vegetation, sediment, debris, leaves, etc.). If necessary, corrective actions, including, but not limited to, structural repairs, removal of all litter and debris, and replacement of mulch, vegetation, and eroded areas to ensure establishment of healthy functioning plant-life therein, shall be executed. Such inspections and corrective actions shall be documented in a maintenance log retained by the **Developer** and submitted to the **City** upon request; and

b. Bi-annual inspections and certifications by a professional engineer (provided by the **Developer**) that the **Storm Water Management Practices** are functioning in accordance with the **Plans**, and the ponding facilities have maintained the proper operation of storm water treatment in accordance with **City** and Lower Rum River Watershed Management Organization standards. Copies of the bi-annual inspection reports shall be provided to the **City** within 30 days of their preparation.

If, as a result of any inspection by the **Developer** or **City** staff, it is determined that the **Storm Water Management Practices** (i) have not been maintained, or (ii) are not functioning as originally designed and intended, or (iii) are in need of repair, the **Developer** shall restore the **Storm Water Management Practices** so that they function as they were originally designed and intended pursuant to the **Plans**.

The **Developer** agrees to be solely responsible for the repair and maintenance of the **Storm Water Management Practices** and the **Developer** shall bear all costs of such maintenance. If the **Developer** does not undertake the necessary maintenance within thirty (30) days of notification by the **City**, the **City** may contract such maintenance, and the costs reasonably incurred by the **City** for contracting such maintenance shall be reimbursed to the **City** by the **Developer**.

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

4. Future City Policy. Notwithstanding anything contained in this **Agreement** to the contrary, in the event the **City** shall, in the future, establish a policy for repair and maintenance by the **City** of storm water management practices owned by private parties located elsewhere in the **City** under which policy the costs of such repair and maintenance are to be paid either out of general **City** revenues or by collection of utility or service fees or charges, the **Developer** shall be entitled to petition the **City** for the inclusion of the **Storm Water Management Practices** under such repair and maintenance program. The recording of a certified copy of the resolution of the City Council of the **City** which sets forth the consent and authorization described in the foregoing sentence shall serve to terminate this **Agreement**, without further action on the part of any party hereto.

5. Terms and Conditions. The terms and conditions of this **Agreement** shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns.

This **Agreement** shall be recorded in the Anoka County, Minnesota Recorder's office at **Developer's** expense.

This document drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
HKB Law, P.A.
4501 Allendale Dr.
St. Paul, MN 55127

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

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

CITY OF RAMSEY:

By:_____
Ryan Heineman
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ of _____, 2025, by Ryan Heineman and by Brian Hagen, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

.

Pearson Investments, LLC:

By:_____
Bradley Bacon

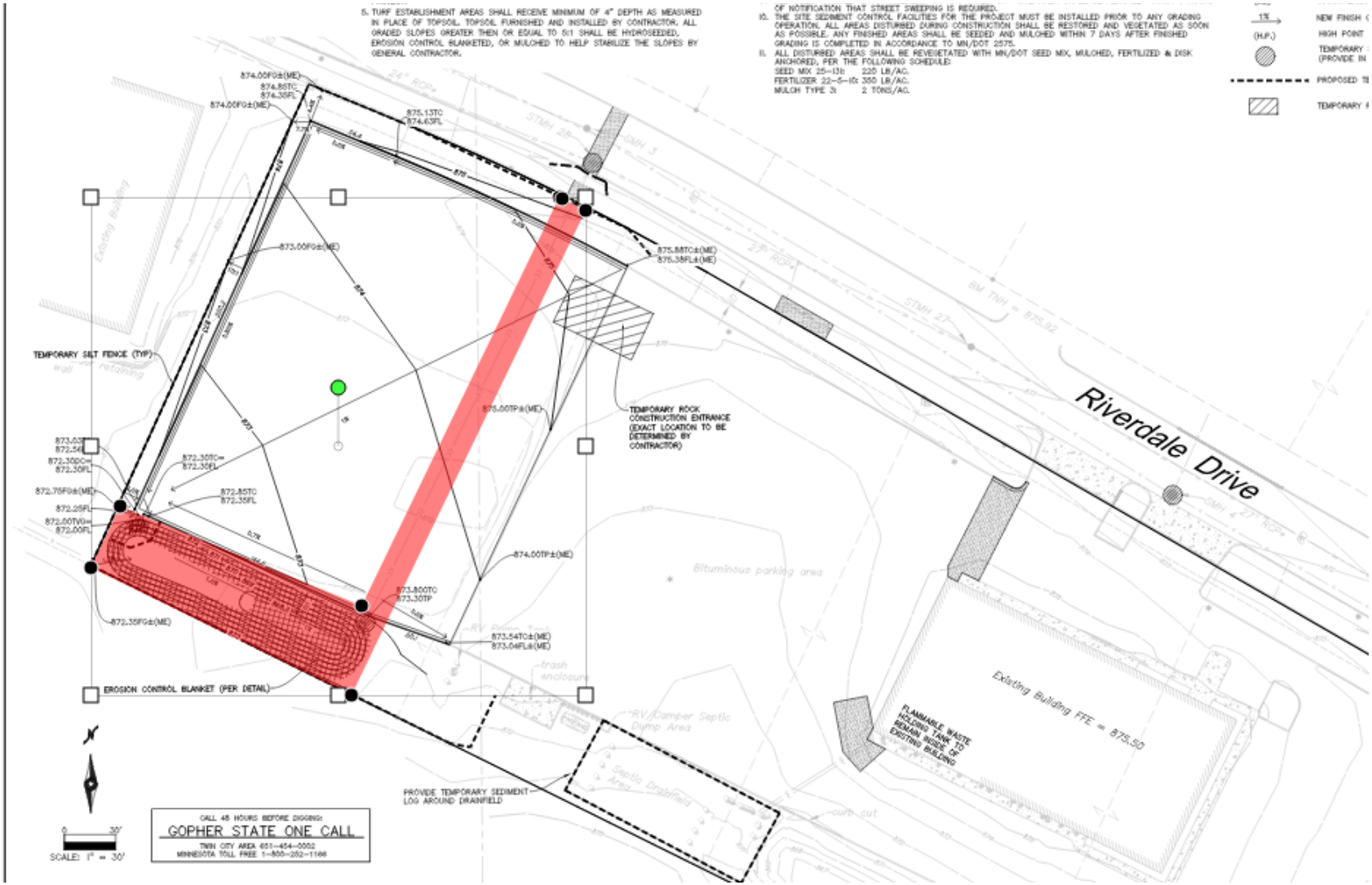
Its: Chief Executive Officer and President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this ____ day of _____, 2025, by Bradley Bacon, the Chief Executive Officer and President of Pearson Investments, LLC, a Minnesota Limited Liability Company (Domestic), on behalf of the company.

_____
Notary Public

EXHIBIT "A"


5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL FURNISHED AND INSTALLED BY CONTRACTOR. ALL GRADED SLOPES GREATER THEN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
OF NOTIFICATION THAT STREET SWEEPING IS REQUIRED.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
11. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
SEED MIX 25-131: 220 LB/AC.
FERTILIZER 22-6-10: 350 LB/AC.
MULCH TYPE 3: 2 TONS/AC.
NEW FINISH
HIGH POINT
PROPOSED
TEMPORARY
Riverdale Drive
TEMPORARY SILT FENCE (TYP.)
TEMPORARY ROCK CONSTRUCTION ENTRANCE (EXACT LOCATION TO BE DETERMINED BY CONTRACTOR)
EROSION CONTROL BLANKET (PER DETAIL)
PROVIDE TEMPORARY SEDIMENT LOG AROUND DRAINFIELD
Existing Building FFE = 875.50
FLAMMABLE WASTE HOLDING TANK TO REMAIN INSIDE OF EXISTING BUILDING
Bituminous parking area
RV/Camper Septic Dump Area
Septic Drainfield Area
trash enclosure
curb cut
874.00FG±(ME)
874.85TC
874.35FL
875.13TC
874.63FL
873.00FG±(ME)
875.88TC±(ME)
875.38FL±(ME)
875.00TP±(ME)
874.00TP±(ME)
873.80DTC
873.30TP
873.54TC±(ME)
873.04FL±(ME)
872.35FG±(ME)
872.35TC
872.35FL
872.85TC
872.35FL
872.30DC
872.30FL
872.75FG±(ME)
872.25FL
872.00TW
872.00FL
SCALE: 1" = 30'
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

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

RESOLUTION #25-064

A RESOLUTION APPROVING A SITE PLAN AND STORMWATER MAINTENANCE AGREEMENT FOR PLEASURELAND RV CENTER – NORTH METRO

RECITALS

1. Pleasureland RV Center – North Metro, hereinafter referred to as the "Permittee", has properly applied for Site Plan approval for a parking lot expansion and utility connections on the property generally known as 7900 Riverdale Drive NW and legally described as follows:

   LOTS 2-6, BLOCK 5 ALPACA ESTATES, Anoka County, Minnesota

   ("Subject Property")

2. That Pearson Investments, LLC is the fee owner of the Subject Property and is a party to the Land Use Application.

3. That the Permittee appeared before the Planning Commission for a public hearing on March 27, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

4. That the Subject Property is zoned B-3 Regional Business District and is guided as Commercial in the 2040 Comprehensive Plan.

5. That the Environmental Policy Board reviewed the natural resources aspects of the project on March 17, 2025, and recommended approval.

6. That the Planning Commission reviewed the Site Plan on March 27, 2025, and recommended approval.

7. That the City Council reviewed the Site Plan and Stormwater Maintenance Agreement on April 8, 2025.

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

That the Ramsey City Council hereby grants approval of the Site Plan and Stormwater Maintenance Agreement for the proposed improvements on the Subject Property, contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City.
2. That the Applicant enter into a Stormwater Maintenance Agreement with the City.
3. Compliance with Staff comments as noted in ProjectDox, including providing a Photometric Plan that complies with City Code Section 106-310 (Lighting).
4. That the Applicant obtains the necessary permits to connect to the City's sanitary sewer and municipal water systems.
5. That if the private well is retained, it can only be used for irrigation purposes and must be completely disconnected from the building.
6. That the Applicant obtains the necessary permit(s) from the Lower Rum River Watershed Management Organization.

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 8th day of April, 2025.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mayor Ryan Heineman and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and Ryan Heineman and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative: Strengthen and enhance our identity, brand and image.

Title

Adopt Resolution #25-072 Proclaiming April 25, 2025, as Arbor Day and the Month of May as Arbor Month

Purpose/Background:

The City of Ramsey has been recognized as a Tree City USA for thirty-three (33) consecutive years (up through and including 2024 activities). One of the standards necessary to obtain this designation is the adoption of an Arbor Day proclamation. At its roots, Arbor Day is a day to encourage and celebrate the planting of trees. In Minnesota, Arbor Day is officially observed on the last Friday of April, which this year is April 25. The State of Minnesota also recognizes the month of May as Arbor Month. The attached resolution serves as the City's official observance of Arbor Day on April 25, 2025, and also recognizes May as Arbor Month.

Time Frame/Observations/Alternatives:

City Staff are planning an Arbor Month planting activity that will serve multiple purposes. First, it satisfies one of the standards to obtain recertification as a Tree City USA. Secondly, it will serve to start replacing lost canopy cover due to Emerald Ash Borer (EAB). The planting activity is tentatively scheduled for May 14, 2025, beginning around 6:00 p.m. and will include planting six (6) or seven (7) trees in the boulevard along 145th Avenue, east of Rhinestone Street (where we had to remove seven [7] ash trees due to EAB).

Funding Source:

This case is being handled as part of staff's regular duties.

Recommendation:

Staff recommends adopting Resolution #25-072 proclaiming April 25, 2025, as Arbor Day and the month of May as Arbor Month.

OutcomeAction:

Motion to adopt Resolution #25-072 proclaiming April 25, 2025, as Arbor Day and the month of May as Arbor Month.

Attachments

Resolution #25-072

Planting Activity Site Location Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 03:57 PM
Form Started By: Chris Anderson		Started On: 03/28/2025 08:39 AM
Final Approval Date: 04/02/2025		

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

RESOLUTION #25-072

RESOLUTION PROCLAIMING APRIL 25, 2025 AS ARBOR DAY AND THE MONTH OF MAY, 2025, AS ARBOR MONTH

WHEREAS, Arbor Day provides an opportunity to celebrate the importance of trees and forests to our economy, culture, history and health; and

WHEREAS, trees are of great value as they aid in providing clean air and water, shade and energy savings, wildlife habitat, recreational opportunities, wood products, and jobs, while also capturing and storing carbon from the atmosphere, thereby offsetting greenhouse gas emissions; and

WHEREAS, many species of trees and shrubs provide critical, early spring food for pollinators; and

WHEREAS, properly planting and caring for a diverse mix of trees makes our community forests more resilient by minimizing the impacts of diseases, insects, and other stressors, while providing long-term community and environmental benefits; and

WHEREAS, thoughtfully choosing, planting, and caring for a diverse mix of trees helps support a more resilient community now and in the future; and

WHEREAS, the City of Ramsey has been recognized for thirty-three (33) consecutive years (through 2024), as a Tree City USA.

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 proclaims April 25, 2025 as Arbor Day.

2) That the Ramsey City Council hereby proclaims the month of May as Arbor Month.

3) That the Ramsey City Council encourages all citizens to plant trees as part of Ramsey's living history, to participate in disease and pest control programs that will ensure an enduring tree canopy, and collaborate with partners and volunteers to develop and implement policies to plant, nurture, protect, and steward our natural diversity.

4) That the Ramsey City Council encourages efforts to enhance species diversity to buffer against disease and/or pest outbreaks, promotes replanting native species and strategically locating plantings for energy savings.

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:

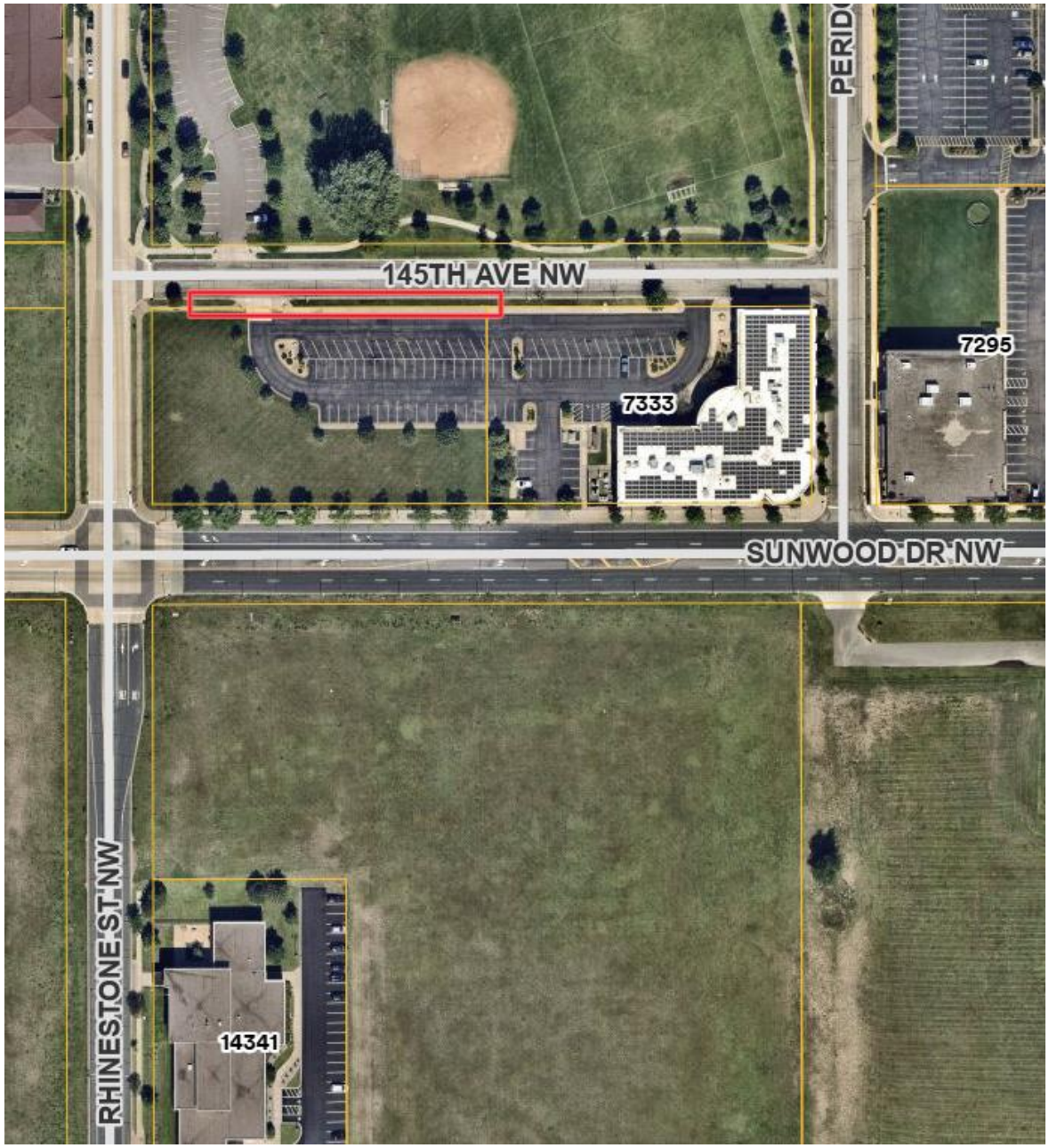
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Arbor Month Planting Activity Location



CC Regular Session

Meeting Date: 04/08/2025

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

Title:

Adopt Resolution #25-074 Accepting Donation of Cash for Park Improvements.

Purpose/Background:

Ramsey resident Raymond Renner has made positive contributions to Ramsey's park system for more than 4 decades—with the most recent philanthropy a $500 cash contribution for the Park Trust Fund to be used for tree(s).

Recommendation:

Staff recommends adopting the Resolution accepting the $500 donation.

Outcome/Action:

Adopt Resolution #25-074 receiving donation of $500 for the Park Trust Fund.

Attachments

Resolution #25-074

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/03/2025 08:29 AM
Brian Hagen	Brian Hagen	04/03/2025 08:53 AM
Form Started By: Mark Riverblood		Started On: 04/01/2025 08:51 AM
Final Approval Date: 04/03/2025		

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

RESOLUTION #25-074

RESOLUTION ACCEPTING CASH DONATION FOR THE CITY OF RAMSEY'S PARK SYSTEM

WHEREAS, MN State Statute 465.03 requires that a city pass a resolution that accepts any donations or grants and

WHEREAS, two-thirds majority of the council members must adopt said resolution to formally accept donation; and

WHEREAS, the City of Ramsey has received a cash donation from Ramsey resident Raymond Renner in the amount of $500;

WHEREAS, the donation will be applied towards the Park Trust Fund and used for adding trees within the park system.

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

1) That the Ramsey City Council hereby accepts the donation made by Raymond Renner in the amount of $500.

2) That the donation shall be applied to new trees for Ramsey's parks.

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 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/08/2025

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

Title:

Adopt Resolution #25-076 Approving Correction of Trail Easement Legal Description for Outlot B, Northfork and Outlot A, Northfork Trail Addition

Purpose/Background:

In 2016, the Northfork Homeowners Association granted a trail easement to the city in a wooded area to the north of that subdivision and generally south of Trott Brook. In December 2024, as part of survey work for clearing and brushing of the trail corridor, a minor error in the legal description was discovered. Adopting Resolution #25-076 authorizes the City Administrator to release the original trail easement and replace and record a trail easement with the correct legal description.

Funding Source:

Funding for preparation of the corrected legal description and recording of the trail easement would be from the 2025 General Fund parks operations budget.

Recommendation:

Staff recommends the adoption of Resolution #25-076.

Outcome/Action:

Adopt Resolution #25-076 Approving Correction of Trail Easement Legal Description for Outlot B, Northfork and Outlot A, Northfork Trail Addition

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Attachments

Resolution #25-076

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/03/2025 01:24 PM
Brian Hagen	Kathy Schmitz	04/03/2025 01:55 PM
Form Started By: Mark Riverblood		Started On: 04/01/2025 09:20 AM
Final Approval Date: 04/03/2025		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-076

RESOLUTION APPROVING CORRECTION OF TRAIL EASEMENT LEGAL DESCRIPTION FOR OUTLOT B, NORTHFORK AND OUTLOT A, NORTHFORK TRAIL ADDITION

WHEREAS, in May of 2016 the City acquired a trail easement for public purposes; and

WHEREAS, in December 2025 during survey work a minor error in that legal description was discovered; and

WHEREAS, to correct the legal description the original trail easement shall be released by the City, and a replacement trail easement described in Exhibit A, recorded in its place; and

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

1) That the City Administrator is hereby directed to release the 2016 trail easement and record the replacement trail easement described in Exhibit A.

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 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A Trail Easement for Outlot B, Northfork and Outlot A, Northfork Trail Addition

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GRANT OF PEDESTRIAN AND BICYCLE TRAIL EASEMENT

This grant of a pedestrian and bicycle trail easement ("Grant") is made this _____ day of _____, 2025, by Northfork Homeowners Association, Inc., a Minnesota nonprofit corporation ("Grantor") to the **City of Ramsey**, a Minnesota municipal corporation ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of real property situated in the County of Anoka, State of Minnesota, legally described as OUTLOT B, NORTHFORK and OUTLOT A, NORTHFORK TRAIL ADDITION, Anoka County, Minnesota (the "Property"); and

WHEREAS, Grantor wishes to grant and dedicate an easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the Property in those areas legally described in **Exhibit A** attached hereto (hereinafter referred to as the "Easement Area").

NOW, THEREFORE, for One Dollar and other good and valuable consideration, the parties agree as follows:

1. Easement Grant and Dedication. Grantor hereby grants, dedicates, and conveys to Grantee, its successors and assigns, a perpetual easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the Easement Area.

2. Construction and Maintenance. Grantee is responsible for all costs to construct and maintain a pedestrian and bicycle trail, and to provide for snow removal and occasional maintenance of grass and vegetation, within the Easement Area, except as otherwise provided herein. Grantor shall not place any structures, trees, vegetation, or other physical impediments within the easement that will interfere with Grantee's right to use the easement as set forth herein.

3. Successors and Assigns. All of the provisions of this instrument, including the benefits and burdens, run with the land and are binding on and inure to the benefit of the heirs, assigns, successors, tenants and personal representatives of the Grantor and Grantee herein.

4. Headings. Paragraph headings used in this instrument are for convenience only, and shall not affect the construction of this Grant.

5. Entire Agreement. This instrument, and the Exhibits attached hereto, constitute the entire understanding of the parties hereto with respect to the transaction contemplated thereby, and supersede all prior agreements and understandings between the parties with respect to the subject matter. No representations, warranties, undertakings or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in the above-referenced documents, or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied on any verbal representations, agreements, or understandings not expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

GRANTOR: Northfork Homeowners Association, Inc.

By:_____

Its: President

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by Kurt J. Kettner, the President of Northfork Homeowners Association, Inc., a Minnesota nonprofit corporation on behalf of the corporation.

_____
Notary Public

GRANTEE: City of Ramsey, a Minnesota municipal corporation

By:_____

Its: Mayor

AND

By:_____

Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by Ryan Heineman and Brian Hagen, the Mayor and City Administrator respectively of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Bolton and Menk, Inc.
7533 Sunwood Drive NW, Suite 206
Ramsey, MN 55303
Telephone: (763) 433-2851

Exhibit A

North - South Trail Easement Description

A 16 foot perpetual easement for public trail over, under and across that part of OUTLOT B, NORTHFORK, according to the recorded plat thereof, Anoka County, Minnesota. The centerline of said easement is described as follows:

> Commencing at the North Quarter corner of Section 18, Township 32, Range 25, said Anoka County; thence on an assumed bearing North 89 degrees 19 minutes 44 seconds West, along the north line of said Section 18 and the north line of said OUTLOT B, a distance of 309.41 feet; thence South 17 degrees 37 minutes 03 seconds West, a distance of 44.98 feet to the point of beginning of the described centerline; thence continue South 17 degrees 37 minutes 03 seconds West, a distance of 23.59 feet; thence southerly a distance of 32.09 feet along a tangential curve concaved to the east having a radius of 50.00 feet, a central angle of 36 degrees 46 minutes 32 seconds; thence South 19 degrees 09 minutes 29 seconds East, tangent to said curve, a distance of 22.35 feet; thence southerly a distance of 47.00 feet along a tangential curve concave to the west having a radius of 75.17 feet, a central angle of 35 degrees 49 minutes 32 seconds; thence South 16 degrees 40 minutes 03 seconds West, tangent to the last described curve, a distance of 15.01 feet; thence southerly a distance of 42.31 feet along a tangential curve concave to the east having a radius of 84.05 feet, a central angle of 28 degrees 50 minutes 25 seconds; thence South 12 degrees 10 minutes 23 seconds East, a distance of 22.61 feet; thence South 08 degrees 53 minutes 22 seconds East, a distance of 66.13 feet; thence southerly a distance of 52.24 feet along a tangential curve concave to the east having a radius of 212.10 feet, a central angle of 14 degrees 06 minutes 41 seconds; thence South 23 degrees 00 minutes 03 seconds East, tangent to the last described curve, a distance of 18.74 feet; thence southerly a distance of 10.27 feet along a tangential curve concave to the west having a radius of 30.00 feet, a central angle of 19 degrees 36 minutes 17 seconds; thence South 03 degrees 23 minutes 46 seconds East, tangent to the last described curve, a distance of 94.29 feet; thence southerly a distance of 49.95 feet along a tangential curve concave to the east having a radius of 232.72 feet, a central angle of 12 degrees 17 minutes 55 seconds; thence South 15 degrees 41 minutes 03 seconds East, a distance of 47.65 feet; thence southerly a distance of 39.38 feet along a tangential curve concave to the west having a radius of 170.14 feet, a central angle of 13 degrees 15 minutes 40 seconds; thence South 02 degrees 26 minutes 02 seconds East, a distance of 41.12 feet to the south line of said OUTLOT B and there terminating.

The side lines of said 16 foot easement are lengthened and shortened to terminate on the south line of said OUTLOT B, NORTHFORK.

And;

East - West Trail Easement Description

A 16 foot perpetual easement for public trail over, under and across that part of OUTLOT B, NORTHFORK and OUTLOT A, NORTHFORK TRAIL ADDITION, according to the recorded plats thereof, Anoka County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northwest corner of Section 18, Township 32, Range 25, Anoka County, Minnesota, the north line of said OUTLOT B has an assumed bearing of North 89 degrees 19 minutes 44 seconds West; thence South 43 degrees 59 minutes 32 seconds East a distance of 56.24 feet, to the west line of said OUTLOT B and to the point of beginning of the described centerline; thence South 89 degrees 11 minutes 44 seconds East a distance of 896.16 feet; thence northeasterly a distance of 46.71 feet along a tangential curve concave to the northeast having a radius of 115.60 feet, a central angle of 23 degrees 09 minutes 00 seconds; thence North 67 degrees 39 minutes 17 seconds East, a distance of 27.79 feet; thence northeasterly a distance of 22.35 feet along a tangential curve concave to the southeast having a radius of 100.00 feet, a central angle of 12 degrees 48 minutes 16 seconds; thence North 80 degrees 27 minutes 33 seconds East, tangent to the last described curve, a distance of 30.04 feet; thence easterly a distance of 44.70 feet along a tangential curve concave to the south having a radius of 65.00 feet, a central angle of 39 degrees 24 minutes 10 seconds; thence easterly a distance of 75.00 feet along a reverse curve concave to the north having a radius of 100.00 feet, a central angle of 42 degrees 58 minutes 19 seconds; thence easterly a distance of 21.82 feet along a reverse curve concave to the south having a radius of 100.00 feet, a central angle of 12 degrees 11 minutes 37 seconds; thence North 89 degrees 05 minutes 01 seconds East, tangent to the last described curve, a distance of 17.23 feet; thence southeasterly a distance of 55.00 feet along a tangential curve concave to the southwest having a radius of 85.00 feet, a central angle of 37 degrees 04 minutes 25 seconds; thence southeasterly a distance of 78.64 feet along a reverse curve concave to the northeast having a radius of 100.00 feet, a central angle of 45 degrees 03 minutes 33 seconds; thence North 81 degrees 05 minutes 53 seconds East, tangent to the last described curve, a distance of 95.69 feet; thence easterly a distance of 25.00 feet along a tangential curve concave to the south having a radius of 75.00 feet, a central angle of 19 degrees 05 minutes 55 seconds; thence easterly a distance of 18.18 feet along a reverse curve concave to the north having a radius of 100.00 feet, a central angle of 10 degrees 24 minutes 49 seconds; thence North 89 degrees 47 minutes 00 seconds East, a distance of 51.74 feet; thence northeasterly a distance of 16.00 feet along a tangential curve concave to the north having a radius of 32.00 feet, a central angle of 28 degrees 38 minutes 52 seconds; thence easterly a distance of 25.39 feet along a reverse curve concave to the south having a radius of 50.00 feet, a central angle of 29 degrees 05 minutes 38 seconds; thence South 89 degrees 46 minutes 15 seconds East, a distance of 63.00 feet; thence northerly a distance of 16.74 feet along a tangential curve concave to the north having a radius of 50.00 feet, a central angle of 19 degrees 09 minutes 51 seconds; thence North 71 degrees 03 minutes 53 seconds East, a distance of 10.78 feet; thence easterly a distance of 26.31 feet along a tangential concave to the south having a radius of 50.00 feet, a central angle of 30 degrees 08 minutes 56 seconds; thence South

78 degrees 47 minutes 10 seconds East, a distance of 26.01 feet; thence easterly a distance of 35.00 feet along a tangential curve concave to the north having a radius of 66.00 feet, a central angle of 30 degrees 23 minutes 03 seconds; thence easterly a distance of 25.39 feet along a reverse curve having a radius of 50.00 feet, a central angle of 29 degrees 05 minutes 29 seconds; thence South 80 degrees 04 minutes 44 seconds East, tangent to the last described curve, a distance of 22.79 feet; thence easterly a distance of 18.25 feet along a tangential curve concave to the north having a radius of 100.00 feet, a central angle of 10 degrees 27 minutes 24 seconds; thence North 89 degrees 27 minutes 52 seconds East, tangent to the last described curve, a distance of 62.08 feet; thence easterly a distance of 14.47 feet along a tangential curve concave to the south having a radius of 100.00 feet, a central angle of 08 degrees 17 minutes 23 seconds; thence South 82 degrees 14 minutes 45 seconds East, tangent to the last described curve, a distance of 20.06 feet; thence easterly a distance of 16.22 feet along a tangential curve concave to the north having a radius of 56.85 feet, a central angle of 16 degrees 20 minutes 56 seconds; thence North 81 degrees 24 minutes 19 seconds East, tangent to the last described curve, a distance of 20.62 feet; thence easterly a distance of 42.78 feet along a tangential curve concave to the south having a radius of 214.94 feet, a central angle of 11 degrees 24 minutes 17 seconds; thence South 87 degrees 11 minutes 24 seconds East, tangent to the last described curve, a distance of 69.80 feet; thence easterly a distance of 17.07 feet along a tangential curve concave to the north having a radius of 100.00 feet, a central angle of 09 degrees 46 minutes 40 seconds; thence easterly a distance of 22.14 feet along a reverse curve concave to the south having a radius of 100.00 feet, a central angle of 12 degrees 41 minutes 15 seconds; thence easterly along a reverse curve a distance of 100.00 feet concave to the north having a radius of 1500.00 feet, a central angle of 03 degrees 49 minutes 11 seconds; thence South 88 degrees 06 minutes 00 seconds East, tangent to the last described curve, a distance of 82.69 feet; thence easterly a distance of 21.56 feet along a tangential curve concave to the north having a radius of 100.00 feet, a central angle of 12 degrees 21 minutes 09 seconds; thence North 79 degrees 32 minutes 51 seconds East, tangent to the last described curve, a distance of 25.39 feet; thence easterly a distance of 14.07 feet along a tangential curve concave to the south having a radius of 50.00 feet, a central angle of 16 degrees 07 minutes 37 seconds; thence South 84 degrees 19 minutes 32 seconds East, tangent to the last described curve, a distance of 34.36 feet; thence South 89 degrees 11 minutes 07 seconds East, a distance of 34.06 feet; thence southeasterly a distance of 25.00 feet along a tangential curve concave to the southwest having a radius of 35.00 feet, a central angle of 40 degrees 55 minutes 32 seconds; thence southeasterly a distance of 27.94 feet along a reverse curve concave to the northeast having a radius of 50.00 feet, a central angle of 32 degrees 01 minutes 05 seconds; thence South 80 degrees 16 minutes 40 seconds East, tangent to the last described curve, a distance of 36.24 feet; thence easterly a distance of 30.95 feet along a tangential curve concave to the north having a radius of 100.00 feet, a central angle of 17 degrees 43 minutes 49 seconds; thence North 81 degrees 59 minutes 31 seconds East, tangent to the last described curve, a distance of 44.41 feet; thence southeasterly a distance of 48.04 feet along a tangential curve concave to the south having a radius of

100.00 feet, a central angle of 27 degrees 31 minutes 36 seconds; thence South 70 degrees 28 minutes 53 seconds East, tangent to the last described curve, a distance of 63.08 feet; thence easterly a distance of 31.84 feet along a tangential curve concave to the north having a radius of 100.00 feet, a central angle of 18 degrees 14 minutes 40 seconds; thence South 88 degrees 43 minutes 33 seconds East, tangent to the last described curve, a distance of 69.81 feet; thence southeasterly a distance of 53.57 feet along a tangential curve concave to the southwest having a radius of 100.00 feet, a central angle of 30 degrees 41 minutes 35 seconds; thence South 58 degrees 01 minutes 58 seconds East, tangent to the last described curve, a distance of 35.53 feet; thence southeasterly a distance of 116.57 feet along a tangential curve concave to the north having a radius of 144.53 feet, a central angle of 46 degrees 12 minutes 49 seconds; thence North 75 degrees 45 minutes 14 seconds East, a distance of 33.63 feet; thence southeasterly a distance of 52.95 feet along a tangential curve concave to the south having a radius of 75.00 feet, a central angle of 40 degrees 27 minutes 12 seconds; thence South 63 degrees 47 minutes 34 seconds East, tangent to the last described curve, a distance of 43.46 feet; thence easterly a distance of 51.31 feet along a tangential curve concave to the north having a radius of 75.00 feet, a central angle of 39 degrees 11 minutes 55 seconds; thence North 77 degrees 00 minutes 31 seconds East, tangent to the last described curve, a distance of 88.17 feet; thence easterly a distance 9.77 feet along a tangential curve concave to the south having a radius of 40.00 feet, a central angle of 13 degrees 59 minutes 36 seconds; thence South 88 degrees 59 minutes 53 seconds East, tangent to the last described curve, a distance of 17.44 feet; thence southeasterly a distance of 16.86 feet along tangential curve concave to the southwest having a radius of 40.00 feet, a central angle of 24 degrees 09 minutes 26 seconds; thence South 64 degrees 50 minutes 27 seconds East, tangent to the last described curve, a distance of 26.22 feet; thence easterly a distance of 15.35 feet along a tangential curve concave to the north having a radius of 25.00 feet, a central angle of 35 degrees 10 minutes 25 seconds; thence North 79 degrees 59 minutes 18 seconds East, a distance of 80.39 feet; thence easterly a distance of 5.48 feet along a tangential curve concave to the south having a radius of 14.75 feet, a central angle of 21 degrees 16 minutes 41 seconds; thence South 78 degrees 44 minutes 10 seconds East, a distance of 22.20 feet; thence easterly a distance of 98.73 feet along a tangential curve concave to the north having a radius of 400.00 feet, a central angle 14 degrees 08 minutes 32 seconds; thence southeasterly a distance of 35.00 feet along a reverse curve concave to the south having a radius of 68.00 feet, a central angle of 29 degrees 29 minutes 26 seconds; thence southeasterly a distance of 35.00 feet along a reverse curve concave to the north having a radius of 250.00 feet, a central angle 08 degrees 01 minutes 17 seconds; thence South 71 degrees 24 minutes 35 minutes East, a distance of 69.26 feet; thence South 65 degrees 03 minutes 57 seconds East, a distance of 33.17 feet; thence easterly a distance of 16.34 feet along a tangential curve concave to the north having a radius of 22.85 feet, a central angle of 40 degrees 58 minutes 26 seconds; thence easterly a distance of 35.22 feet along a reverse curve concave to the south having a radius of 84.98 feet, a central angle of 23 degrees 44 minutes 43 seconds; thence South 82 degrees 17 minutes 39 seconds East, a distance of 209.91 feet; thence northeasterly

a distance of 82.33 feet along a tangential curve concave to the north having a radius of 130.00 feet, a central angle of 36 degrees 17 minutes 15 seconds; thence North 61 degrees 25 minutes 06 seconds East, tangent to the last described curve, a distance of 91.58 feet; thence easterly a distance of 45.00 feet along a tangential curve concave to the south having a radius of 45.00 feet, a central angle of 57 degrees 17 minutes 45 seconds; thence northeasterly a distance of 133.52 feet along a reverse curve concaved to the north having a radius of 95.65 feet, a central angle of 79 degrees 58 minutes 49 seconds; a chord distance of 122.94 feet that bears North 78 degrees 43 minutes 31 seconds East to the south line of PARK 1 of said NORTHFORK TRAIL ADDITION and there terminating.

The side lines of said 16 foot easement are lengthened and shortened to terminate on the west line of said OUTLOT B, NORTHFORK and the south line of PARK 1 of said NORTHFORK TRAIL ADDITION.

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-065 Approving a Site Plan Review for a Solar Energy System on the Ramsey Landfill Property (Cedar Creek Energy)

Purpose/Background:

Cedar Creek Energy (the Applicant) on behalf of Connexus Energy and the State of Minnesota has submitted an application for Site Plan Review for a 4.125 MW AC/5.66 MW DC ground mounted, single axis tracking solar photovoltaic array on an approximately 24-acre portion of the closed Ramsey Landfill grounds. The array will be northwest of the intersection of Sunfish Lake Boulevard NW and Sunwood Drive NW, though not up on the landfill mound. The site is zoned CL--Closed Landfill where solar energy systems are a permitted use subject to a formal site plan review by the Planning Commission and City Council.

Site

The site takes advantage of some natural, previously created, and new berms along the two adjacent roadways to provide screening. These berms have established trees on them in many places. A row of transplanted red cedar trees from the site will fill-in areas where the berms do not provide screening. The site will be secured by a 7-foot tall galvanized woven-wire style fence that will allow small animals to pass through while keeping larger animals, like deer, out. The site will have a gate on the south end for direct access to the site with a second gate to the north for pass-through ability, if needed by larger vehicles.

System

The array will provide power directly into the existing transmission lines, so no batteries will be needed. The system will provide energy during peak daylight hours. There will be some mechanical and transformer equipment in the middle of the array. A small residential-style shed will be located next to this equipment for storage of supplies for maintenance of the site.

Existing Natural Resources Information

From the March 17 EPB meeting report, it was noted that the City's Natural Resources Inventory (NRI) identifies a couple of different native plant communities on the Subject Property as well as an altered/non-native wetland. There is a high quality 'grassland with sparse deciduous trees' that clips the far northwest corner of the Subject Property. The vast majority of this high quality native plant community is west of where the proposed solar array will be installed. However, one (1) bur oak and two (2) red pines will be removed, which are technically within the high quality native plant community. The State of Minnesota actually developed a management plan for this high quality plant community, as it is actually one of the larger remnant oak savannas left in the county. This plant community will be generally unaffected by this project, with only the three (3) aforementioned trees being removed.

There is also a moderate quality oak woodland-brushland native plant community in the southeast corner of the Subject Property. This plant community appears to be outside the construction limits for the project and thus, should be left undisturbed. In the very southeast corner of the Subject Property is a wetland, which also crosses over onto a city-owned parcel at the intersection of Sunfish Lake Boulevard and Sunwood Drive, which is categorized as an altered/non-native plant community. This wetland area is outside the construction limits for this project as well, and therefore, should also be undisturbed as a result of this project. Finally, there is a small wetland within the construction limits and, while it is not identified in the NRI as a native plant community, the solar array will be positioned around the wetland and the 16.5 foot wetland setback.

The Applicant's Vegetation Management Plan is attached to this report. It is their intent to keep the site as natural as possible.

Notification:

Mailed notices were sent to properties within 350 feet of the site. A legal notice was placed in the March 14 Anoka Union Herald Newspaper. A "proposed development" sign was placed at the site.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Adopt Resolution #25-065 as recommended by the Planning Commission.
2. Adopt Resolution #25--065 with any modifications requested by the Council.
3. Deny the Site Plan Review based on certain findings.

Funding Source:

Costs associated with this application are the responsibilty of the Applicant.

Recommendation:

At their meeting on March 27, 2025, the Planning Commission unanimously recommended approval of the Site Plan Review.

Outcome/Action:

Motion to adopt Resolution #25-065 approving a Site Plan Review for a Solar Energy System on the Ramsey Landfill Property.

Attachments

Location Map
Applicant's Narrative
Civil Plans
Electrical Plans
Renderings
Vegetation Management Plan
Resolution #25-065

Form Review

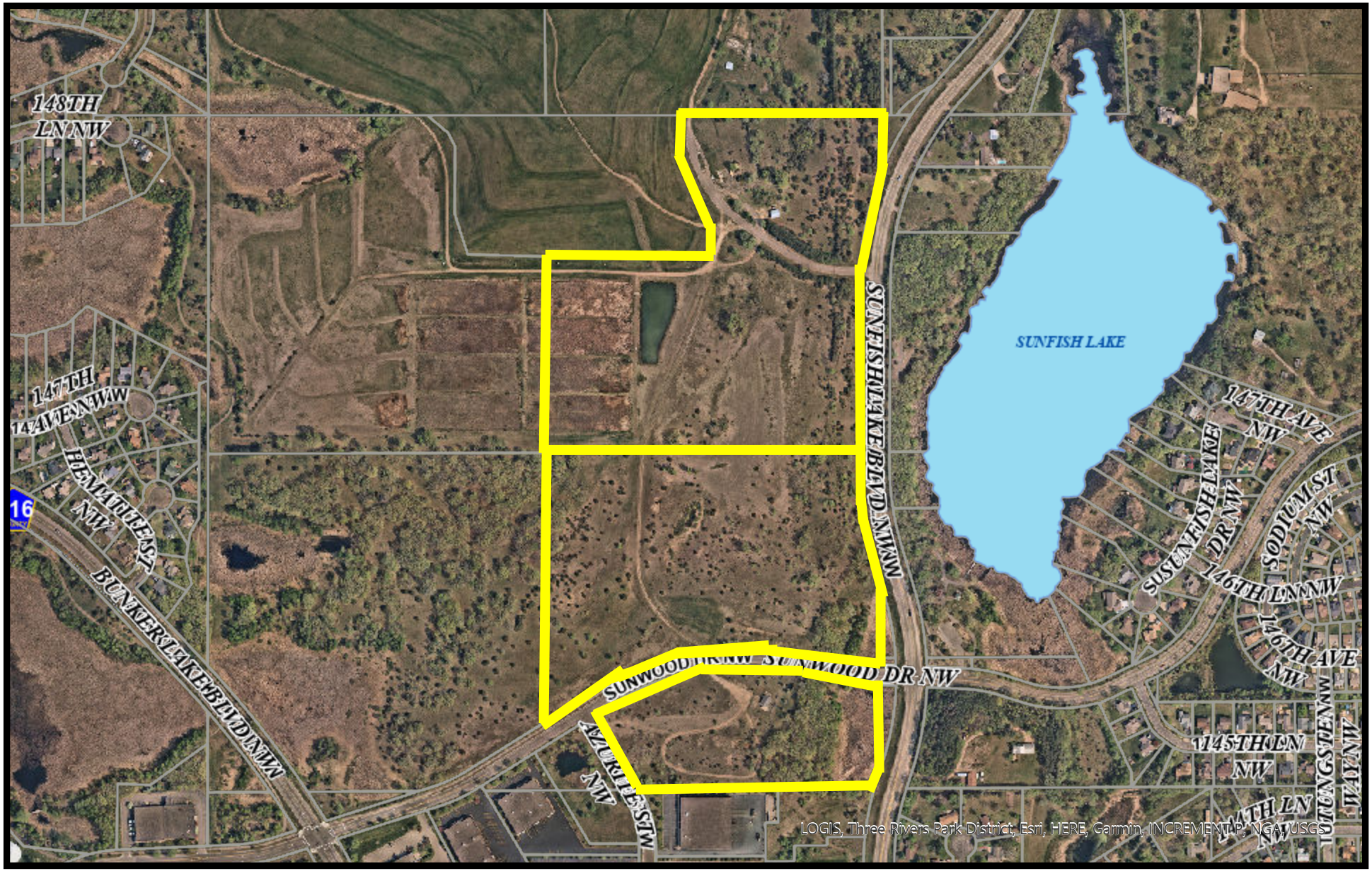
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 04:01 PM
Form Started By: Todd Larson		Started On: 03/28/2025 11:21 AM
Final Approval Date: 04/02/2025		

14730 Sunfish Lake Blvd

27-32-25-11-0004-27-32-25-14-0003

Landfill Solar PV

Site Plan Review



Print Date: January 13, 2025

0 0.040.07 0.15 0.22 0.3 mi

City of Ramsey
Land Use Application
R1 – 2/18/2025
Connexus Anoka-Ramsey Closed Landfill Solar PV

Project Narrative:

Cedar Creek Energy, a local solar developer and EPC, has entered into a 30-year agreement with Connexus Energy, the local utility provider, to develop, construct, and maintain a **4.125 MW AC / 5.046 MW DC** solar array on the **Anoka Ramsey Closed Landfill**. The site, currently owned by the State of Minnesota and managed by the **Minnesota Pollution Control Agency (MPCA) Closed Landfill Division**, was selected by Connexus Energy due to its limited potential for future development. As a closed landfill, the site cannot support traditional construction, making a solar PV system an ideal **secondary use**. The primary function of the site remains serving as a buffer to the landfill while supporting the treatment and remediation of known contaminants from past solid waste operations.

Construction is expected to begin in **spring/early summer of 2025**, with a **Commercial Operation Date (COD) by the end of 2025**. The system will utilize **single-axis tracking technology** to optimize land use and maximize energy production. All energy generated will be sold to Connexus Energy, which will distribute the clean, renewable power to its members throughout its service territory.

The project is expected to take **4-5 months** to complete and will employ **30-40 workers** throughout the construction phase. Wages will comply with the **Inflation Reduction Act (IRA) Prevailing Wage & Apprenticeship guidelines**. Cedar Creek Energy plans to leverage its in-house licensed electricians and staff for the installation, alongside local subcontractors.

Key Project Contacts:

Civil Engineer of Record (PE)
Kyle Crawford, PE
EOR Inc
kcrawford@eorinc.com
612-770-8448 (Cell)

Electrical Engineering of Record (PE)
Mike Herman, PE
Electrical Engineer | Cedar Creek Energy
Mike.Herman@cedarcreekenergy.com
612-799-6900 (Cell)

Project Executive
Alex Gast
COO | Cedar Creek Energy
Alex.Gast@cedarcreekenergy.com
605-520-4903 (Cell)

Project Manager
TJ Wilson
Project Manager | Cedar Creek Energy
TJ@cedarcreekenergy.com
651-395-1515 (Cell)

Permitting Coordinator
Jason Breiland
Permitting Coordinator | Cedar Creek Energy
jason@cedarcreekenergy.com
612-568-1614 (Cell)

To ensure clarity and confirm that all requested items in the **Land Use Application** have been addressed, **Cedar Creek Energy** has provided a **line-by-line response** to each requirement listed in the **Site Plan Review Guide**. Cedar Creek Energy Energy's response is italicized in each subset below for each item. Note if we believed an item to be not applicable, we provided a strike through the line item along with a response below as to why we believe not applicable as it pertains to the proposed solar PV array.

Site Plan Sheet:

1. General Plan Information
    a. Type of use, proposed name, legal description, and property address.
        i. *Proposed name and property address can be found on "PV-0.0 Cover Sheet" (CCE) and "Civil Sheet 1 - Title Sheet" (EOR)*
        ii. *Legal description can be found in ALTA/NSPS Survey, File name:"ALTA Survey"*
    b. The name (s) and address(es) of the landowner (s) and the engineer and/or architect preparing the plans.
        i. *This information can be found on the title sheet of "PV-0.0 Cover Sheet" (CCE) and Civil Sheet 1 - Title Sheet (EOR)*
    c. A property survey certified by a Minnesota-licensed land surveyor.
        i. *ALTA/NSPS Survey, File name:"ALTA Survey" has been conducted and uploaded to the portal. Survey completed by E.G. Rud & Sons, Inc.*
    d. A site plan is accurately scaled, on a standard engineering scale, and dimensioned, specifically showing the location of all buildings.
        i. *See "Civil Sheet 4 - Existing Conditions & Removals"*
    e. The scale of the Plat, date, and north arrow are included on all plan sheets.
        i. *EOR civil drawings and CCE electrical drawings have this incorporated as reasonable to do so. Example spec sheets or detail drawing sheets do not have this called out.*
    f. The building design plan must be certified by a Minnesota-licensed land surveyor and architect or registered engineer, certifying that the design of the building has been prepared under their direct supervision.
        i. *This has been completed*
            1. *Civil – EOR, Kyle Crawford, PE*
            2. *Electrical – CCE, Mike Herman, PE*
            3. *ALTA/NSPS Survey – E.G. Rud & Sons, Inc, Samuel N. Niemela*
    g. The present use and zoning of the subject property and all directly adjacent parcels.
        i. *This is called out on "Civil Sheet 4 - Existing Conditions & Removals"*
    h. If a rezoning is being requested, proposed zoning must also be included.
        i. *CCE believes the property was re-zoned in 2024. A future rezoning is not anticipated as part of this project*
    ~~i. If the site plan pertains to a residential development, the number of residential units and net density for the proposed project must be provided.~~
        i. Not applicable, this is not a residential development

2. Buildings and Structures
    a. Location of all existing and proposed structures and improvements on the property.
        i. *This is called out on "Civil Sheet 4 - Existing Conditions & Removals"*
    b. ~~Site plan details include trash enclosures, loading docks, patios, etc~~.
        i. *Not applicable, this is a solar PV site, not a commercial development*
    ~~c. All townhouse developments must provide the location of the building footprint for each unit on the site plan.~~
        i. *Not applicable, this is a solar PV site, not a townhouse development*

3. Parking Areas, Driveways, and other Impervious Surfacing
    a. Location of all bituminous and concrete surfaces and curbing areas.
        i. *See "Civil Sheet 4 - Existing Conditions & Removals"*
    b. The location and dimensions of vehicular circulation, curb cuts, driveways, drive aisles, and the number of existing and proposed parking spaces.
        i. *No new parking spaces and/or drive aisles are to be constructed as part of this project. The existing road is to be maintained and a construction entrance to be installed. Details on the road can be found on "Civil Sheet 6 - Site Plan"*
    c. Location of site access(es).
        i. *See "Civil Sheet 6 - Site Plan" and also "Civil Sheet 8 - Erosion & Sediment Control"*
    ~~d. Calculations of parking space requirements.~~
        i. *Not Applicable, not an occupied space.*
    ~~e. A parking justification report for uses not specifically listed in the City Code.~~
        i. *Not Applicable, not an occupied space.*
    ~~f. Traffic Generation Analysis, as determined necessary by the City.~~
        i. Not Applicable as the site will not generate permanent additional traffic outside of construction activities
    ~~g. Location, dimensions, and number of ADA parking spaces.~~
        i. *Not Applicable, not an occupied space.*
    ~~h. Location of an accessible path from each ADA parking space to the primary entrance of the principal building.~~
        i. *Not Applicable, not an occupied space.*
    i. Location and dimensions of outside storage or display areas.
        i. *See "Civil Sheet 6 - Site Plan" and also "Civil Sheet 11 - Details 2"*
    j. Dimensions (widths and lengths) of all private streets, driveway, drive aisle, and parking spaces.
        i. *See "Civil Sheet 6 - Site Plan"*
    ~~k. Location and dimensions of all pedestrian circulation, including required connections to adjacent sidewalks and trails.~~
        i. *Not applicable, as this is not an occupied space. Additionally, the existing sidewalk and pedestrian walkway south of the proposed project will remain unchanged. CCE will take necessary precautions during construction to*

ensure the walkway remains unobstructed, clean, and accessible for pedestrians. This is noted on "Civil Sheet 6 - Site Plan"

4. Non-Impervious Surfacing
    a. The location of significant historical and natural features, including, but not limited to, floodplains, wetlands, lakes, rivers, ditches, and woodlands.
        i. *See "Civil Sheet 8 - Erosion & Sediment Control"*
    b. Snow storage locations.
        i. *Snow storage to be considered negligible for this project. The site access road to equipment to be plowed in such a manner as to not interfere with site access, drainage patterns, or operational functionality. Snow will not be removed from the site but will be managed in a manner that prevents impacts on adjacent properties, roadways, and pedestrian pathways.*
5. Setbacks, Calculations, and Construction Staging
    a. Construction staging areas, including locations of waste storage area(s) and construction materials.
        i. *Temporary laydown yard called out on "Civil Sheet 6 - Site Plan"*
    b. Setbacks of all buildings, parking areas, and driveways from all property lines.
        i. *This is called on "Civil Sheet 6 - Site Plan"*
    c. Proposed building(s) square footage calculations.
        i. *proposed project area can be found on "Civil Sheet 4 - Existing Conditions & Removals"*
    d. The subject property square footage and acreage calculations.
        i. See "Civil Sheet 4 - Existing Conditions & Removals"
    e. Building coverage calculation in square feet and total percentage.
    f. Impervious and building surface calculation in square feet and total percentage.
        i. *See file name "SWPPP"*
    ~~g. Green space calculation in square feet and total percentage.~~
        i. *Site is a solar PV array. The site to maintain is grass seeding under and around with low growth pollinator seed mix. We have excluded this item as "green space" typically relates to occupied structure, which this is not*

Landscape Plan/Tree Preservation Plan:

1. Survey of existing tree cover prepared by an International Society of Arboriculture (ISA) certified arborist that shall include the following information:
    a. Location of proposed lots and building pads.
        i. *See "Civil Sheet 6 - Site Plan"*
    b. Tree species, diameter (dbh), condition (healthy, dead or diseased). Any development involving Oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary Plat.
        i. *See "Civil Sheet 5 - Tree Preservation Plan"*
        ii. *Also See details on "Civil Sheet 9 - Restoration Notes" for protecting existing trees*
    c. Soil conditions.

i. *Soil conditions can be found in both the file name "SWPPP" and also in the file name "Geotechnical Report"*

d. Existing contour data for the entire property with vertical contour data consistent with City standards for all areas to be distributed by proposed tree removal operations, extending for a distance of at least 50 feet beyond the limits of the proposed Plat. Elevations may be based on U.S. Geological Survey Data.
   i. *Contour data has been provided on each Civil sheet with module overlay and/or tree removal*

e. Proposed tree removal limits. Any clearing of Oak stands shall be performed prior to April 15 or after July 15 of each season.
   i. *See sheet "Civil Sheet 5 - Tree Preservation Plan"*

f. Proposed number, species, and size of trees and shrubs to be planted.
   i. *Tree data found in attached file name: "Civil Sheet 5 - Tree Preservation Plan"*
   ii. *Seeding & Vegetation management Plan in attached file name: "Vegetation Management Plan"*
   iii. *Additionally, 3D renderings have been provided. See files "Rendering 1" through "Rendering 5), a total of 5 sheets have been uploaded*

~~2. All irrigation systems must have an approved backflow device installed in the irrigation enclosure. Irrigation enclosure location and construction materials are subject to the approval of The City Engineering Department. Further, all new or updated systems must install a rain sensor device to stop irrigation during rain events.~~

a. *Not Applicable, no irrigation or City water to be provided into the site*

Utility Plan:

1. Locations and widths of existing and proposed utility easements.
    a. *Existing easements can be found in the ALTA/NSPS Survey, uploaded File name: "ALTA Survey" Additionally, "Civil Sheet 4 - Existing Conditions & Removals" calls this out*
    b. *New easements for the Connexus Energy circuit into the site can be found on uploaded file name: "PV-1.2 ALTA w. Site Plan"*
2. Location, width, size, type, and invert elevations of existing and proposed sanitary sewers, water mains, storm sewers, culverts, manholes, lift stations, hydrants, valves, private septic systems, private wells, and any other underground facilities within the Plat and to a distance of 100 feet beyond shall be shown.
    a. *See Sheet "Civil Sheet 4 - Existing Conditions & Removals"*
3. ~~Location and size of utility laterals and irrigation taps. The connection to the City municipal water system must be constructed of ductile iron piping with a gate valve on the street for operation. The size of irrigation meters is subject to the approval of The City Engineering Department.~~
    a. *Not Applicable, no irrigation or City water to be provided into the site*

Grading & Drainage Plan:

1. A topographical map and grading plan.
    a. *See "Civil Sheet 7 - Grading & Drainage Plan"*
    b. *See "StormwaterDrainageReport"*
2. Project water usage calculations using Minnesota Pollution Control Agency and/or Minnesota Department of Health guidelines.
    a. *See file "SWPPP" along*
3. Topographic data, including contours at vertical intervals of not more than two feet, except that a one-foot vertical interval shall be shown where the horizontal contour interval is 100 feet or more. Watercourses, lakes, wetlands, limits of flood plains, and other significant physical features shall be delineated. The ordinary high-water elevation and 100-year Flood Plain elevation shall be identified. United States Geological Survey (USGS) datum survey shall be used for topographic mapping. The slope must be calculated if along the Mississippi or Rum Rivers.
    a. *Topographic data has been provided on civil drawings*
    b. *Currently no FEMA flood zones exist in this area. See document "No FEMA Flood Zone - Landfill Site*
4. Soil data, including classification of all surface soils, per the Soil Conservation Service Classification system and logs of borings sufficient in number and depth to establish the elevation of the water table and soil types throughout the Plat.
    a. *Geotechnical report has been uploaded to the portal File Name: "Geotechnical Report"*
    b. *EOR has reviewed Geotechnical Report and has integrated it as part of their SWPPP*
5. ~~The soil types shall be identified if the site is to be serviced with on-site systems. For each lot having less than 30,000 square feet of Class I soils, the location of a septic field and alternative field must be identified.~~

   a. *Not Applicable, no septic filed present nor one proposed*
6. Locations and invert elevations of storm sewers, drainage ditches, and culverts within the Plat and 100 feet beyond the Plat.
   a. *See "Civil Sheet 4 - Existing Conditions & Removals"*
7. The drainage area map of existing Subdivisions shows the acreage of each drainage area (existing and proposed), as well as the pre-development and post-development runoff rate, in cfs, for the 10-year and 100-year storm events.
   a. *See file "SWPPP"*
   b. *See file "StormwaterDrainageReport"*
8. Pre and post runoff calculations.
   a. *See file "SWPPP"*
   b. *See File "StormwaterDrainageReport"*
9. ~~The size and type of each storm sewer facility are proposed~~.
   a. *Not Applicable, no storm sewer being proposed*
10. Proposed method of disposing of surface water drainage and conveying surface water drainage within and beyond the limits of the Plat to publicly owned or controlled drainage facilities or storm sewers.
   a. *See file "SWPPP"*
11. Drainage and utility easements
   a. *Drainage and utility easements can be found in both the "ALTA" and on "Civil Sheet 4 - Existing Conditions & Removals"*

Lighting Plan:

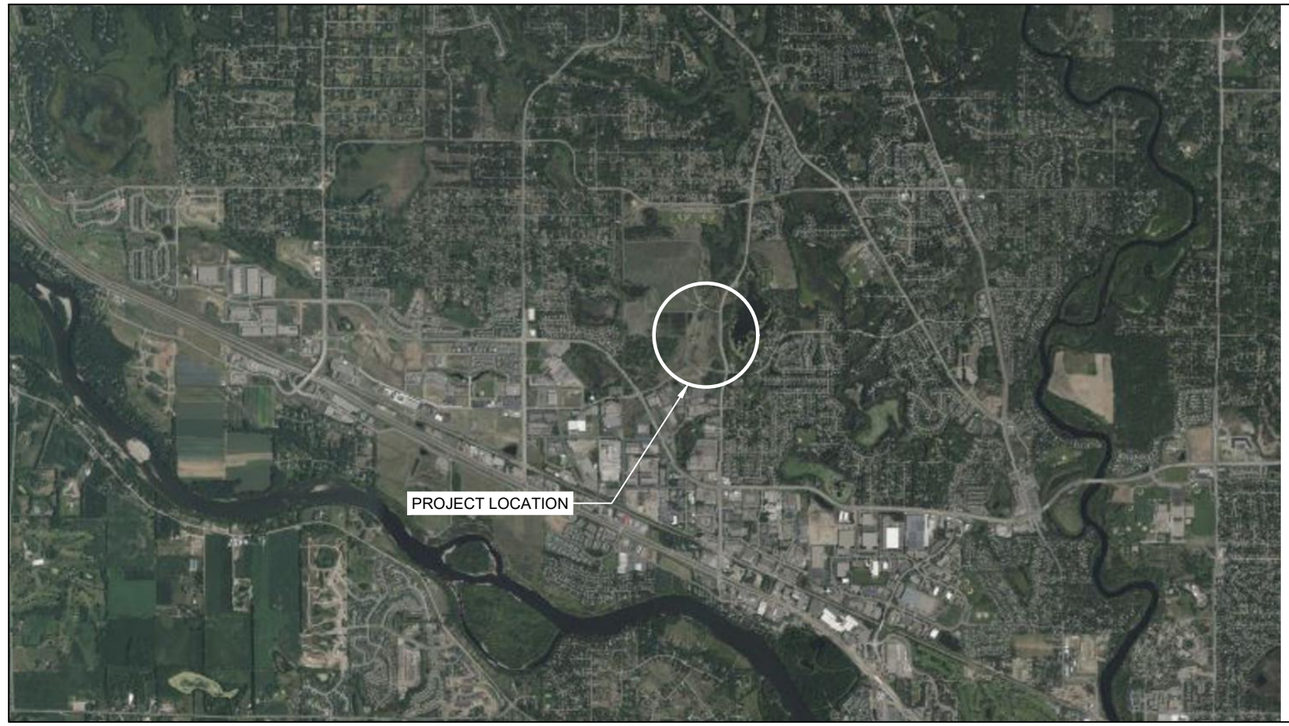
1. ~~Exterior lighting locations, specifications, and diagrams of lighting fixtures for the building, parking area, site entrances, and site in general.~~
2. ~~Shop drawings of light fixtures.~~
3. ~~Photometric calculations extending to property lines~~.

No new site lighting is required as part of this project.

Building Elevation Plan:

1. Building elevation plan that includes the height and the proposed exterior building materials for all structures. A color rendering must be provided at the Planning Commission and City Council meetings.
   a. *4 rendering and a key for rending location have been provided, file names are as follows:*
      i. *Rendering 1 - View 1*
      ii. *Rendering 2 - View 2*
      iii. *Rendering 3 - View 3*
      iv. *Rendering 4 - View 4*
      v. *Rendering 5 - View Locations*

Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	NOTES & SEQ
03	ALTA SURVEY (DONE BY OTHERS)
04	EXISTING CONDITIONS AND REMOVALS PLAN
05	TREE PRESERVATION PLAN
06	SITE PLAN
07	GRADING & DRAINAGE PLAN
08	EROSION & SEDIMENT CONTROL AND RESTORATION PLAN
09	RESTORATION NOTES
10	DETAILS SHEET 01
11	DETAILS SHEET 02

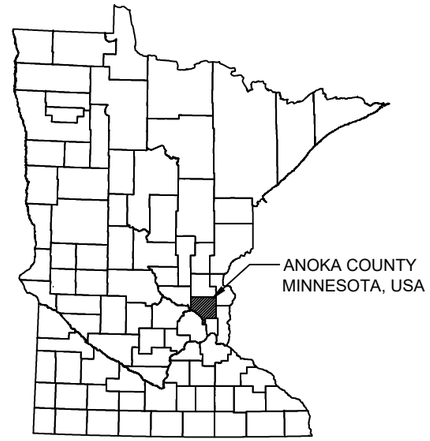


CEDAR CREEK ENERGY

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

IFPR - ISSUED FOR PERMIT REVIEW



PROJECT LOCATION, REFERENCE MAP

LEGEND

FEATURE	EXISTING	PROPOSED
SILT FENCE		SF
GUY WIRE	G	
BURIED ELECTRIC LINES	E-U	
BURIED TELEPHONE	T-U	
GAS LINE	G	
CHAIN LINK FENCE	X X X X	XC
PERIMETER FENCE		
CONTOUR		
SEDIMENT LOGS		
DRAINAGE FLOW ARROWS		
LEASE BOUNDARY		
CONSTRUCTION LIMITS		
EASEMENT		
EXISTING LIGHT POLE		
EXISTING WATER LINE		
EXISTING FIELD ROAD		
CONSTRUCTION EXIT		
SOIL RETENTION BLANKET		

LANDOWNER NAME AND ADDRESS

MINNESOTA STATE OF
IN CARE OF: PCA CLOSED LANDFILL PROG UNIT
520 LAFAYETTE RD N
ST PAUL MN 55155

GENERAL NOTES

EXISTING UTILITIES

THE LOCATION OF UNDERGROUND FACILITIES AND/OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.

THE SUBSURFACE UTILITY INFORMATION SHOWN IS UTILITY QUALITY LEVEL D, AS DETERMINED USING THE GUIDELINES OF "CI/ASCE 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

CONSTRUCTION NOTE

CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN OPERATION OF EXISTING UTILITIES THROUGHOUT THE DURATION OF THE PROJECT. IN THE EVENT THAT AN INTERRUPTION OF SERVICE IS UNAVOIDABLE IN ORDER TO COMPLETE THE WORK, CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO ALL AFFECTED ENTITIES A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF ANY INTERRUPTION.

GOVERNING SPECIFICATIONS

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

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

GOPHER STATE ONE-CALL

IT IS THE LAW THAT ANYONE EXCAVATING AT ANY SITE MUST NOTIFY GOPHER STATE ONE CALL (GSOC) SO THAT UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE OR OTHER UTILITY LINES CAN BE MARKED ON OR NEAR YOUR PROPERTY BEFORE ANY DIGGING BEGINS. A 48-HOUR NOTICE, NOT INCLUDING WEEKENDS, IS REQUIRED. CALLS CAN BE MADE TO GSOC AT 1-800-252-1166 OR (651) 454-0002, MONDAY THROUGH FRIDAY (EXCEPT HOLIDAYS) FROM 7 A.M. TO 5 P.M.

water ecology community
EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

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

KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
02/18/2025	1	IFPR - ISSUED FOR PERMIT REVIEW
03/10/2025	2	IFPR UPDATED PER CITY REVIEW COMMENTS
	3	
	4	
	5	
	6	

DESIGNED BY: ERK
DRAWN BY: BMP
CHECKED BY: KDC

EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR
RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

TITLE SHEET

Plot Date: 03/10/2025
Plotted by: Kyle D. Crawford
Xrefs: 401518_0020_Edgelines ; Images: J:\7_Images\811 ...\...\...\0014_CSG_CEF_Mankato\09_GIMS\Images\CEADAR CREEK LOGO J:\7_Images\GSOCLogo_2019 V:\Crawford\Signature\Kyle D. Crawford
Data Name: J:\...\Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheets\01518_0020_Title.dwg

GENERAL SITE WORK NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL (1-651-454-0002 METRO AREA, 1-800-252-1166 OUT STATE)
2. VERIFY HORIZONTAL LOCATION AND ELEVATION WHERE A CONNECTION TO EXISTING PAVEMENT, STRUCTURE, PIPE OR OTHER SITE FEATURE IS TO BE MADE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. REFERENCE TO MNDOT SPECIFICATIONS SHALL MEAN DIVISIONS II AND III OF THE 2020 SPECIFICATIONS FOR CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY APPROPRIATE ADDITIONAL PERMITS. THIS MAY INCLUDE FOR DEWATERING, BURNING, OR OTHER GRADING ACTIVITIES.
5. SNOW REMOVAL WILL BE COMPLETED ON A NEEDED BASIS. SNOW TO REMAIN ONSITE, PLOWED TO THE EDGE OF THE ACCESS ROAD. NO SNOW IS TO BE REMOVED FROM THE SITE.

GENERAL UTILITY NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANOKA COUNTY AND CITY OF RAMSEY REQUIREMENTS.
3. UTILITY TRENCHES SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698.78 OR AASHTO T-99) FROM THE PIPE ZONE TO WITHIN THREE FEET OF THE GROUND SURFACE AND 100% STANDARD PROCTOR IN THE UPPER THREE FEET UNDER WALKS AND PAVEMENTS, AND 90% STANDARD PROCTOR IN LANDSCAPE AREAS.
4. FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.

STORM SEWER NOTES

1. STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH MNDOT 2501-2511 SPECIFICATIONS.
2. APPROXIMATE PIPE LENGTHS ON THE PLAN INCLUDE THE APRON SECTION.

STORMWATER POLLUTION PREVENTION NOTES

1. THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENTS AND AS SHOWN ON PLANS.
2. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT AT ½ CAPACITY FROM BMPS DURING THE DURATION OF CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
3. CONTRACTOR TO ADHERE TO ALL TOWNSHIP AND COUNTY PERMIT REQUIREMENTS, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER COMPLETION OF GRADING OF AN AREA.
4. ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF A WATER OF THE STATE OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A WATER OF THE STATE MUST BE STABILIZED WITHIN 24 HOURS.
5. ALL CONSTRUCTION ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK (OR APPROVED EQUAL) ACROSS FULL WIDTH FROM ENTRANCE POINT TO 50 FEET INTO THE CONSTRUCTION ZONE.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, COUNTY, AND STATE REQUIREMENTS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES, SEDIMENT CONTROL LOGS, ETC. DURING THE DURATION OF THE CONSTRUCTION.
8. MAINTAIN EXISTING EROSION CONTROL. RE-ESTABLISH ANY EXISTING EROSION CONTROL DISTURBED BY CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES AS REQUIRED FOR CONSTRUCTION.
10. REMOVE ALL EROSION CONTROL MEASURES AFTER THE WORK HAS BEEN ACCEPTED BY THE COUNTY, STATE, AND PROJECT ENGINEER.
11. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS WITHIN 24 HOURS OF NOTICE IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENTS.
12. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
13. STOCKPILED SOIL IS ONLY PERMITTED IN APPROVED LOCATION(S) AT SLOPES EQUAL TO OR FLATTER THAN 2h:1v. ALL STOCKPILED SOILS SHALL BE PROTECTED WITH TWO ≥ 6" DIAMETER COMPOST/ROCK LOGS AND DAILY SURFACE PROTECTION.
14. NO RE-FUELING OF TRUCK AND CONSTRUCTION EQUIPMENT IS PERMITTED ANYWHERE ON SITE EXCEPT IN THE VICINITY OF FIELD APPROVED STAGING AREA(S). A CONSPICUOUSLY LABELED SPILL KIT MUST BE ON SITE AND BE KEPT IN THE VICINITY OF THE STAGING AREA(S).
15. TRUCK AND CONSTRUCTION VEHICLE WASHING AND DEGREASING IS PROHIBITED ON SITE. CONSTRUCTION EQUIPMENT MUST BE THOROUGHLY CLEANED PRIOR TO ACCESSING THE SITE TO LIMIT THE SPREAD OF INVASIVE SPECIES.
16. NO HAZARDOUS MATERIALS (OIL, GAS, FLUIDS, PAINTS, LUBRICANTS, ETC.) ARE TO BE STORED ON SITE.
17. CONCRETE AND OTHER WASHOUT LIQUIDS SHALL BE CONTAINED IN A LABELED FACILITY. NO WASHOUT MATERIAL SHALL DISCHARGE TO GROUND OR PAVEMENT SURFACES.
18. ANY SEDIMENT REMAINING IN PLACE AFTER THE EROSION CONTROL DEVICE IS NO LONGER REQUIRED SHALL BE GRADED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX AS NOTED ON THE PLANS.
19. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. CONTRACTOR SHALL STOCKPILE TOPSOIL AND GRANULAR FILL AT SUITABLE LOCATIONS AS DETERMINED BY CONTRACTOR.
20. EXISTING GRANULAR MATERIALS SHALL BE SEGREGATED AND STOCKPILED FOR REUSE ON-SITE.
21. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ON-SITE TOPSOIL TO PROVIDE A UNIFORM THICKNESS OF AT LEAST 6 INCHES ON ALL GRADED AREAS.
22. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
23. GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION, LEAVE SITE READY FOR SUBBASE.
24. FINAL GRADING TOLERANCES ARE ±0.1 FEET OF PLAN GRADES. OVERFLOW SPILLWAYS ARE TO BE GRADED TO WITHIN ±0.05 FEET OF GRADE PLANS, UNLESS NOTED OTHERWISE.
25. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE. DISPOSAL SHALL BE DONE IN A MANNER THAT MEETS ALL APPLICABLE REGULATIONS.
26. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES, WHICH PROVIDE POSITIVE GRADE AND PREVENT PONDING IN LOWER AREAS.
27. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET INSTALLED OR MAY BE HYDROSEEDED WITH BONDED FIBER MATRIX (BFM).

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE ENGINEER DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, IRRIGATION SYSTEM, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS.
5. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING OF WORK.

GENERAL EARTHWORK NOTES

1. EARTHWORK ASSUMPTIONS:
   - 1.1. SEE CONTRACT DOCUMENTS FOR INCLUSIONS, INCLUDING BUT NOT LIMITED TO MEASUREMENT & PAYMENT.
   - 1.2. ALL ON-SITE TOPSOIL INCLUDES ARE PLAN (P) QUANTITIES.
   - 1.3. TOPSOIL, ON-SITE INCLUDES A SUBCUT OF 4" DEEP FOR SOIL HANDLING IN ADDITION TO CUT TO FILL, AND AS SUCH IS INCLUDED IN QUANTITY FOR COMMON EXCAVATION. TOPSOIL RESPREAD SHALL BE A MINIMUM OF 4".
2. AGGREGATE QUANTITY DOES NOT INCLUDE ADDITIONAL VOLUME OF MATERIAL TO ACHIEVE COMPACTION.

Item No.	MnDOT Ref #	Item	Estimated Quantity	Units
1	2021.501	MOBILIZATION	1	LS
2	2101.502	CLEARING	163	EA
3	2101.502	GRUBBING	163	EA
4	2106.507	COMMON EXCAVATION 143 CY CUT;989 CY FILL; NET 846 CY FILL)	989	CY
5	2118.507	AGGREGATE SURFACING CLASS 5 (CV)	451	CY
6	2521.518	CONCRETE EQUIPMENT PAD	1	LS
7	2557.502	20' VEHICULAR GATE, CHAIN LINK	2	EA
8	2557.503	PERIMETER FENCE, WOVEN WIRE	4370	LF
9	2571.502	TRANSPLANT TREE	24	EA
10	2573.501	EROSION CONTROL SUPERVISOR	1	LS
11	2573.501	STABILIZED CONSTRUCTION EXIT: FURNISH, INSTALL, MAINTAIN AND REMOVE	1	LS
12	2573.503	SILT FENCE: FURNISH, INSTALL, MAINTAIN, AND REMOVE	2365	LF
13	2575.505	SEEDING	24.5	AC
14	2575.608	SEED MIXTURE SPECIAL (NRS NATIVE MIX @ 13.29 LB / ACRE)	325	LB
15	2575.509	MULCH MATERIAL, TYPE 3 CRIMPED STRAW @ 2 TON / ACRE	49	TON

water ecology community
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KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
02/18/2025	1	IFPR - ISSUED FOR PERMIT REVIEW
03/10/2025	2	IFPR UPDATED PER CITY REVIEW COMMENTS
	3	
	4	
	5	
	6	

DESIGNED BY: ERK
DRAWN BY: BMP
CHECKED BY:KDC
EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

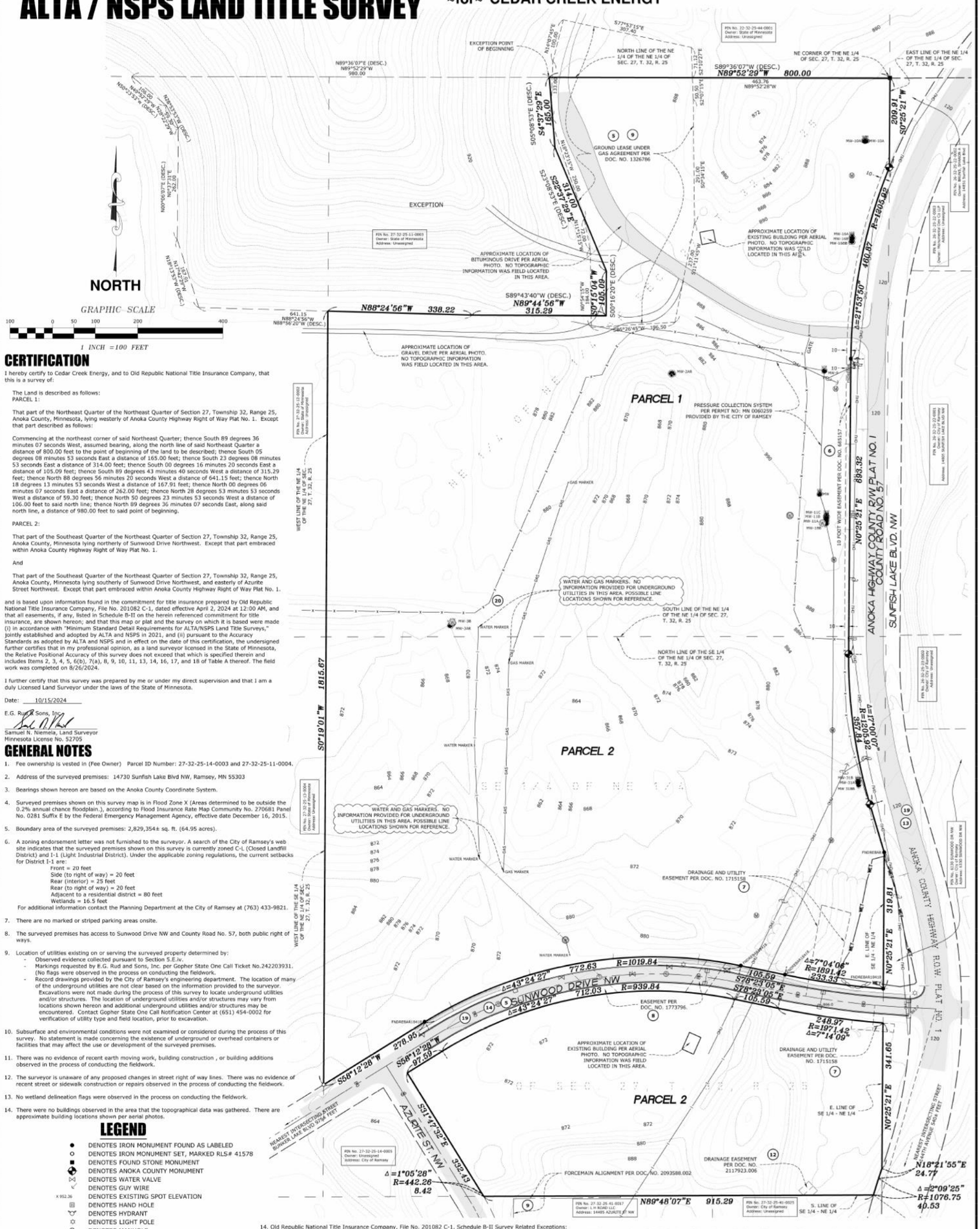
NOTES & SEQ

SHEET 02 OF 11

Plot Date: 03/10/2025
Drawing Name: X:\2Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheet\01518_0020_Title.dwg
Xrefs: 401518_0020_Edgelines ; Images: J:\Y_Images\811_...\...\...\0014_CSG_CEF_Markets\09_GIMS\Images\CEDAR CREEK LOGO J:\Y_Images\GSOCLogo_2019 V:\Crawford\Signature\Kyle D. Crawford

Plot Date: 03/09/2025
Drawing name: X:\Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheets\01518_0020_Title.dwg
Xrefs: 401518_0020_Edgelines ; Images: J:\7_Images\811 ..\..\..\..\0014_CSG_CEF_Mankato\09_GIMS\Images\CEADAR CREEK LOGO J:\7_Images\GSOCLogo_2019 V:\Crawford\Signature\Kyle D. Crawford

ALTA / NSPS LAND TITLE SURVEY ~for~ CEDAR CREEK ENERGY


EXCEPTION POINT OF BEGINNING
NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 27, T. 32, R. 25
NE CORNER OF THE NE 1/4 OF SEC. 27, T. 32, R. 25
EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 27, T. 32, R. 25
N89°36'07"E (DESC.)
N89°52'29"W
980.00
S89°36'07"W (DESC.)
N89°52'29"W 800.00
463.76
N89°52'28"W
S05°08'53"E (DESC.)
S43°20'00"E
195.00
S22°47'29"E
314.00
S27°53'15"E
307.40
GROUND LEASE UNDER GAS AGREEMENT PER DOC. NO. 1326786
EXCEPTION
APPROXIMATE LOCATION OF BITUMINOUS DRIVE PER AERIAL PHOTO. NO TOPOGRAPHIC INFORMATION WAS FIELD LOCATED IN THIS AREA.
APPROXIMATE LOCATION OF EXISTING BUILDING PER AERIAL PHOTO. NO TOPOGRAPHIC INFORMATION WAS FIELD LOCATED IN THIS AREA.
PIN No. 27-32-25-11-0003 Owner: State of Minnesota Address: Unassigned
PIN No. 22-32-25-44-0001 Owner: State of Minnesota Address: Unassigned
PIN No. 27-32-25-12-0002 Owner: Unassigned Address: Unassigned
PIN No. 27-32-25-13-0001 Owner: Unassigned Address: Unassigned
PIN No. 28-32-25-23-0003 Owner: Unassigned Address: Unassigned
PIN No. 28-32-25-22-0001 Owner: City of Ramsey Address: 14541 Sunfish Lake Blvd
PIN No. 28-32-25-21-0001 Owner: City of Ramsey Address: 14601 SUNFISH LAKE BLVD NW
PIN No. 34-32-25-31-0001 Owner: City of Ramsey Address: Unassigned
PIN No. 34-32-25-34-0001 Owner: City of Ramsey Address: 14701 SUNFISH LAKE BLVD NW
PIN No. 27-32-25-14-0003 Owner: Unassigned Address: City of Ramsey
PIN No. 27-32-25-41-0017 Owner: L H ROAD LLC Address: 14485 AZURITE ST NW
PIN No. 27-32-25-41-0025 Owner: City of Ramsey Address: Unassigned
PIN No. 17-119-22-14-0008 Owner: City of X Address: Unassigned
PARCEL 1
PARCEL 2
PRESSURE COLLECTION SYSTEM PER PERMIT NO: MN 0060259 PROVIDED BY THE CITY OF RAMSEY
10 FOOT WIDE EASEMENT PER DOC. NO. 685157
ANOKA HIGHWAY COUNTY R/W PLAT NO. 1
COUNTY ROAD NO. 57
SUNFISH LAKE BLVD. NW
ANOKA COUNTY HIGHWAY R.O.W. PLAT NO. 1
SUNWOOD DRIVE NW
AZURITE ST. NW
WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 27, T. 32, R. 25
WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC. 27, T. 32, R. 25
SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 27, T. 32, R. 25
NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC. 27, T. 32, R. 25
E. LINE OF SE 1/4 - NE 1/4
S. LINE OF SE 1/4 - NE 1/4
WATER AND GAS MARKERS. NO INFORMATION PROVIDED FOR UNDERGROUND UTILITIES IN THIS AREA. POSSIBLE LINE LOCATIONS SHOWN FOR REFERENCE.
DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 1715158
EASEMENT PER DOC. NO. 1773796.
DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 1715158
DRAINAGE EASEMENT PER DOC. NO. 2117923.006
FORCEMAIN ALIGNMENT PER DOC. NO. 2093588.002
APPROXIMATE LOCATION OF GRAVEL DRIVE PER AERIAL PHOTO. NO TOPOGRAPHIC INFORMATION WAS FIELD LOCATED IN THIS AREA.
APPROXIMATE LOCATION OF EXISTING BUILDING PER AERIAL PHOTO. NO TOPOGRAPHIC INFORMATION WAS FIELD LOCATED IN THIS AREA.
NEAREST INTERSECTING STREET RIVER LANE NW 0.09 MI 478 FT
NEAREST INTERSECTING STREET 145TH AVENUE 0.40 MI 2107 FT
N88°24'56"W 338.22
S89°43'40"W (DESC.)
N89°44'56"W
315.29
S00°15'04"W
105.09
S00°16'20"E (DESC.)
S00°26'45"W 196.50
641.15
N89°24'56"W
N88°56'20"W (DESC.)
S0°19'01"W 1815.67
N0°25'21"E 883.32
N0°25'21"E 319.81
N0°25'21"E 341.65
N0°25'21"E
209.91
S0°25'21"W
480.87
R=1205.92
Δ=27°53'30"
Δ=2°11'00"
R=1305.92
49.83
Δ=7°04'06"
R=1691.42
233.35
Δ=43°24'27"
772.63
R=1019.84
712.03
R=939.84
S76°23'05"E
105.69
S76°23'05"E
106.59
248.97
R=1691.42
Δ=7°14'09"
278.95
S56°12'28"W
97.59
S56°12'28"W
S31°47'32"E
392.43
Δ=1°05'28"
R=442.26
8.42
N89°48'07"E 915.29
N18°21'55"E
24.77
Δ=2°09'25"
R=1076.75
40.53
GATE
MW-10A
MW-10B
MW-10C
MW-11A
MW-11B
MW-11C
MW-19A
MW-19B
MW-19C
MW-20A
MW-20B
MW-20C
MW-21A
MW-21B
MW-21C
MW-31A
MW-31B
MW-31C
MW-32A
MW-32B
MW-32C
MW-33A
MW-33B
MW-33C
MW-34A
MW-34B
MW-34C
MW-35A
MW-35B
MW-35C
MW-36
MW-36A
MW-36B
MW-36C
MW-37A
MW-37B
MW-37C
MW-38
MW-38A
MW-38B
MW-38C
MW-39A
MW-39B
MW-39C
MW-40A
MW-40B
MW-40C
MW-41A
MW-41B
MW-41C
MW-42A
MW-42B
MW-42C
MW-43A
MW-43B
MW-43C
MW-44A
MW-44B
MW-44C
MW-45A
MW-45B
MW-45C
MW-46A
MW-46B
MW-46C
MW-47A
MW-47B
MW-47C
MW-48A
MW-48B
MW-48C
MW-49A
MW-49B
MW-49C
MW-50A
MW-50B
MW-50C

NOTES:
1. ALL TREES WITHIN CONSTRUCTION LIMITS AND OUTSIDE THE WETLAND SHALL BE REMOVED.
2. SEE PLAN SHEET 05 - TREE PRESERVATION PLAN FOR ENTIRE LIST OF TREES ONSITE AND TRANSPLANTED.

PID: 27-32-25-11-0003
ZONING: CLOSED LANDFILL DISTRICT

PID: 27-32-25-12-0002
ZONING: CLOSED LANDFILL DISTRICT

PID: 27-32-25-13-0004
ZONING: LIGHT INDUSTRIAL DISTRICT

PID: 26-32-25-22-0001
ZONING: MEDIUM DENSITY AND RESIDENTIAL DISTRICT

PID: 26-32-25-23-0001
ZONING: PARKS AND OPEN SPACE DISTRICT

PID: 26-32-25-23-0003
ZONING: PARKS AND OPEN SPACE DISTRICT

PID: 27-32-25-11-0004
(30.29 ACRES)
ZONING: CLOSED LANDFILL DISTRICT

PID: 27-32-25-14-0003
(34.67 ACRES)
ZONING: CLOSED LANDFILL DISTRICT

SOIL BORING 1
SOIL BORING 2
SOIL BORING 3
SOIL BORING 4

EXISTING FIELD ROAD
AVERAGE WIDTH: 14'

CONSTRUCTION LIMITS AND TREE REMOVAL LIMITS (25.88 ACRES)

EXISTING GAS LINE (ABANDONED)

EXISTING PRESSURE COLLECTION SYSTEM

EXISTING WATER LINE

EXISTING SANITARY LINE

EXISTING OVERHEAD ELECTRIC

EXISTING TREELINE

DELINEATED WETLAND

EXISTING CULVERT
INV IN: 865.74
INV OUT: 685.22

EXISTING CULVERT
INV IN: 862.07
INV OUT: 681.55

EXISTING DRAINAGE AND UTILITY EASEMENT

EXISTING BUILDING

SUNFISH LAKE

SUNFISH LAKE BLVD NW

SUNWOOD DR NW

E-O

V

WD

SCALE IN FEET
0' 100' 200' 400'

N

Know what's below. Call before you dig. 811 GSOC GOPHER STATE ONE CALL

water ecology community
EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

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

KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
02/18/2025	1	IFPR - ISSUED FOR PERMIT REVIEW
03/10/2025	2	IFPR UPDATED PER CITY REVIEW COMMENTS
	3	
	4	
	5	
	6	

DESIGNED BY: ERK
DRAWN BY: BMP
CHECKED BY:KDC

EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

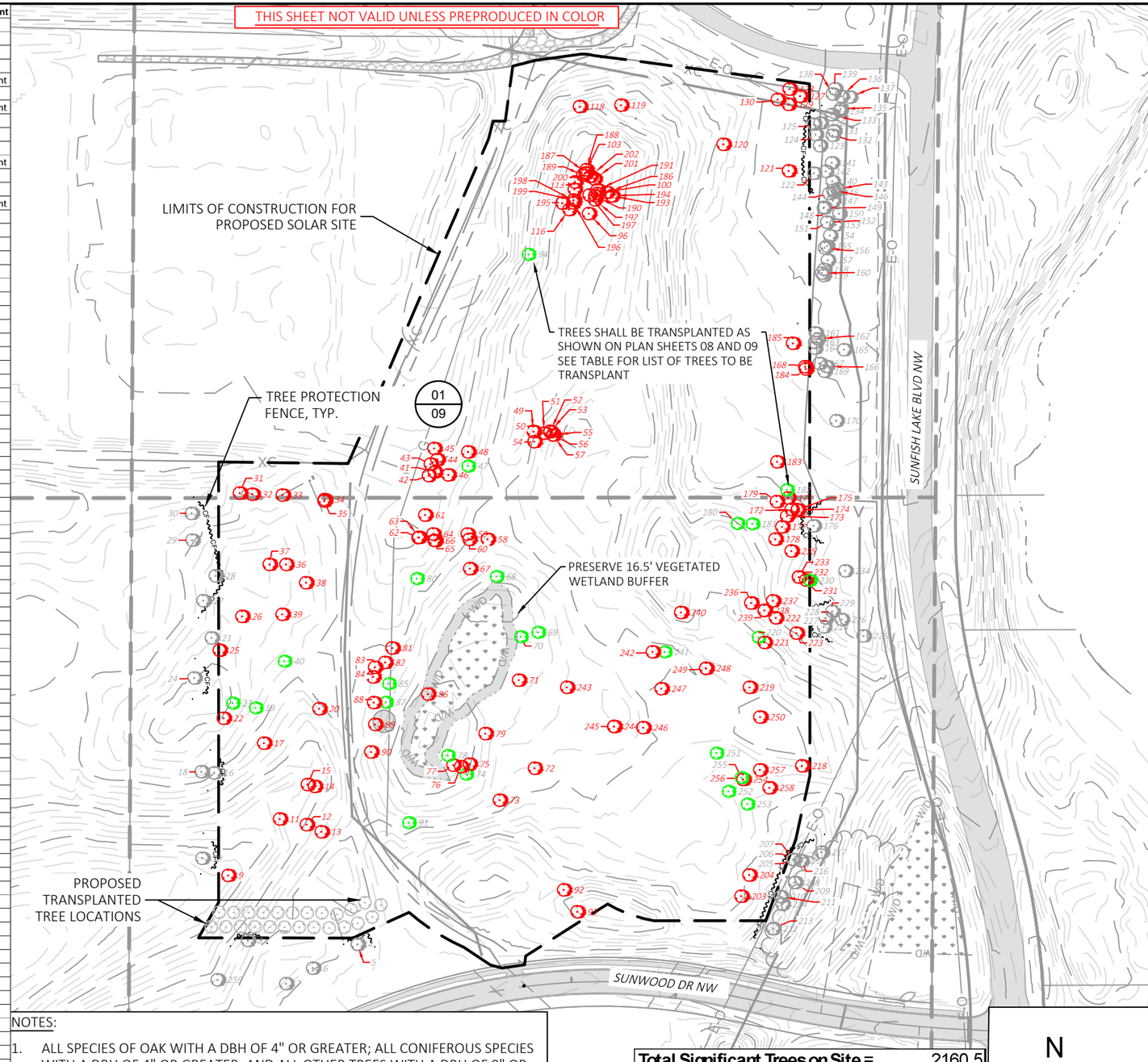
CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

EXISTING CONDITIONS AND REMOVALS PLAN

Plot Date: 03/10/2025
Drawing name: X:\Clients_Private\01518_Cedar_Creek_Energy\0020_Cornexus_Landfill_Solar\09_GIS\Bishop\Sheets\01518_0020_Existing_Conditions.dwg
Xrefs: 401518_0020_EX_Edgelines

FID	DBH	SPECIES	Preserve	Remove	Transplant
4	5	EASTERN RED CEDAR	Yes		
5	5	EASTERN RED CEDAR	Yes		
6	11	EASTERN RED CEDAR	Yes		
7	17	BLACK CHERRY	Yes		
8	9	EASTERN RED CEDAR	Yes		
9	7	NORTHERN PIN OAK		Remove	
10	10	EASTERN RED CEDAR	Yes		
11	9	EASTERN RED CEDAR		Remove	
12	13	EASTERN RED CEDAR		Remove	
13	5	EASTERN RED CEDAR		Remove	
14	5	EASTERN RED CEDAR		Remove	
15	10	EASTERN RED CEDAR		Remove	
16	5	EASTERN RED CEDAR	Yes		
17	5	EASTERN RED CEDAR		Remove	
18	5	EASTERN RED CEDAR	Yes		
19	4	EASTERN RED CEDAR	Yes		Transplant
20	9	EASTERN RED CEDAR		Remove	
21	5	EASTERN RED CEDAR	Yes		
22	5	EASTERN RED CEDAR		Remove	
23	4	EASTERN RED CEDAR	Yes		Transplant
24	4	EASTERN RED CEDAR	Yes		
25	5	EASTERN RED CEDAR		Remove	
26	8	EASTERN RED CEDAR		Remove	
27	29	BUR OAK	Yes		
28	24	BUR OAK (DEAD)		Exempt	
29	28	BUR OAK	Yes		
30	32	BUR OAK	Yes		
31	15	RED PINE		Remove	
32	16	RED PINE		Remove	
33	35	BUR OAK		Remove	
34	4.5	EASTERN RED CEDAR		Remove	
35	7	EASTERN RED CEDAR		Remove	
36	7	EASTERN RED CEDAR		Remove	
37	5	EASTERN RED CEDAR		Remove	
38	5	EASTERN RED CEDAR		Remove	
39	4.5	EASTERN RED CEDAR		Remove	
40	4	EASTERN RED CEDAR	Yes		Transplant
41	16	BUR OAK		Remove	
42	23	BUR OAK		Remove	
43	24	BUR OAK		Remove	
44	21	BUR OAK		Remove	
45	5	BUR OAK		Remove	
46	5.5	EASTERN RED CEDAR		Remove	
47	4	EASTERN RED CEDAR	Yes		Transplant
48	7	EASTERN RED CEDAR		Remove	
49	4.5	EASTERN RED CEDAR		Remove	
50	4.5	EASTERN RED CEDAR		Remove	
51	12	BUR OAK		Remove	
52	6.5	BUR OAK		Remove	
53	10	BUR OAK		Remove	
54	34	BUR OAK		Remove	
55	13	BUR OAK		Remove	
56	19	BUR OAK		Remove	
57	5	EASTERN RED CEDAR		Remove	
58	25	COTTONWOOD		Remove	
59	28	COTTONWOOD		Remove	
60	9	COTTONWOOD		Remove	
61	6	EASTERN RED CEDAR		Remove	
62	10	COTTONWOOD		Remove	
63	10	COTTONWOOD		Remove	
64	9	COTTONWOOD		Remove	
65	9	COTTONWOOD		Remove	
66	12	COTTONWOOD		Remove	
67	5	EASTERN RED CEDAR		Remove	
68	4	EASTERN RED CEDAR	Yes		Transplant
69	4	EASTERN RED CEDAR	Yes		Transplant
70	4	EASTERN RED CEDAR	Yes		Transplant
71	6	EASTERN RED CEDAR		Remove	
72	12	EASTERN RED CEDAR		Remove	
73	11	EASTERN RED CEDAR		Remove	
74	4	EASTERN RED CEDAR	Yes		Transplant
75	4.5	EASTERN RED CEDAR		Remove	
76	4.5	EASTERN RED CEDAR		Remove	
77	4.5	EASTERN RED CEDAR		Remove	
78	4	EASTERN RED CEDAR	Yes		Transplant
79	5	EASTERN RED CEDAR		Remove	
80	4	EASTERN RED CEDAR	Yes		Transplant
81	5	EASTERN RED CEDAR		Remove	
82	5	EASTERN RED CEDAR		Remove	
83	4	EASTERN RED CEDAR		Remove	
84	6	EASTERN RED CEDAR		Remove	
85	4.5	EASTERN RED CEDAR	Yes		Transplant
86	4.5	EASTERN RED CEDAR		Remove	
87	4	EASTERN RED CEDAR	Yes		Transplant
88	4.5	EASTERN RED CEDAR		Remove	
89	NA	CREEPING JUNIPER	Yes		
90	5	EASTERN RED CEDAR		Remove	
91	4	EASTERN RED CEDAR	Yes		Transplant
92	9	EASTERN RED CEDAR		Remove	
93	5	EASTERN RED CEDAR		Remove	
94	4	EASTERN RED CEDAR	Yes		Transplant
96	10	COTTONWOOD		Remove	
100	16	COTTONWOOD		Remove	
103	9	COTTONWOOD		Remove	
113	18	COTTONWOOD		Remove	
116	11	COTTONWOOD		Remove	
118	5	EASTERN RED CEDAR		Remove	
119	6	EASTERN RED CEDAR		Remove	
120	12	EASTERN RED CEDAR		Remove	
121	4.5	EASTERN RED CEDAR		Remove	
122	5	EASTERN RED CEDAR	Yes		
123	5	EASTERN RED CEDAR	Yes		
124	4.5	EASTERN RED CEDAR	Yes		
125	5.5	EASTERN RED CEDAR	Yes		
126	4	EASTERN RED CEDAR	Yes		
127	5.5	RED PINE		Remove	
128	6.5	EASTERN RED CEDAR		Remove	
129	5	EASTERN RED CEDAR		Remove	
130	5.5	EASTERN RED CEDAR		Remove	
131	7.5	BLACK SPRUCE	Yes		
132	7.5	BLUE SPRUCE	Yes		
133	17	EASTERN RED CEDAR	Yes		
134	12	EASTERN RED CEDAR	Yes		
135	8	EASTERN RED CEDAR	Yes		
136	10	EASTERN RED CEDAR	Yes		
137	12	EASTERN RED CEDAR	Yes		
138	8	EASTERN RED CEDAR	Yes		
139	8	EASTERN RED CEDAR	Yes		
140	20	EASTERN RED CEDAR	Yes		
141	4	EASTERN RED CEDAR	Yes		
142	9	EASTERN RED CEDAR	Yes		
143	12	EASTERN RED CEDAR	Yes		
144	7.5	EASTERN RED CEDAR	Yes		
145	12	EASTERN RED CEDAR	Yes		
146	6.5	EASTERN RED CEDAR	Yes		
147	13	EASTERN RED CEDAR	Yes		
148	6	EASTERN RED CEDAR	Yes		
149	7	EASTERN RED CEDAR	Yes		
150	8.5	EASTERN RED CEDAR	Yes		
151	4	EASTERN RED CEDAR	Yes		
152	7	EASTERN RED CEDAR	Yes		
153	5.5	EASTERN RED CEDAR	Yes		
154	7	EASTERN RED CEDAR	Yes		
155	9	EASTERN RED CEDAR	Yes		
156	6	EASTERN RED CEDAR	Yes		
157	8	EASTERN RED CEDAR	Yes		
158	8	EASTERN RED CEDAR	Yes		
159	9	EASTERN RED CEDAR	Yes		
160	14	EASTERN RED CEDAR	Yes		
161	4	EASTERN RED CEDAR	Yes		
162	4	EASTERN RED CEDAR	Yes		
163	4.5	EASTERN RED CEDAR	Yes		
164	15	EASTERN RED CEDAR	Yes		
165	4	EASTERN RED CEDAR	Yes		
166	4	EASTERN RED CEDAR	Yes		
167	4.5	EASTERN RED CEDAR	Yes		
168	5	EASTERN RED CEDAR		Remove	
169	4	EASTERN RED CEDAR	Yes		
170	4	EASTERN RED CEDAR	Yes		
171	37	BUR OAK		Remove	
172	28	BUR OAK		Remove	
173	21	BUR OAK		Remove	
174	4	BUR OAK		Remove	
175	5.5	BUR OAK		Remove	
176	5	EASTERN RED CEDAR	Yes		
177	4.5	EASTERN RED CEDAR		Remove	
178	5	EASTERN RED CEDAR		Remove	
179	4.5	EASTERN RED CEDAR		Remove	
180	4	EASTERN RED CEDAR	Yes		Transplant
181	4	EASTERN RED CEDAR	Yes		Transplant
182	4	EASTERN RED CEDAR	Yes		Transplant
183	5	EASTERN RED CEDAR		Remove	
184	5.5	EASTERN RED CEDAR		Remove	
185	4.5	EASTERN RED CEDAR		Remove	
186	9	COTTONWOOD		Remove	
187	11	COTTONWOOD		Remove	
188	12	COTTONWOOD		Remove	
189	13	COTTONWOOD		Remove	
190	11	COTTONWOOD		Remove	
191	9	COTTONWOOD		Remove	
192	12	COTTONWOOD		Remove	
193	10	COTTONWOOD		Remove	
194	12	COTTONWOOD		Remove	
195	8	COTTONWOOD		Remove	
196	10	COTTONWOOD		Remove	
197	20	COTTONWOOD		Remove	
198	16	COTTONWOOD		Remove	
199	13	COTTONWOOD		Remove	
200	12	COTTONWOOD		Remove	
201	27	COTTONWOOD		Remove	
202	12	COTTONWOOD		Remove	
203	18	COTTONWOOD		Remove	
204	13	COTTONWOOD		Remove	
205	4.5	EASTERN RED CEDAR	Yes		
206	4.5	EASTERN RED CEDAR	Yes		
207	4	EASTERN RED CEDAR	Yes		
208	6	EASTERN RED CEDAR	Yes		
209	5	EASTERN RED CEDAR	Yes		
210	5.5	EASTERN RED CEDAR	Yes		
211	4	EASTERN RED CEDAR	Yes		
212	5.5	EASTERN RED CEDAR	Yes		
213	25	BUR OAK	Yes		
214	22	BUR OAK	Yes		
215	10	NORTHERN PIN OAK	Yes		
216	9	NORTHERN PIN OAK	Yes		
217	18	NORTHERN PIN OAK	Yes		
218	5	EASTERN RED CEDAR		Remove	
219	4.5	EASTERN RED CEDAR		Remove	
220	4	EASTERN RED CEDAR	Yes		Transplant
221	4.5	EASTERN RED CEDAR		Remove	
222	6.5	EASTERN RED CEDAR		Remove	
223	4.5	EASTERN RED CEDAR		Remove	
224	6	EASTERN RED CEDAR	Yes		
225	4.5	EASTERN RED CEDAR	Yes		
226	4	EASTERN RED CEDAR	Yes		
227	4	EASTERN RED CEDAR	Yes		
228	4	EASTERN RED CEDAR	Yes		
229	4.5	EASTERN RED CEDAR	Yes		
230	4	EASTERN RED CEDAR	Yes		Transplant
231	5.5	EASTERN RED CEDAR		Remove	
232	5	EASTERN RED CEDAR		Remove	
233	5.5	EASTERN RED CEDAR		Remove	
234	4.5	EASTERN RED CEDAR	Yes		
235	4.5	EASTERN RED CEDAR		Remove	
236	4.5	EASTERN RED CEDAR		Remove	
237	6	EASTERN RED CEDAR		Remove	
238	6.5	EASTERN RED CEDAR		Remove	
239	4.5	EASTERN RED CEDAR		Remove	
240	5	EASTERN RED CEDAR		Remove	
241	4	EASTERN RED CEDAR	Yes		Transplant
242	4.5	EASTERN RED CEDAR		Remove	
243	7	EASTERN RED CEDAR		Remove	
244	40	COTTONWOOD		Remove	
245	12	COTTONWOOD		Remove	
246	28	COTTONWOOD		Remove	
247	4.5	EASTERN RED CEDAR		Remove	
248	6	EASTERN RED CEDAR		Remove	
249	4	EASTERN RED CEDAR		Remove	
250	36	COTTONWOOD		Remove	
251	4	EASTERN RED CEDAR	Yes		Transplant
252	4	EASTERN RED CEDAR	Yes		Transplant
253	4	EASTERN RED CEDAR	Yes		Transplant
254	7	EASTERN RED CEDAR		Remove	
255	4	EASTERN RED CEDAR	Yes		Transplant
256	4	NORTHERN PIN OAK		Remove	
257	28	COTTONWOOD		Remove	
258	12	COTTONWOOD		Remove	
259	6	EASTERN RED CEDAR	Yes		

THIS SHEET NOT VALID UNLESS PREPRODUCED IN COLOR



NOTES:

1. ALL SPECIES OF OAK WITH A DBH OF 4" OR GREATER; ALL CONIFEROUS SPECIES WITH A DBH OF 4" OR GREATER; AND ALL OTHER TREES WITH A DBH OF 8" OR GREATER WERE SURVEYED WITHIN 30' OF PROPOSED CONSTRUCTION LIMITS. TREES BEYOND THAT EXTENT WITHIN THE PROPERTY WERE NOT SURVEYED.
2. #89 CREEPING JUNIPER IDENTIFIED ON SITE IS NOT INCLUDED IN CALCULATIONS BUT WILL BE PRESERVED AND PROTECTED THROUGHOUT CONSTRUCTION.
3. #28 BUR OAK IS DEAD AND WAS NOT INCLUDED IN THE CALCULATIONS.

Total Significant Trees on Site =	2160.5
Total Inches Removed=	1465.5
Removed Significant Tree Inches / Total Significant Tree Inches =	67.83%

N

SCALE IN FEET
0' 100' 200' 400'

811 Know what's below. Call before you dig.

GSOC GOPHER STATE ONE CALL

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EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

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

KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
02/18/2025	1	IFPR - ISSUED FOR PERMIT REVIEW
03/10/2025	2	IFPR UPDATED PER CITY REVIEW COMMENTS
	3	
	4	
	5	
	6	

DESIGNED BY: ERK
DRAWN BY: BMP
CHECKED BY:KDC

EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

TREE PRESERVATION PLAN

SHEET 05 OF 11

Plot Date: 02/18/2025
Plot Name: X:\2Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheet\015118_0020_TreePreservation.dwg
Xrefs: 401518_0020_EX_Edgelines 401518_0020_Edgelines ; Images: J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xref\611 ...\...\...\0014_CSG_CEF_Mankato\09_GIMS\Images\CEDAR CREEK LOGO J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xref\GSOCLogo_2019

NOTES:
1. SHED UP TO 225 SF FOR ONSITE SPARE PARTS STORAGE TO BE INSTALLED, SHED TO HAVE ASPHALT SHINGLE ROOF, AND LP SMART SIDING.

01/10 20' WIDE ACCESS GATE

06/10 EXISTING ACCESS ROAD TO BE TOP DRESSED WITH 0.5' OF COMPACTED CLASS 5 AGGREGATE APPROXIMATE WIDTH: 14'

SOLAR ARRAY (SEE ELECTRICAL PLANS FOR DETAILED DESIGN)

SHALLOW TREATMENT BASIN (SEE GRADING & DRAINAGE PLAN)

01/11 EQUIPMENT PAD

15'X15' SHED (SEE NOTE 1)

PRESERVE 16.5' VEGETATED WETLAND BUFFER

10' WIDE UTILITY EASEMENT

TEMPORARY LAYDOWN AREA

PRESERVE 5' BUFFER AROUND CREEPING JUNIPER PLANT

PERIMETER FENCE (TYP.) 21.05 ACRES

05/10

01/10 20' WIDE ACCESS GATE

CONTRACTOR TO BRIDGE AND PROTECT EXISTING CURB AND TRAIL THROUGHOUT CONSTRUCTION. ANY DAMAGE SHALL BE REPLACED IN KIND BY THE CONTRACTOR

143' 20' 22' 143' 235' 177' 93' 20' 20' 20' 20'

XC

SUNFISH LAKE BLVD NW

SUNWOOD DR NW

SUNFISH LAKE

SCALE IN FEET
0' 100' 200' 400'

N

know what's below. Call before you dig.

GSOC GOPHER STATE ONE CALL

EOR water ecology community
EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

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

KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
02/18/2025	1	IFPR - ISSUED FOR PERMIT REVIEW
03/10/2025	2	IFPR UPDATED PER CITY REVIEW COMMENTS
	3	
	4	
	5	
	6	

DESIGNED BY: ERK
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CHECKED BY:KDC
EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

SITE PLAN

SHEET 06 OF 11

Plot Date: 02/15/2026
Drawing name: X:\Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheets\01518_0020_Site_Plan.dwg
Xrefs: 401518_0020_Edgelines 401518_0020_EX_Edgelines ; Images: J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xref\GSOCLogo_2019 ..\..\..\..\0014_CSG_CEF_Mankato\09_GIMS\Image\CEADAR CREEK LOGO J\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xref\811

INSET A

INSET B

INSET C

SCREENING BERM
MIN 4' HEIGHT
10' TOP WIDTH

GRADING LIMITS

PRESERVE 5' BUFFER AROUND
CREEPING JUNIPER PLANT

PRESERVE 16.5' VEGETATED
WETLAND BUFFER

01
11

EQUIPMENT PAD
FG: 871.50
(SLOPE TO DRAIN EAST)

SUNWOOD DR NW

SCALE IN FEET
0' 25' 50' 100'

SCALE IN FEET
0' 25' 50' 100'

SCALE IN FEET
0' 100' 200' 400'

N

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DESIGNED BY: ERK
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CHECKED BY:KDC

EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

GRADING & DRAINAGE PLAN

SHEET 07 OF 11

Plot Date: 02/15/2025
Drawing Name: X:\Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheets\01518_0020_Site_Plan.dwg
Xrefs: 401518_0020_Edgelines 401518_0020_EX_Edgelines - Images: J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xrefs\811 ...\...\...\0014_CSG_CEF_Mankato\09_GIMS\images\CEADAR CREEK LOGO J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xrefs\GSOCLogo_2019

PLANT AND SEED SCHEDULE

TREES			QTY
	TRANSPLANT EXISTING ONSITE TREES SHOWN ON PLAN SHEET 03 - TREE PRESERVATION PLAN		24

NRS NATIVE MIX	NRS CODE	NRS NATIVE MIX	RATE	AREA
	S1	Dry Prairie Southeast Seed Mix 35-622	13.29 LB/AC	24.46 ACRES 1,065,620 sf

TREE PROTECTION FENCE, TYP.

01 / 09

SUNFISH LAKE

SUNFISH LAKE BLVD NW

02 / 10 SILT FENCE

PRESERVE 5' BUFFER AROUND CREEPING JUNIPER PLANT

PRESERVE 16.5' VEGETATED WETLAND BUFFER

01 / 09 03 / 09 TRANSPLANTED TREES, TYP.

SILT FENCE LOCATIONS SHALL BE ADJUSTED TO ENSURE INSTALLATION OCCURS BEYOND DRIPLINE OF ALL PROTECTED EXISTING TREES

SUNWOOD DR NW

CONSTRUCTION ENTRANCE/EXIT AND PERMANENT SITE ACCESS 03 / 10

SCALE IN FEET
0' 100' 200' 400'

N

Know what's below. Call before you dig. 811

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KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

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DESIGNED BY: ERK
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CHECKED BY:KDC

EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

EROSION & SEDIMENT CONTROL AND RESTORATION PLAN

Plot Date: 02/18/2025
Plot By: Kyle Crawford
Xrefs: 401518_0020_Edgelines 401518_0020_EX_Edgelines ; Images: J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xrefs\GSOCLogo_2019 ..\..\..\0014_CSG_CEF_Mankato\09_GIMS\Images\CEADAR CREEK LOGO J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xrefs\811 J:\0_Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwgs\Sheets\01518_0020_Site_Plan.dwg

GENERAL NOTES

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
5. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO FINAL ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

SEEDING NOTES

7. SEEDING SHALL FOLLOW MNDOT SEEDING MANUAL 2023 EDITION.
8. SEED SHALL BE LOCAL ORIGIN AND WILD ECOTYPE. SEED ORIGIN SHALL BE CERTIFIED BY THE MN CROP IMPROVEMENT ASSOCIATION. LOCAL ORIGIN SHALL MEAN WITHIN 175 MILES OF PROJECT SITE. PROVIDE MCIA DOCUMENTATION TO LANDSCAPE ARCHITECT PRIOR TO SEEDING.
9. SOW SEED MIXES ON ALL DISTURBED AREAS AFTER ALL GRADING ACTIVITIES HAVE BEEN COMPLETED. SEEDING MAY TAKE PLACE PRIOR TO PILE DRIVING AND SOLAR ARRAY INSTALLATION, HOWEVER ANY DISTURBED AREAS WILL HAVE TO BE RE-SEEDED.
10. ACCEPTABLE SEEDING DATES ARE APRIL 15 - JULY 20 IN THE SPRING, OR SEPTEMBER 20 - OCTOBER 20 IN THE FALL. WRITTEN PERMISSION MUST BE GRANTED BY THE LANDSCAPE ARCHITECT TO PERFORM SEEDING OPERATIONS ON ANY OTHER DATES OF THE YEAR.
11. SEEDING METHODS 1-3 ARE ANTICIPATED ACROSS THE SITE IN RESPONSE TO SITE CONDITIONS. CONTRACTOR WILL PREPARE SEEDING PLAN IN CONJUNCTION WITH PROJECT LANDSCAPE ARCHITECT, APPROVAL IS NECESSARY TO EXECUTE.
12. SOW NATIVE SEEDS WITH A MULTI-BOX BROADCAST SEEDER SUCH AS THE TRILLION BY TRUAX, WHERE POSSIBLE.
13. PREPARE SEED BED PRIOR TO SEEDING PER MNDOT SPEC. 2574.3.A.4.
14. SOLAR ARRAYS MUST BE PROTECTED FROM HYDRO-MULCH OVERSPRAY OR CLEANED AFTER APPLICATION PER MNDOT SPEC. 2575.3.E.
15. COVER NATIVE SEED MIXES WITH CLEAN STRAW MULCH (TYPE 3), AND DISC ANCHOR, EXCEPT WHERE EROSION CONTROL BLANKET IS INDICATED ON PLANS.
20. USE TEMPORARY EROSION CONTROL DEVICES (SEDIMENT LOGS, SILT FENCE) AS NEEDED TO PREVENT EROSION PRIOR TO AND DURING SEED ESTABLISHMENT.
21. INCLUDE A COVER CROP OF OATS WITHIN NATIVE GRASS SEED MIX (@ RATE OF 32 LB/ACRE) IF SEEDING BETWEEN OCTOBER 15TH AND AUGUST 1ST. IF SEEDING BETWEEN AUGUST 1ST AND OCTOBER 15TH, SUBSTITUTE WINTER WHEAT FOR OATS AT THE SAME RATE.

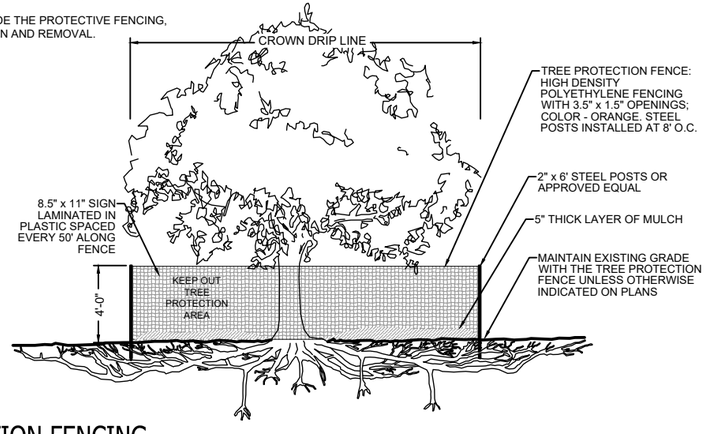
SEED ESTABLISHMENT NOTES

22. ESTABLISHMENT PERIOD COMMENCES UPON ACCEPTANCE OF SEEDING (ADEQUATE COVER CROP GERMINATION AND COVERAGE) AND RUNS FOR THREE YEARS FROM THIS DATE.
23. MONITOR THE SITE MONTHLY DURING THIS PERIOD TO DETECT AREAS OF WEED COLONIZATION. CUT OR TREAT ALL NOXIOUS WEEDS (AS CURRENTLY DEFINED BY MN DEPARTMENT OF AGRICULTURE) WITH GLYPHOSATE HERBICIDE AS SOON AS DETECTED.
24. DURING THE FIRST GROWING SEASON MOW OR CUT THE ENTIRE SEEDED AREA EVERY 30 DAYS UNTIL SEPTEMBER 30TH AT A HEIGHT OF 5-8".
25. DURING THE SECOND GROWING SEASON MOW OR CUT THE ENTIRE SEEDED AREA ONCE IN MID-JUNE AND ONCE IN MID-AUGUST AT A HEIGHT OF 5-8".
26. IF AREAS OF BARE GROUND PERSIST AFTER FIRST GROWING SEASON RESEED PER PLAN.
27. AFTER THE FIRST TWO GROWING SEASONS MOW OR CUT NATIVE SEED AREAS IN LATE FALL OR EARLY SPRING. RAKE OUT AND REMOVE DOWNED VEGETATION.

TREE PRESERVATION AND TRANSPLANT NOTES

28. TREES TO BE RELOCATED WILL BE TAGGED IN THE FIELD BY THE ENGINEER. CONTRACTORS SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATIONS, AND WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO PROJECT.

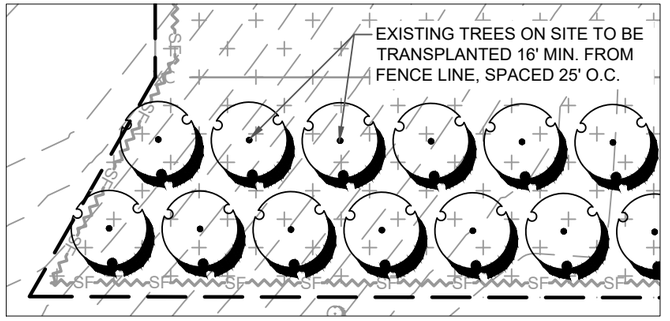
NOTE:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. NO PRUNING SHALL BE PERFORMED.
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



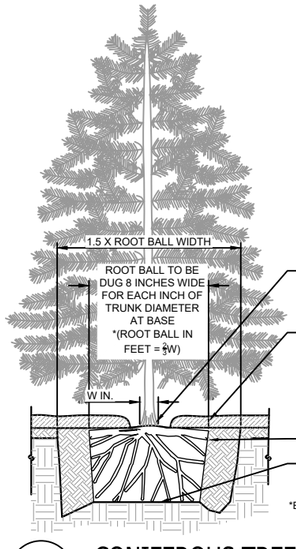
01/09 TREE PROTECTION FENCING
1:20

SEEDING SCHEDULE			
Symbol	Seed Type	Seeding Rate (lb/acre)	Total Area (acre)
S1	NRS Native Mix	13.25	24.46
		TOTAL	24.5

Coniferous Tree Transplanting Schedule				
Symbol	Quantity	Scientific Name	Common Name	Size
JV	24	*Juniperus virginiana*	Eastern Red Cedar	3-4' Height
	24	Total		



02/09 TREE TRANSPLANTING - LAYOUT PLAN
1:20



ALL JUNIPERUS VIRGINIANA TO BE DUG AND TRANSPLANTED USING A 60" MINIMUM TREE SPADE.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS NOT PERMITTED.

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB. CREATE A SHALLOW RING DEPRESSION AROUND TREE TO RETAIN WATER.

PLANTS SHOULD BE AT THE PROPER DEPTH WHEREBY THE BEGINNING TAPER OF THE ROOT FLARE IS AT THE SAME ELEVATION AS THE FINISHED SOIL GRADE. THIS SHOULD BE THE SAME DEPTH AS THE PLANTS WERE ORIGINALLY GROWN.

MULCH - 3" DEPTH - SHREDDED HARD WOOD SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL PASS A 4" SCREEN AND NOT MORE THAN 20% BY MASS OF THE MATERIAL SHALL PASS A .1 SIEVE MAX. LENGTH OF INDIVIDUAL PIECES NOT TO EXCEED 20". NO MULCH TO LAY AGAINST TRUNK OR ROOT COLLAR. PROVIDE 36" DIA. RING OF MULCH AROUND ALL TREES.

BACKFILL WITH SOIL.

ROOT BALL SET ON MOUNDED SUBGRADE.

*EXAMPLE: A 4 INCH TREE WILL NEED A ROOT BALL AT LEAST 2.7 FEET

03/09 CONIFEROUS TREE TRANSPLANTING DETAIL
NOT TO SCALE

Know what's below. Call before you dig. 811

GSOC GOPHER STATE ONE CALL

Connexus Landfill Native Mix						
Type	Scientific Name	Common Name	Seeds / sq ft	Rate (lb/ac)	% Mix (by sqft)	% Mix (by wt)
Cover	*Avena sativa / Triticum aestibum*	Oats / Winter Wheat		25		
Forb	*Achillea millefolium*	Common Yarrow	4.91	0.08	5.78%	0.57%
	Agastache foeniculum	Anise Hyssop	0.40	0.01	0.47%	0.09%
	Allium stellatum	Prairie Onion	0.06	0.02	0.07%	0.11%
	Amorpha canescens	Lead Plant	1.01	0.17	1.19%	1.30%
	Anemone canadensis	Canada Anemone	0.02	0.01	0.03%	0.06%
	Aquilegia canadensis	Wild Columbine	0.10	0.01	0.12%	0.06%
	Asclepias syriaca	Common Milkweed	0.03	0.02	0.04%	0.17%
	Asclepias tuberosa	Butterfly Milkweed	0.03	0.02	0.03%	0.14%
	Astragalus canadensis	Canada Milkvetch	0.66	0.11	0.77%	0.79%
	Chamaecrista fasciculata	Partridge Pea	0.30	0.30	0.35%	2.26%
	Coreopsis palmata	Prairie Coreopsis	0.14	0.04	0.16%	0.28%
	Dalea candida	White Prairie Clover	3.53	0.51	4.16%	3.82%
	Dalea purpurea	Purple Prairie Clover	4.96	0.75	5.84%	5.66%
	Liatris aspera	Rough Blazing Star	0.07	0.01	0.08%	0.09%
	Lupinus perennis	Wild Lupine	0.01	0.02	0.01%	0.17%
	Monarda punctata	Spotted Bee Balm	0.50	0.02	0.58%	0.11%
	Penstemon grandiflorus	Large-flowered Beardtongue	0.19	0.04	0.23%	0.28%
	Pycnanthemum virginianum	Viginia Mountain Mint	1.21	0.02	1.43%	0.11%
	Ratibida columnifera	Long-headed Coneflower	2.43	0.16	2.86%	1.19%
	Rudbeckia hirta	Black-eyed Susan	8.11	0.24	9.54%	1.81%
Graminoid	*Bouteloua curtipendula*	Sideoats Grama	8.26	3.75	9.73%	28.30%
	Bouteloua gracilis	Blue Grama	9.55	0.65	11.24%	4.91%
	Bromus kalmii	Prairie Brome	0.73	0.25	0.86%	1.89%
	Carex brevior	Plains Oval Sedge	3.20	0.30	3.76%	2.26%
	Elymus trachycaulus	Slender Wheatgrass	1.52	0.60	1.79%	4.53%
	Elymus villosus	Silky Wild Rye	1.21	0.60	1.43%	4.53%
	Koeleria macrantha	June Grass	3.67	0.05	4.32%	0.38%
	Schizachyrium scoparium	Little Bluestem	22.04	4.00	25.93%	30.19%
	Sporobolus heterolepis	Prairie Dropseed	0.29	0.05	0.35%	0.38%
		Total Guild:	50.47	10.25	59.41%	77.37%
		TOTAL SEED MIX	84.97	13.29	100%	100%

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KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

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03/10/2025	2	IFPR UPDATED PER CITY REVIEW COMMENTS
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DESIGNED BY: ERK
DRAWN BY: BMP
CHECKED BY:KDC
EOR JOB #1518-0020

CEDAR CREEK energy

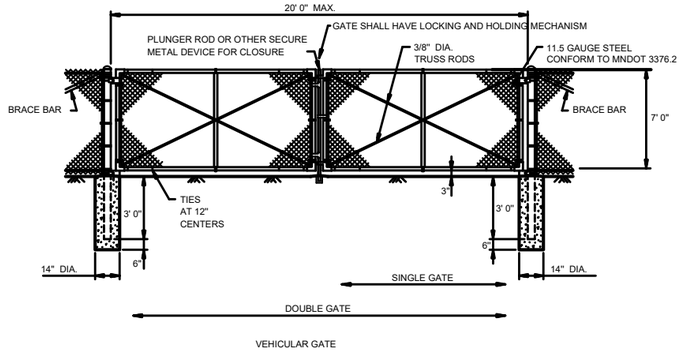
LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

RESTORATION NOTES

Plot Date: 02/18/2025
Drawing name: X:\Clients_Private\01518_Cedar_Creek_Energy\0020_Connexus_Landfill_Solar\09_GIMS\dwg\Sheets\01518_0020_Site_Plan.dwg
Xrefs: 401518_0000_Edgelines 401518_0020_EX_Edgelines ; Images: J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xref\k811 ...\...\...\0014_CSG_CEF_Mankato\09_GIMS\Images\CEDAR CREEK LOGO J:\2_Templates_EOR Imperial CAD Templates\Title Blocks\image xref\GSOCLogo_2019



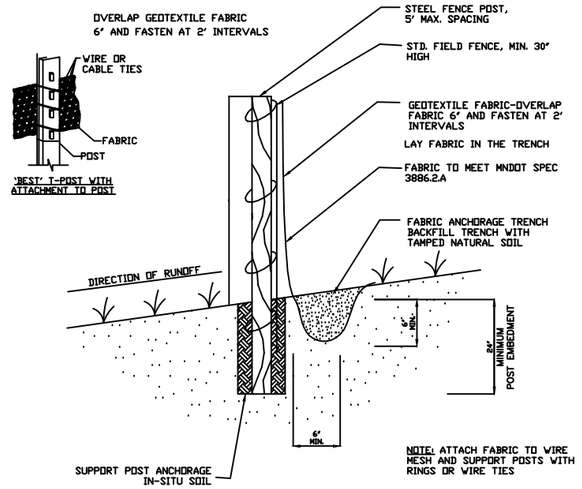
VEHICULAR GATE

NOTES:

1. POSTS FOR VEHICULAR GATES SHALL BE NPS 3-1/2" NOM. I.D. AASHTO M181, 9.12 LBS./FT., 6'-0" LENGTH.
2. FRAMES FOR VEHICULAR GATES SHALL BE: NPS 1-1/2" NOM. I.D. AASHTO M181, 2.72 LBS./FT.
3. CONTRACTOR TO PROVIDE KNOX BOX FOR KEY ACCESS BY MAINTENANCE PERSONNEL AND FIRST RESPONDERS.
4. GATE TO OPEN OUT AND HAVE POSTS FOR SECURING FENCE GATES IN OPEN POSITION.

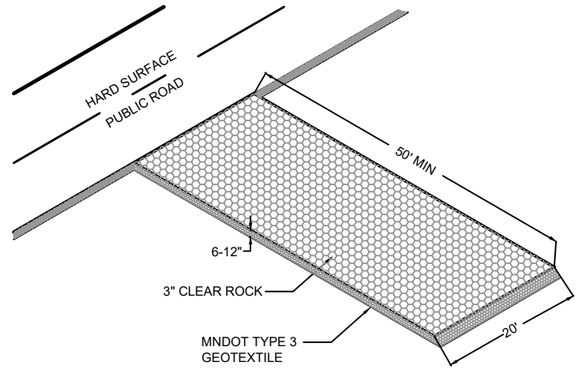
01 / 10 20' WIDE ACCESS GATE

NOT TO SCALE



02 / 10 SILT FENCE

NOT TO SCALE



NOTE :
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROCESS.
- ROCK SHALL BE UNDERLINED WITH MNDOT TYPE 3 GEOTEXTILE FABRIC.

03 / 10 CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE

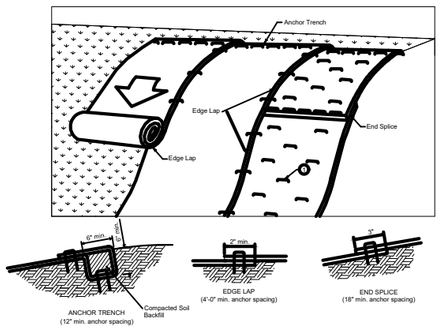


TABLE 1

Max. slope	Min. anchors
≤ 3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

NOTES:

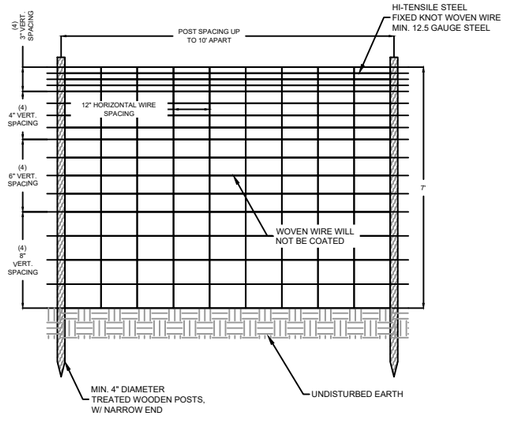
1. SECURE BLANKET TO GROUND ACCORDING TO MANUFACTURER'S RECOMMENDED ANCHORING PATTERN AND MINIMUM SHOWN IN TABLE 1.
2. SPACE TOP ROW OF STAPLES AT 18 INCH, BOTTOM ROW AT 36 INCH CENTERS, AND ALL OTHERS AT 24 INCH CENTERS, APPROXIMATELY 30 STAPLES REQUIRED PER SQUARE (100 SQ.-FT.) OF EROSION CONTROL MAT.
3. WHERE EROSIVE GULLIES HAVE DEVELOPED IN BACKSLOPE, FILL WITH SOIL AND COMPACT PRIOR TO PLACEMENT OF EROSION CONTROL MAT.
4. 4 FEET MINIMUM TO 8 FEET MAXIMUM OR AS SPECIFIED. PLACE STAPLES THE SAME AS FOR SPECIAL DITCH CONTROL.
5. 4 FEET UNLESS SPECIFIED OTHERWISE FOR FORESLOPE PROTECTION.
6. IF EROSIVE RILL HAS DEVELOPED ADJACENT TO SHOULDER MATERIAL, FILL WITH SUITABLE SOIL AND COMPACT PRIOR TO PLACEMENT OF MAT.

04 / 10 ROLLED EROSION PREVENTION - CAT. 25

NOT TO SCALE

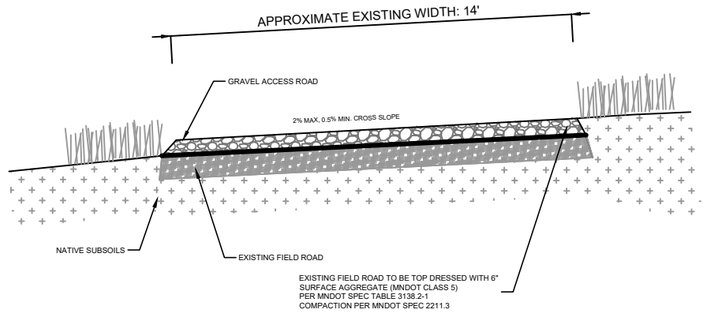
NOTES:

1. VERTICAL SPACING MUST BE LARGEST AT THE GROUND SURFACE AND SMALLEST AT THE TOP OF THE FENCE TO ALLOW PASSAGE OF SMALL MAMMALS, REPTILES, AND OTHER WILDLIFE
2. MINIMUM VERTICAL WIRE SPACING AT THE BOTTOM OF THE FENCE SHALL BE 8 INCHES
3. DEPENDING ON SOILS, UTILIZE TREATED WOODEN POSTS DRIVEN INTO THE SOIL (NARROWER END INTO GROUND), AVOID THE USE OF CONCRETE FOOTINGS



05 / 10 PERIMETER FENCE

NOT TO SCALE



06 / 10 ACCESS ROAD CROSS SECTION

NOT TO SCALE

EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

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

KYLE D. CRAWFORD DATE: 02/18/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
02/18/2025	1	IFPR - ISSUED FOR PERMIT REVIEW
03/10/2025	2	IFPR UPDATED PER CITY REVIEW COMMENTS
	3	
	4	
	5	
	6	

DESIGNED BY: ERK
DRAWN BY: BMP
CHECKED BY:KDC

EOR JOB #1518-0020

CEDAR CREEK energy

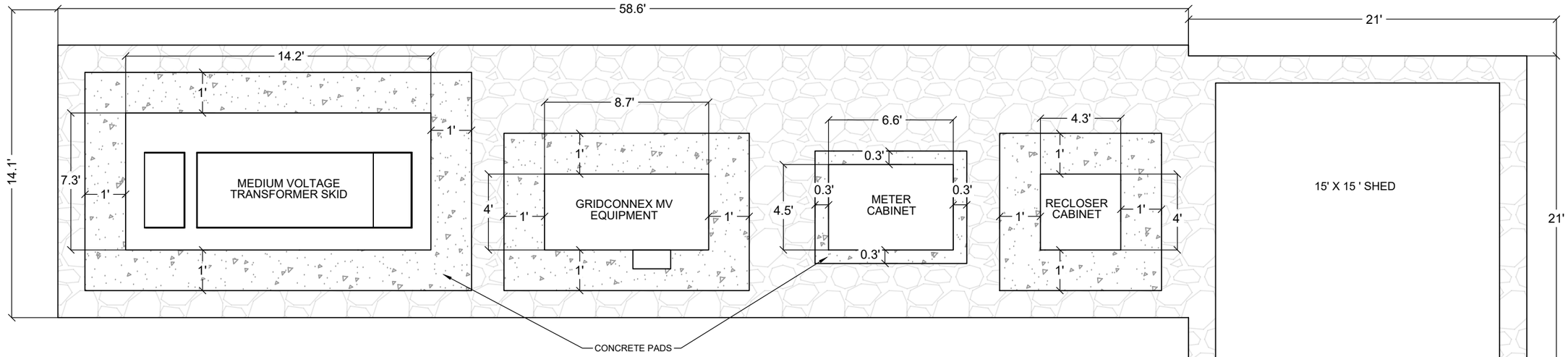
LANDFILL SOLAR
RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

DETAILS SHEET 01

SHEET 10 OF 11

Plot Date: 03/06/2024
Drawing Name: X:\Clients_Private\01518_Cedar_Creek_Energy\0014_CSG_CEF_Mankato\09_GIMS\dwg\Sheets\11518-0014_ExistingConditions.dwg
Xrefs: 41518-0014_SurveyBase



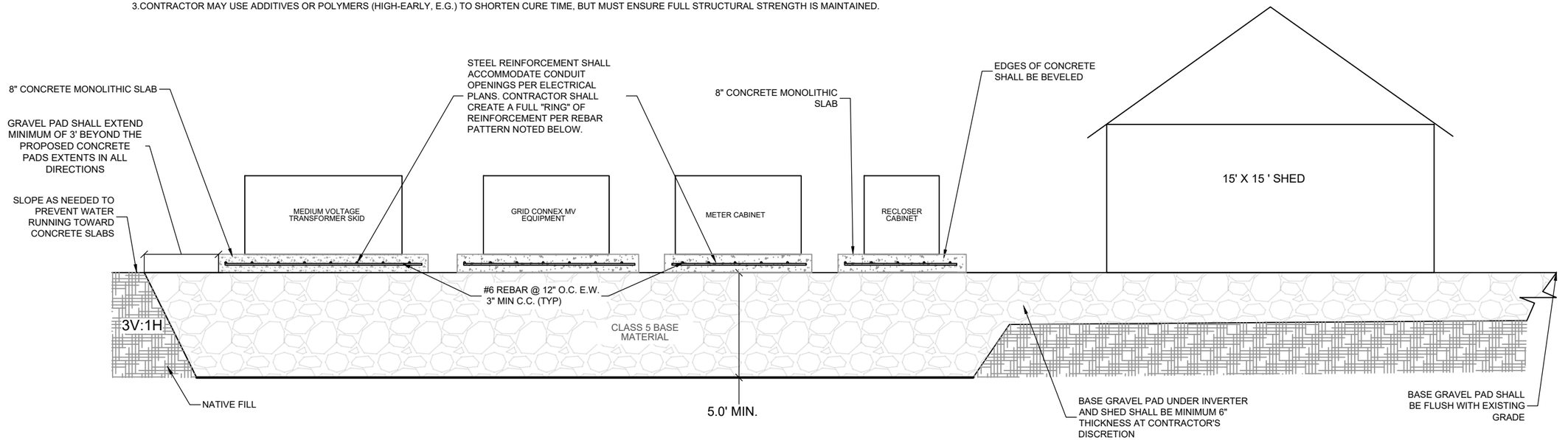
NOTES:

1.SUBBASE SHALL BE CLASS 6 MATERIAL AND BACKFILLED IN LIFTS NO GREATER THAN 6" AND COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.

1.CONCRETE SHALL BE MNDOT MIX 3Y64 OR EQUIVALENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION AND CONCRETE TESTING TO ENSURE COMPLIANCE WITH DESIGN.

2.ALL ELECTRICAL CONNECTIONS, CONDUIT, WINDOWS, METERS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT SHALL BE INSTALED PER ELECTRICAL PLANS.

3.CONTRACTOR MAY USE ADDITIVES OR POLYMERS (HIGH-EARLY, E.G.) TO SHORTEN CURE TIME, BUT MUST ENSURE FULL STRUCTURAL STRENGTH IS MAINTAINED.



01 11 EQUIPMENT PAD

NOT TO SCALE

water ecology community

EMMONS & OLIVIER RESOURCES, INC.

1919 UNIV. AVE. W. #300 ST. PAUL, MN

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	6	

DESIGNED BY: ERK

DRAWN BY: BMP

CHECKED BY:KDC

EOR JOB #1518-0020

CEDAR CREEK energy

LANDFILL SOLAR

RAMSEY, ANOKA COUNTY, MINNESOTA

CEDAR CREEK ENERGY RAMSEY, MINNESOTA, 55303

DETAILS SHEET 02

SHEET 11 OF 11

Plot Date: 03/06/2024
Plotted by: jsteffl
Drawing path: X:\Clients_Private\01518_Cedar_Creek_Energy\0014_CSG_CEF_Mankato\09_GIMS\dwg\Sheets\1518-0014_ExistingConditions.dwg
Xrefs: 41518-0014_SurveyBase

CELF 2024 LLC

COORDINATES / LOCATION (44.951642N, -95.389826W)

6501 SUNWOOD DR NW, RAMSEY, MN 55303

5.046 MW DC / 4.125 MW AC

SHEET INDEX				
SHEET #	DESCRIPTION	ISSUE DATE	REV. NO.	REV. DATE
PV-0.0	TITLE SHEET	12/23/2024		
PV-1.0	SITE PLAN	12/23/2024		
PV-1.1	DETAILED SITE PLAN	12/23/2024		
PV-1.2	ALTA W/SITE PLAN	12/23/2024		
PV-1.3	ALTA W/SITE PLAN	12/23/2024		
PV-1.4	ARRAY MEASUREMENTS PLAN	12/23/2024		
PV-1.5	ARRAY MEASUREMENTS PLAN	12/23/2024		
PV-1.6	WATERSHED W/SITE PLAN	12/23/2024		
PV-1.7	WATERSHED W/SITE PLAN	12/23/2024		
PV-3.0	ONE LINE DIAGRAM	12/23/2024		
PV-3.1	SOLAR LABELS	12/23/2024		
PV-5.0	MODULE SPECIFICATIONS	12/23/2024		
PV-5.1	INVERTER SPCIFICATIONS	12/23/2024		
PV-5.2	Vac BREAKER BOX SPECIFICATIONS	12/23/2024		
PV-5.3	Vac SWITCH BOX SPECIFICATIONS	12/23/2024		
PV-5.4	IN-LINE EQUIPMENT RACK SPECIFICATIONS	12/23/2024		
PV-5.5	MEDIUM VOLTAGE TRANSFORMER SKID SPEC.	12/23/2024		
PV-5.6	RACKING SPECIFICATIONS	12/23/2024		
PV-5.7	GRID CONNEX SPECIFICATIONS	12/23/2024		
PV-5.8	AWM HANGER SPECIFICATIONS	12/23/2024		
PV-5.9	VIPER RECLOSER SPECIFICATIONS	12/23/2024		
PV-5.10	VIPER RECLOSER SPECIFICATIONS	12/23/2024		
PV-5.11	METER CABINET SPECIFICATIONS	12/23/2024		
PV-6.0	EQUIPMENT PAD CONCRETE	12/23/2024		

PROJECT DESCRIPTION

THIS PROJECT WILL CONSTRUCT A NEW GROUND-MOUNTED PV ARRAY. PANELS WILL BE INSTALLED USING A SINGLE AXIS TRACKING GROUND MOUNTED RACKING SYSTEM. INVERTERS WILL CONSIST OF STRING INVERTERS. THE SYSTEM WILL BE DIRECTLY CONNECTED TO THE CONNEXUS DISTRIBUTION NETWORK.

PV SYSTEM INFORMATION

FOOTPRINT FENCE AREA: 23.04 ACRES
RACKING: DURATRACK HZv3 SOLAR TRACKER
ARRAY TILT: +/- 52°
AZIMUTH: 90/270°
PV MODULES:JINKO JKM 580N-72HL4-BDV
MODULE STC WATTS: 580W
TOTAL NO. OF MODULES: 8700
PV SYSTEM DC RATING: 5,046 kW DC

INVERTER: CPS SCH275KTL-DO-US-800-V2
INVERTER AC APPARENT POWER: 275kVA AC
INVERTER RATED AC ACTIVE POWER: 275kW AC
TOTAL NO. OF INVERTERS: 15
PV SYSTEM AC RATING: 4.125mW AC
DC/AC RATIO: 1.223
GROUND COVERAGE RATIO: 35.4%

PROJECT OWNER

CELF 2024 LLC
3155 104TH LN NE
BLAINE, MN 55449

PROJECT DEVELOPER

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN 55449

CONTACT:
ALEX GAST
ALEX.GAST@CEDARCREEKENERGY.COM
(763) 450-9765

CONTRACTOR

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN 55449

CONTACT:
ALEX GAST
ALEX.GAST@CEDARCREEKENERGY.COM
(763) 450-9765

ELECTRICAL ENGINEER

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN 55449

CONTACT:
MIKE HERMAN
MIKE.HERMAN@CEDARCREEKENERGY.COM
(763) 432-5261

UTILITY

CONNEXUS
14601 RAMSEY BLVD
RAMSEY, MN 55303

CONTACT:
DER.CONNECTIONCOORDINATOR
@CONNEXUSENERGY.COM
(763) 691-8981

APPLICATION CODES & STANDARDS

- IBC 2018
- MN BUILDING CODE 2020
- NATIONAL ELECTRIC CODE 2023

ABBREVIATIONS :

1. A: AMPS
2. AC: ALTERNATING CURRENT
3. C.B.: CIRCUIT BREAKER
4. DC: DIRECT CURRENT
5. DCCB: DC COMBINER
6. (E): EXISTING
7. (N): NEW
8. EPS: ELECTRIC POWER SERVICE
9. (EXT): EXTERIOR
10. (INT): INTERIOR
11. kW: KILOWATT
12. MLO: MAIN LUG ONLY
13. MCB: MAIN CIRCUIT BREAKER
14. NF: NON-FUSED
15. P: POLE
16. PCC: POINT OF COMMON COUPLING
17. PH: PHASE
18. PoC: POINT OF DER CONNECTION
19. PoI: POINT OF CONNECTION
20. PV: PHOTOVOLTAIC
21. RPA: REFERENCE POINT OF APPLICABILITY
22. W: WATT
23. W: WIRE
24. Y: WYE

PROJECT LOCATION

CELF 2024 LLC
6501 SUNWOOD DR NW
RAMSEY, MN 55303

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS				
#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
TITLE SHEET

SHEET SIZE:
36X24

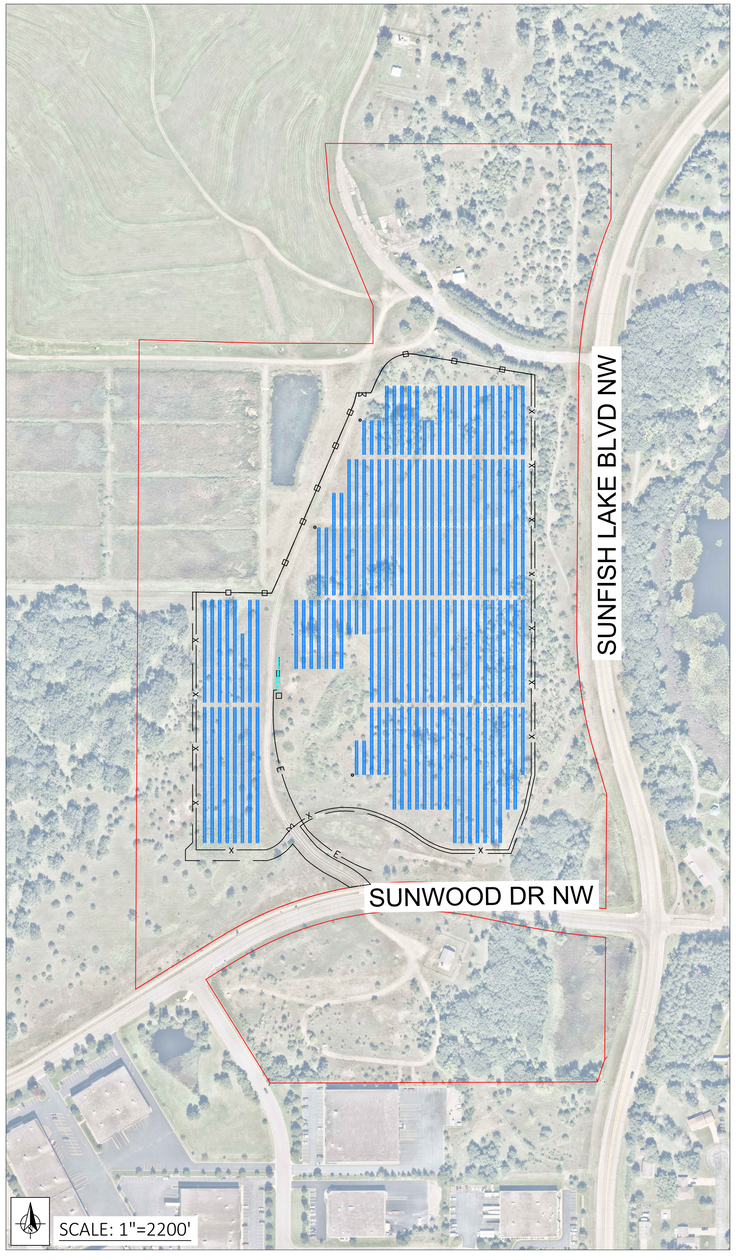
SPACE FOR PE STAMP :

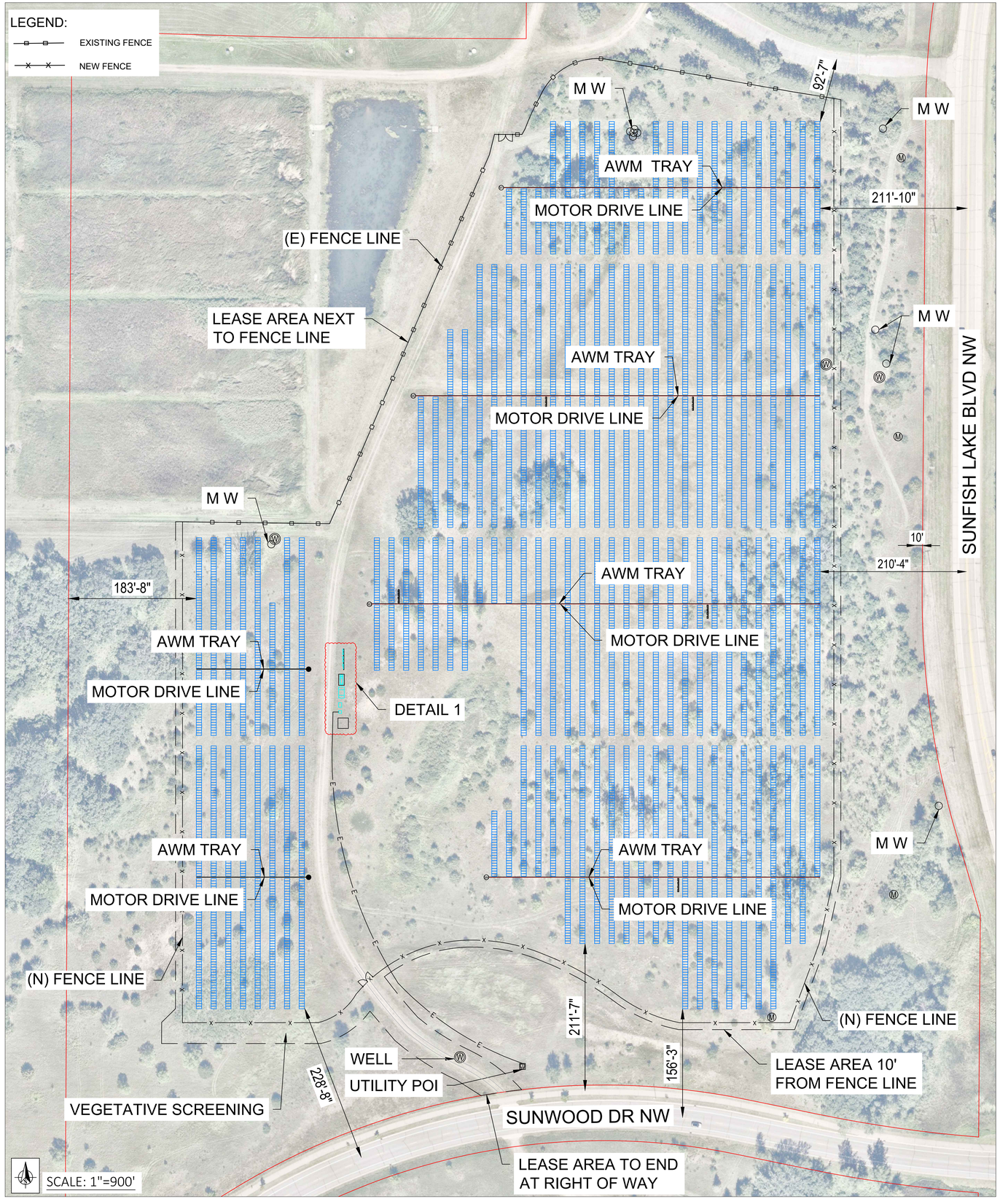
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-0.0

GENERAL PROJECT NOTES:

1. HANDLING OF THE MODULES, INCLUDING RIGGING AND UNPACKING SHALL BE PER THE MANUFACTURER'S INSTRUCTION.
2. MODULES SHOULD NOT BE WALKED ON, STEPPED ON, OR HAVE ANY HEAVY OBJECTS PLACED ON THEM FOR ANY REASON.
3. MODULES SHALL BE STACKED SO THAT MODULE FRAMES DO NOT REST ON THE BACKSHEET OF ANOTHER MODULE.
4. PV MODULES SHALL BE STORED SO THAT MOISTURE IS NOT COLLECTED ON THE BACKSHEET. (FACE UP)
5. THE USE OF SPRAY FOAM IS PROHIBITED ON ANY GROUND MOUNTED SYSTEM WHERE SUSCEPTIBLE TO RODENT INTRUSION. DUCT SEAL MAY BE USED INSTEAD.
6. TORQUE MARKS SHALL BE APPLIED TO ALL ELECTRICAL CONNECTIONS USING COLORED PAINT PENS, NAIL-POLISH, OR SIMILAR HARDENING MEDIA (NOT MARKER). EVERY NUT AND BOLT THAT HAS A TORQUE REQUIREMENT PER MANUFACTURE SPEC SHALL BE MARKED.
7. CONDUCTORS AND CONNECTORS SHALL AVOID DIRECT SUNLIGHT AND WATER EXPOSURE, TO THE GREATEST EXTENT POSSIBLE.
8. WHERE EXPOSED TO UV, WIRES SHALL BE PROTECTED BY UV RATED SPIRAL WRAP, SPLIT LOOM, OR EQUIVALENT OWNER APPROVED METHOD.
9. MAINTAIN CABLE AND WIRE BENDING RADII AT LEAST FIVE TIMES THE CABLE OR WIRE DIAMETER, OR AS DIRECTED BY THE NEC.
10. WIRE SHOULD BE PROTECTED FROM SHARP EDGES WITH UV RATED SPIRAL WRAP, EDGE-GUARD, SPLIT LOOM, OR EQUIVALENT OWNER APPROVED METHOD.
11. IF ALUMINUM CONDUCTORS ARE UTILIZED, CONTRACTOR SHALL FOLLOW INDUSTRY BEST PRACTICES AND MANUFACTURERS RECOMMENDATIONS FOR CONNECTION OF DISSIMILAR METAL CONDUCTORS.
12. ALL ENCLOSURES SHALL BE MOISTURE TIGHT WITH SEALING GASKETS OR OTHER PROTECTIVE MEANS. CARE SHALL BE TAKEN TO AVOID EXCESS MOISTURE IN ENCLOSURES ARISING FROM CONDENSATION IN CONDUITS WHICH ENTER FROM UNDERGROUND.
13. ALL EQUIPMENT ENCLOSURES SHALL BE SEALED TO MINIMIZE MOISTURE INGRESS AND PREVENT DAMAGE DUE TO INSECTS AND VERMIN.
14. METAL SHAVINGS SHALL BE CLEANED FROM ENCLOSURE INTERIORS, TOP SURFACES OF ENCLOSURE, ROOF SURFACE, AND ANY ADDITIONAL AREAS.
15. ANY DAMAGE TO ENCLOSURE SUCH AS SCUFFS OR MARKS THAT DAMAGE PAINT SHALL BE PREPARED AND COLD SPRAY GALVANIZED USING THE ENCLOSURES MATCHING ANSI COLOR.
16. UNDERGROUND SPLICES ARE NOT PERMITTED UNLESS EXPRESSLY APPROVED BY OWNER
17. THERE IS NOT LIGHTING ON SITE





CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
SITE PLAN

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-1.0

DETAIL 1

GENERAL NOTES:

1. BACK-OF-MODULE TEMPERATURE SENSORS MUST BE INSTALLED IN THE CENTER OF AN INDIVIDUAL MODULE CELL AT THE CENTER OF THE MODULE AND ATTACHED USING MANUFACTURER APPROVED ADHESIVE.

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
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INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
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MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

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24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS				
#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
DETAILED SITE PLAN

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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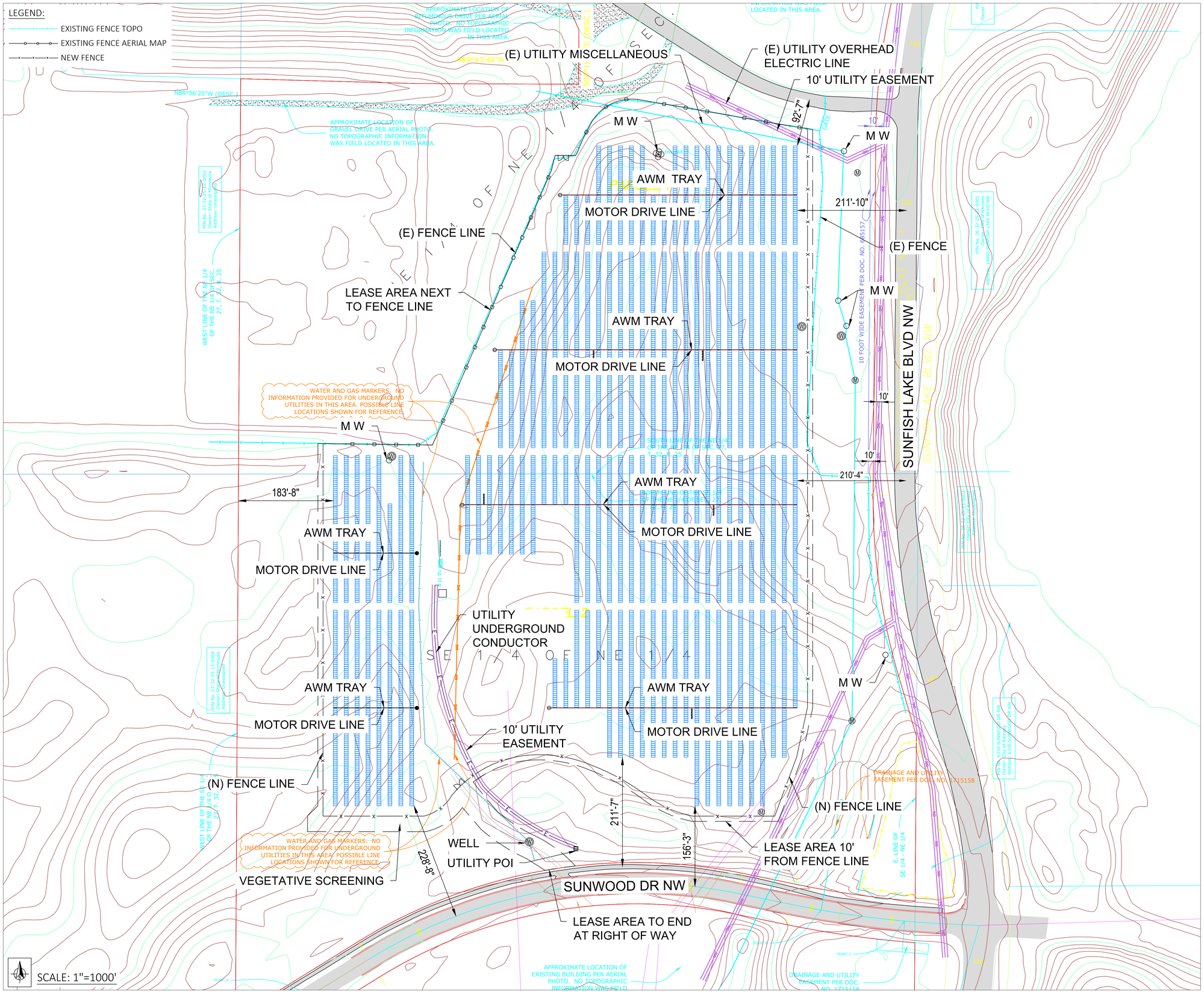
SHEET :
PV-1.1



CEDAR CREEK energy

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BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
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INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS				
#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
ALTA WITH SITE PLAN

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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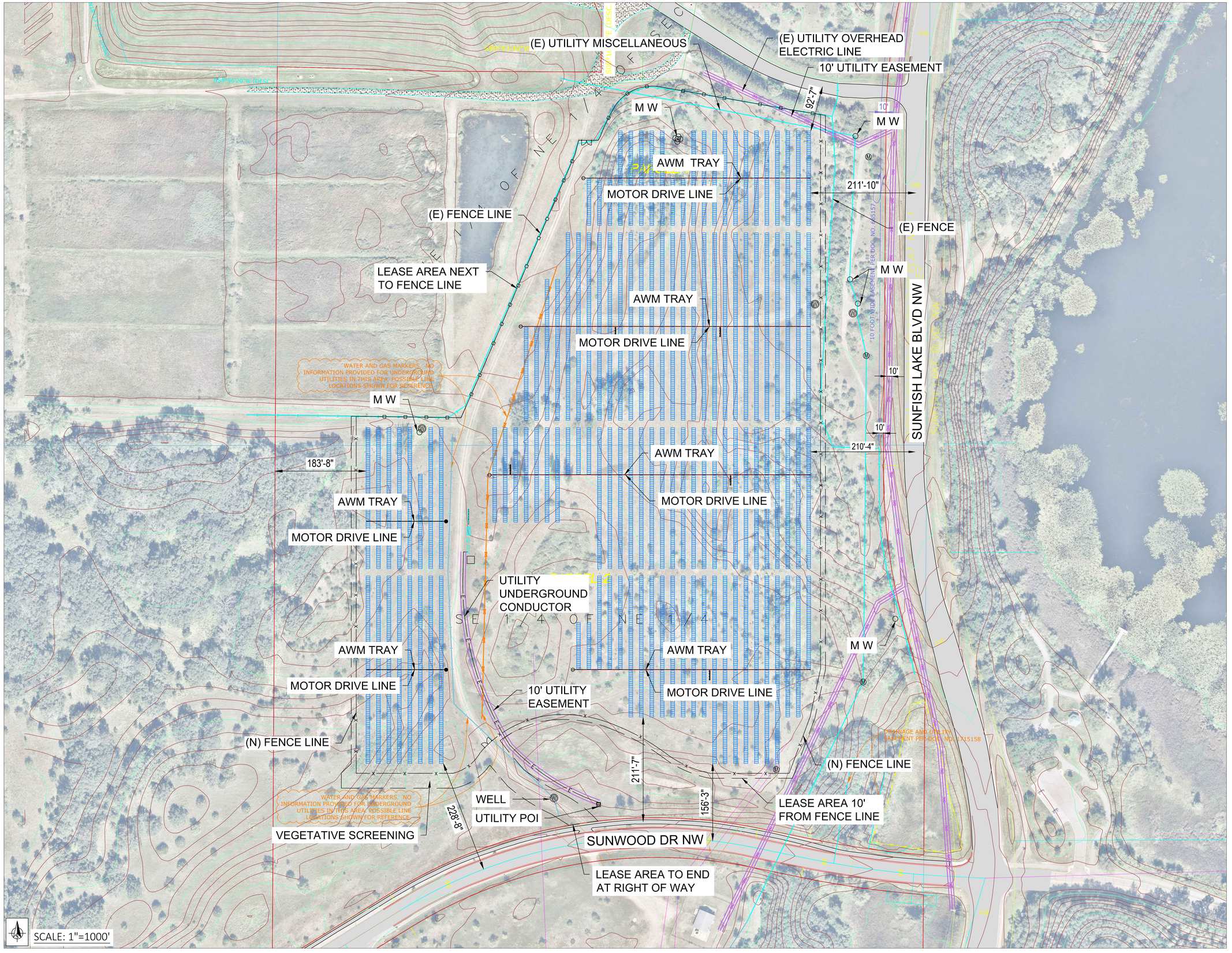
Date: 01/24/2025 License Number: 57145

SHEET :

PV-1.2



CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
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OTHER NOTES

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24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS				
#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
ALTA WITH SITE PLAN

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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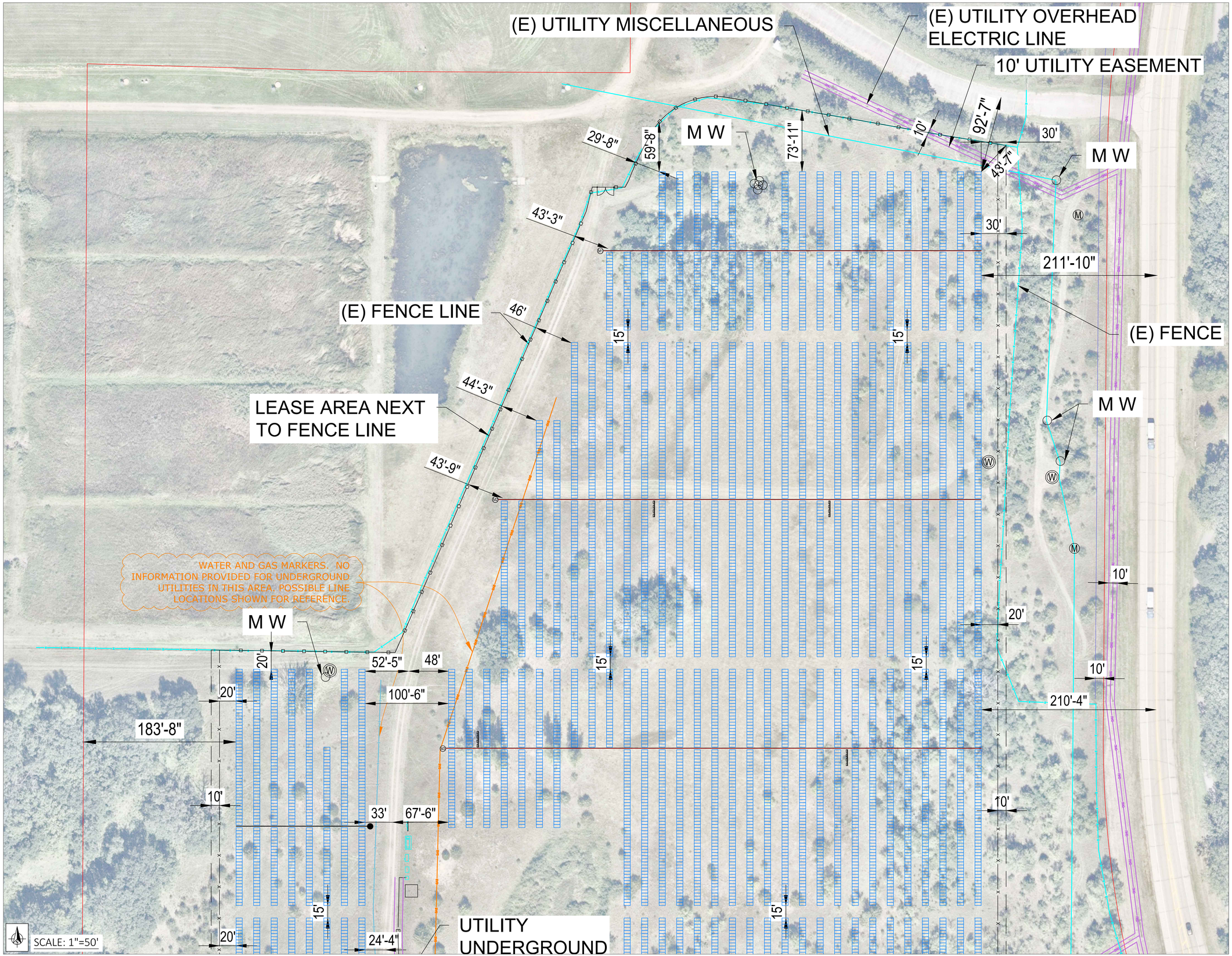
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :

PV-1.3



CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
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MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

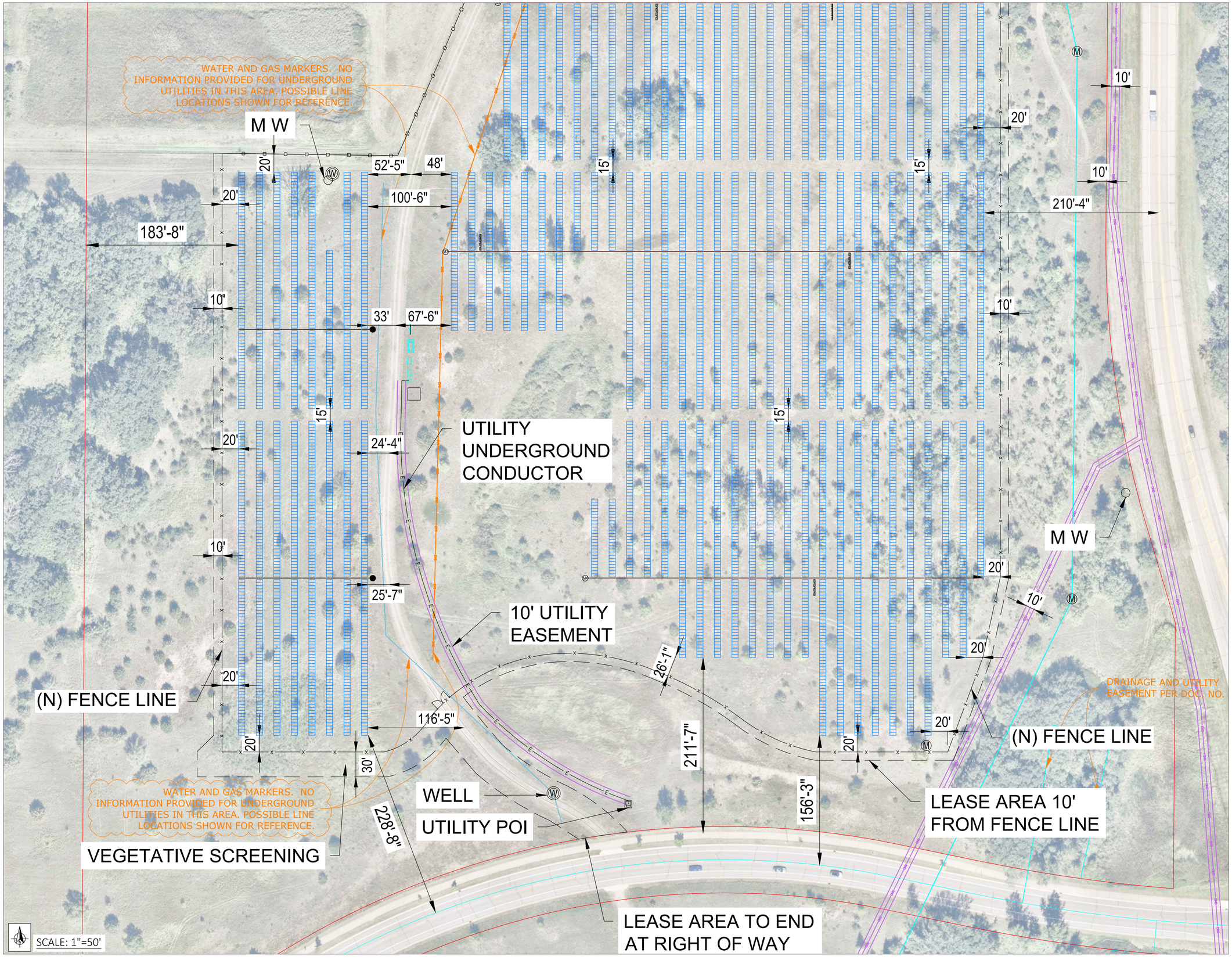
SHEET DESCRIPTION :
ARRAY MEASUREMENTS PLAN

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-1.4



CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

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SHEET :
PV-1.5

Connexus Landfill

Map 5. Delineation Map

Anoka County, MN

Study Area
Delineated Wetland
Upland Sampling Point
Wetland Sampling Point
Wetland Transect

AREAM

LEGEND:

- TRACKER DRIVELINE - SNAKE TRAY
- MOTOR POWER AND CONTROL
- PV OUTPUT CIRCUITS
- PV SOURCE CIRCUITS
- (M1) TRACKER MOTOR

CEDAR CREEK energy

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2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
WATER SHED WITH SITE PLAN

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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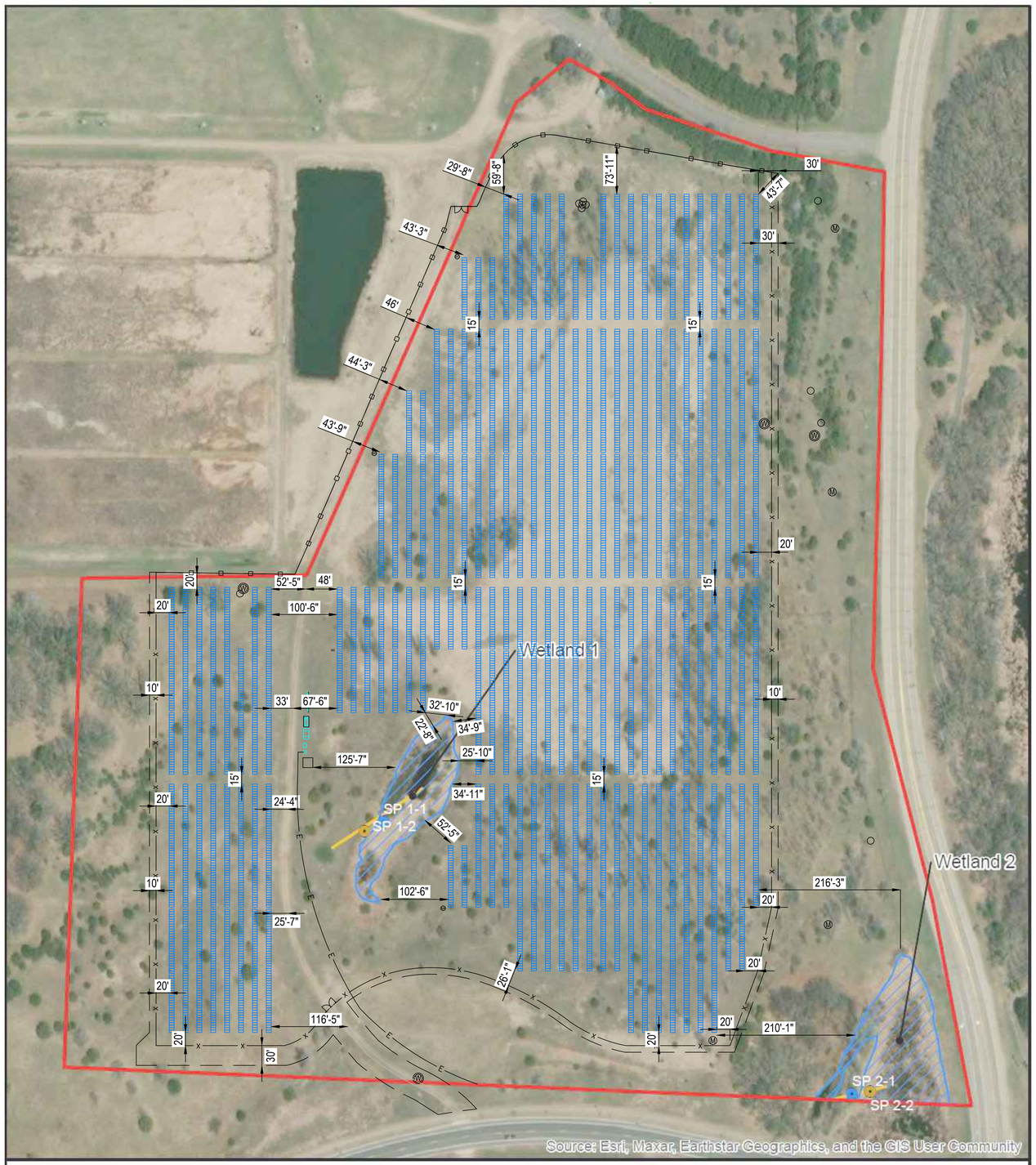
SHEET :

PV-1.6



Connexus Landfill

Map 5. Delineation Map

Anoka County, MN

Study Area

Delineated Wetland

Upland Sampling Point

Wetland Sampling Point

Wetland Transect

AREAM

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- PV SOURCE CIRCUITS
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SHEET SIZE:
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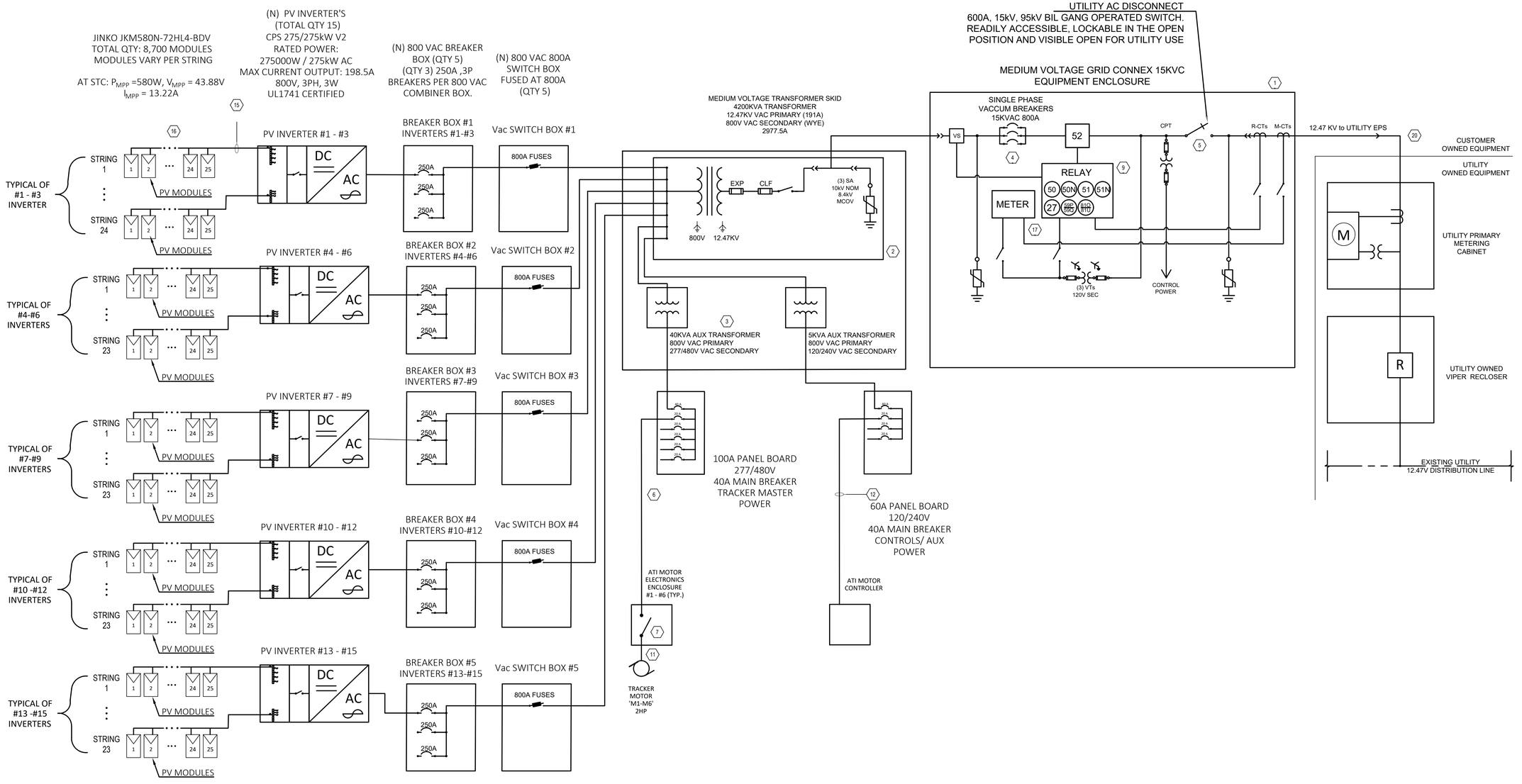
SHEET :
PV-1.7



KEYED NOTES:

1. GRID CONNEX MV CONNECTION CABINET. INCLUDED INTEGRATED VACUUM BREAKER,VISIBLE BLADE DISCONNECT, SEL RELAY AND CUSTOMER OWNED PTs,CTs AND METERING.
2. CPS MEDIUM VOLTAGE TRANSFORMER SKID WITH 4.2 MVA, 12.47 kV PRIMARY TO 800 Vac SECONDARY.
3. CPS MEDIUM VOLTAGE SKID EQUIPPED WITH (1) 40AKVA AUX TRANSFORMER,800V PRIMARY TO 277/480V SECONDARY,(1) 5KVA TRANSFORMER PRIMARY TO 120/240V SECONDARY.
4. INDICATED CIRCUIT BREAKER SHALL BE EQUIPPED WITH AUXILIARY CONTACT TO TRIGGER MAIN PV DISCONNECT UPON OPENING OF CIRCUIT BREAKER.
5. PROVIDE 600A, 3P DISCONNECT SIZED AS NOTED. DISCONNECT SHALL SERVE AS UTILITY PV AC DISCONNECT.
6. PROVIDE (3) #10 AWG CU PHASE CONDUCTORS AND #10 AWG CU GROUND IN 3/4" CONDUIT.
7. MOTOR ELECTRONICS ENCLOSURE IS LOCATED AT EACH MOTOR. MOTOR ELECTRONICS ENCLOSURE IS FURNISHED BY RACKING MANUFACTURER. TERMINATE BOTH THE POWER AND CONTROL WIRING AT ENCLOSURE. COORDINATE WITH EQUIPMENT PROVIDER FOR MORE ELECTRICAL REQUIREMENTS.
8. PROVIDE GROUNDING FOR SERVICE ENTRANCE EQUIPMENT PER NEC REQUIREMENTS.
9. A SEL 751 FEEDER PROTECTION RELAY AND SEL 735 POWER QUALITY AND REVENUE METER TO BE PROVIDED AND INTEGRATED INTO THE FEDERAL PACIFIC GRID CONNEX GEAR.
10. INVERTERS ARE EQUIPPED WITH TOUCH-SAFE FUSE HOLDERS AND STANDARD A74, 30A DC FUSES ON THE POSITIVE SIDE ONLY.
11. CIRCUIT BETWEEN MOTOR ELECTRONICS ENCLOSURE AND ASSOCIATED TRACKER MOTOR FURNISHED BY EQUIPMENT SUPPLIER AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE WITH EQUIPMENT SUPPLIER FOR MORE INFORMATION.
12. PROVIDE A 20A, 2-POLE BREAKER IN CONTROL PANEL BOARD FOR CIRCUITS SHOWN.
13. PROVIDE (2) #10 AWG CU PHASE CONDUCTORS AND #10 AWG CU GROUND IN 3/4" CONDUIT TO EACH ENCLOSURE AS SHOWN.
14. PROVIDE CONDUCTOR FOR EACH LEG OF DC CIRCUIT AS SHOWN. HOMERUN CABLE SHALL BE SECURELY FASTENED TO SOLAR PANEL STRUCTURE WITH LISTED SUPPORT HARDWARE. BOTH POSITIVE AND NEGATIVE CONDUCTOR ARE UNGROUNDED AND SHALL BE COLOR CODED IN THE FOLLOWING FASHION:
    POSITIVE = RED
    NEGATIVE = BLACK
15. CONDUCTORS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 690.31 AND ROUTED WITHIN THE RACKING SYSTEM. CONDUCTORS SHALL BE INSTALLED IN A WORKMANSHIP LIKE MANNER, PROTECTED FROM SHARP METALLIC SURFACES, PROPERLY BUNDLED (WITH UV RESISTANT MATERIALS) AND SECURED WITHIN THE RACKING SYSTEM.
16. PROVIDE #4 AWG BARE EQUIPMENT GROUNDING CONDUCTOR TO RACKING SYSTEM USING LISTED GROUNDING CONNECTOR KIT PER MANUFACTURER'S REQUIREMENT. RACKING SYSTEM IS LISTED AND IDENTIFIED FOR BONDING PV MODULES. FIELD VERIFY. EQUIPMENT GROUNDING CONDUCTOR SHALL BE RUN WITH THE PV ARRAY CIRCUIT CONDUCTORS IN CONDUIT WHEN CIRCUIT CONDUCTORS LEAVE THE VICINITY OF THE PV ARRAY.
17. UPS POWER IS PROVIDED IN THE GRIDCONNEX TO THE SEL 751 AND SEL 735.
18. THERE IS NOT LIGHTING ON SITE
19. THE INVERTER SUPPORTS INDUSTRY STANDARD MODBUS R485, ETHERNET, CAN, AND AC-PLC COMMUNICATION MODES. AC-PLC COMMUNICATION REQUIRES CONNECTION OF THE CPS AC-PLC KIT ASCCESORY
20. CCE TO PROVIDE AND INSTALL MV CONDUCTORS TO UTILITY PRIMARY METERING CABINET. CONNEXUS IS RESPONSIBLE FOR TERMINATING THE MV CONDUCTORS IN THE UTILITY PRIMARY METERING CABINET

GENERAL NOTES:

A EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC 2023 EDITION AND ALL APPLICABLE REQUIREMENTS OF THE LOCAL ELECTRIC UTILITY COMPANY AND THE LOCAL AUTHORITY HAVING JURISDICTION.

B FOLLOW MANUFACTURERS SUGGESTED INSTALLATION PRACTICES AND WIRING SPECIFICATIONS.

C FIELD VERIFY DC WIREBOX PROVIDED WITH INVERTER AND FOLLOW MANUFACTURER REQUIREMENTS FOR TERMINATING DC CONDUCTORS.

D PROVIDE DC SOURCE CONDUCTOR JUMPERS UTILIZING WIRE SIZE AND CONNECTORS THAT MATCH MODULE BETWEEN MODULES IF MODULE PROVIDED CONDUCTORS ARE NOT LONG ENOUGH TO CONNECT TO EACH OTHER.

E POWER FACTOR IS ASSUMED TO BE 1 (UNITY)

CEDAR CREEK energy

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BLAINE, MN, 55449
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DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
ONE LING DIAGRAM

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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Signature: Michael Herman
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Date: 01/24/2025 License Number: 57145

SHEET :
PV-3.0

WARNING

ELECTRIC SHOCK HAZARD
TERMINALS ON BOTH LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN
SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION
DC COMBINER'S, INVERTER'S

WARNING

ELECTRIC SHOCK HAZARD
TERMINALS ON BOTH LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION
MAIN SERVICE DISCONNECT

WARNING

ELECTRIC SHOCK HAZARD
NO USER SERVICEABLE PARTS INSIDE
CONTACT AUTHORIZED PERSONNEL FOR SERVICE

LABEL LOCATION
INVERTER, JUNCTION BOXES, AC DISCONNECT

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION
CONDUIT, COMBINER BOX

GENERATION SYSTEM CONNECTED

LABEL LOCATION
POINT OF INTERCONNECTION, MAIN SERVICE DISCONNECT

PHOTOVOLTAIC SYSTEM DC DISCONNECT

OPERATING VOLTAGE	1097	V_{DC}
OPERATING CURRENT	343.72	A
MAX SYSTEM VOLTAGE	1500	V_{DC}
SHORT CIRCUIT CURRENT		Isc
CHARGE CONTROL MAX		A

LABEL LOCATION
INVERTER 1-15

UTILITY AC DISCONNECT

LABEL LOCATION
UTILITY AC DISCONNECT

UTILITY BILLING METER

LABEL LOCATION
UTILITY BILLING METER

PHOTOVOLTAIC DC DISCONNECT

LABEL LOCATION
DC DISCONNECT, DC COMBINER

PV AC DISCONNECT

RATED AC OUTPUT CURRENT: 198.5 A
NOMINAL OPERATING AC VOLTAGE: 800 V

LABEL LOCATION
AC DISCONNECTS

PV AC DISCONNECT

RATED AC OUTPUT CURRENT: 595.5 A
NOMINAL OPERATING AC VOLTAGE: 800 V

LABEL LOCATION
AC DISCONNECTS

PV AC DISCONNECT

RATED AC OUTPUT CURRENT: 2977.5 A
NOMINAL OPERATING AC VOLTAGE: 800 V

LABEL LOCATION
AC DISCONNECTS

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

LABEL LOCATION
PV COMBINER, MAIN SERVICE DISCONNECT

CAUTION: SOLAR CIRCUIT

LABEL LOCATION
DC CONDUIT, RACEWAYS, ENCLOSURES
AT LEAST EVERY 10FT

MAIN PV SYSTEM DISCONNECT

LABEL LOCATION
AC DISCONNECT, POINT OF INTERCONNECTION

CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED

LABEL LOCATION
PLACED ON OUTSIDE COVERS OF COMBINER PANELS

WARNING

ELECTRIC SHOCK HAZARD

ELECTRIC SHOCK HAZARD, THE DC CONDUCTORS
OF THIS PHOTOVOLTAIC SYSTEM ARE
UNGROUNDED AND MAY BE ENERGIZED

LABEL LOCATION
DC DISCONNECT'S

WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT
PRIOR TO WORKING INSIDE PANEL

LABEL LOCATION
MAIN SERVICE DISCONNECT

LABEL NOTES:

-LABELS ARE WEATHERPROOF, DURABLE, AND PERMANENTLY MOUNTED
-LABELS IN COMPLIANCE WITH NEC 690.0
-WARNING PV POWER SOURCE LABEL: MARKINGS PLACED ON AC CONDUIT, AC RACEWAYS, AC ENCLOSURES AND ALL AC COMBINER/AC JUNCTION BOXES
-CAUTION: SOLAR CIRCUIT LABEL: MARKINGS PLACED ON DC CONDUIT AND DC JUNCTION BOXES SPACED AT 10 FT OR LESS

PLACARD NOTES:

-BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING/LINES
-PLACARD SHALL BE PLACED AT MINIMUM AT SERVICE DISCONNECT AND SERVICE METER

WARNING !

POWER TO THIS BUILDING IS ALSO
SUPPLIED FROM THE FOLLOWING
SOURCES WITH DISCONNECTS
LOCATED AS SHOWN

GROUND MOUNT
PHOTOVOLTAIC
ARRAY

PER NEC 690.56(B), NEC 705.10
PLACE AT EACH SERVICE EQUIPMENT LOCATION
AND AT THE LOCATION(S) OF THE SYSTEM DISCONNECT(S) FOR ALL
ELECTRIC POWER PRODUCTION SOURCES

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TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
SOLAR LABELS

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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SHEET :
PV-3.1

EAGLE
MODULES

THE MOST DEPENDABLE
SOLAR PRODUCT

EAGLE 72 G6B

570-590 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

KEY FEATURES

N-Type Technology
N-type cells offer Jinko's in-house TOPCon technology with better performance and improved reliability.

Multi Busbar Half Cell Technology
Better light trapping and current collection to improve module power output and reliability.

Bifacial Power Gain
N-Type architecture increases bifaciality for higher backside bonus and better lifetime yield.

Low Temperature Coefficient
Best in class temperature coefficient for highest lifetime energy yield in all climates.

Industrial Grade Construction
Fire Type 29 with optimized dual-glass construction and thick frame for highest mechanical load resistance.

Shade Tolerant
Twin array design allows continued performance even with shading by trees or debris.

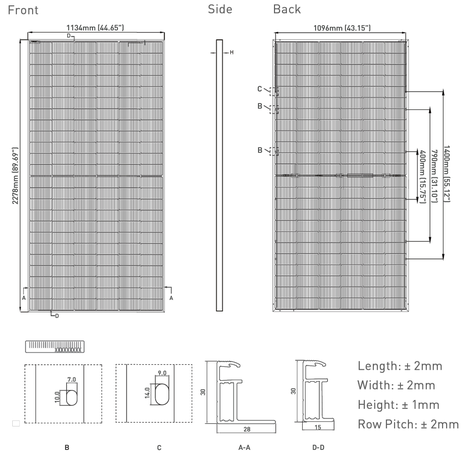
Protected Against All Environments
Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.

Warranty
12-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products
- ISO45001: 2018 Occupational Health & Safety Standards
- UL61730 certified products

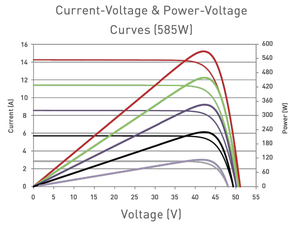
BUILDING YOUR TRUST IN SOLAR. WWW.JINKOSOLAR.US

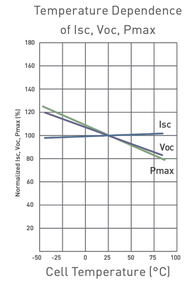
ENGINEERING DRAWINGS



Length: ± 2mm
Width: ± 2mm
Height: ± 1mm
Row Pitch: ± 2mm

ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE





MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2 x 72)
Dimensions	2278 x 1134 x 30mm (89.69 x 44.65 x 1.18in)
Weight	31kg (68.34lbs)
Front Glass	2.0mm, Anti-Reflection Coating
Back Glass	2.0mm, Heat Strengthened Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in)
Fire Type	Type 29
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)
Hailstone Test	25mm Hailstone at 23 m/s

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.29%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C
Bifacial Factor	80±5%

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1500VDC
Maximum Series Fuse Rating	30A

PACKAGING CONFIGURATION

(Two pallets = One stack)

36pcs/pallet, 72pcs/stack, 576pcs/40 HQ Container

BIFACIAL OUTPUT-REARSIDE POWER GAIN

5%	Maximum Power (Pmax)	598Wp	604Wp	609Wp	614Wp	620Wp
	Module Efficiency (%)	23.17%	23.37%	23.57%	23.78%	23.98%
15%	Maximum Power (Pmax)	656Wp	661Wp	667Wp	672Wp	679Wp
	Module Efficiency (%)	25.38%	25.60%	25.82%	26.05%	26.27%
25%	Maximum Power (Pmax)	713Wp	719Wp	725Wp	731Wp	738Wp
	Module Efficiency (%)	27.59%	27.83%	28.06%	28.31%	28.55%

WARRANTY

12-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

ELECTRICAL CHARACTERISTICS

Module Type	JKM570N-72HL4-BDV		JKM575N-72HL4-BDV		JKM580N-72HL4-BDV		JKM585N-72HL4-BDV		JKM590N-72HL4-BDV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	570Wp	430Wp	575Wp	433Wp	580Wp	437Wp	585Wp	441Wp	590Wp	445Wp
Maximum Power Voltage (Vmp)	43.58V	40.56V	43.73V	40.73V	43.88V	40.89V	44.02V	41.05V	44.17V	41.21V
Maximum Power Current (Imp)	13.08A	10.59A	13.15A	10.64A	13.22A	10.69A	13.29A	10.74A	13.36A	10.79A
Open-circuit Voltage (Voc)	52.10V	39.60V	52.30V	39.75V	52.50V	39.90V	52.70V	40.05V	52.90V	40.20V
Short-circuit Current (Isc)	13.83A	11.16A	13.89A	11.21A	13.95A	11.26A	14.01A	11.31A	14.07A	11.36A
Module Efficiency STC (%)	22.07%		22.26%		22.45%		22.65%		22.84%	

*STC: Irradiance 1000W/m² | Cell Temperature 25°C | AM = 1.5
NOCT: Irradiance 800W/m² | Ambient Temperature 20°C | AM = 1.5 | Wind Speed 1m/s

*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM570-590N-72HL4-BDV-F30-F2-US

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CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
MODULE DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-5.0

Datasheet

250/275kW V2, 1500Vdc String Inverters for North America

CPS SCH275KTL-DO/US-800

The 250/275 kW high power CPS three-phase string inverters are designed for ground-mount applications. The units are high performance, advanced, and reliable inverters designed specifically for the North American environment and grid. High efficiencies, wide operating voltages, broad temperature ranges, and NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The SCH275KTL inverters include a selectable active power of either 250 kW or 275 kW (factory default) with 12 MPPTs and are available with either 36 fused PV string inputs or 24 unfused PV string inputs. The CPS FlexOM solution enables communication, controls and remote product upgrades.

Key Features

- **Anti-PID function**
- **Reactive Power at Night function**
- CPS FlexOM Gateway enables remote firmware upgrades
- Integrated DC disconnect switch
- Protection functions for enhanced reliability and safety
- Selectable max AC active power of 250 kW or 275 kW
- UL 1741-SA certified to CA Rule 21, including SA14-SA18
- 12 MPPTs with 36 fused inputs or 24 unfused inputs
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Full power capacity up to 42°C
- Standard 5-year warranty with extensions to 20 years
- Supported comm protocols (Modbus RTU, TCP/IP, PLC, **CAN**)
- UL 1741-SB and IEEE 1547-2018 certified

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Chint Power Systems America
1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Technical Data

Model Name	CPS SCH275KTL-DO/US-800-36 V2	CPS SCH275KTL-DO/US-800-24 V2
DC Input		
Max. DC input voltage range	1500 V	
Operating DC input voltage range	500-1450 Vdc	
Start-up DC input voltage / power	550 Vdc / 500 W	
MPPT voltage range for Pnom @ PF>0.99[1]	900-1300 Vdc	
Number of MPP trackers	12	
Max. PV input current (clipping point)	30 A per MPPT	
Production Limits	36.5 kW/MPPT or 275 kW total output	
Max. PV short-circuit current	600 A, 50 A per MPPT	
Number of DC inputs	36 fused inputs, 3 per MPPT	24 non-fused inputs
DC disconnection type	Load-rated DC switches	
DC surge protection	Type II	
AC Output		
Max AC output power (selectable[2]) @ PF>0.99	250 kW / 275 kW	
Max. AC apparent power	275 kVA	
Rated output voltage	800 Vac	
Output voltage range[3]	704-880 Vac	
Grid connection type	3-phase / PE	
Max. AC output current @ 800 Vac	198.5 A	
Rated output frequency	60 Hz	
Output frequency range[3]	57-63 Hz	
Power factor	>0.99 (±0.8 adjustable)	
Current TRD @ rated load	< 3%	
Max. OCPD rating	300 A	
AC surge protection	Type II	
System and Performance		
Max. efficiency	99.0%	
CEC efficiency	98.5%	
Standby / night consumption	5 W	
Environment		
Enclosure protection degree	NEMA 4X	
Cooling method	Variable speed cooling fans	
Operating temperature range	-22°F to 140°F / -30°C to 60°C (derate from 107°F / 42°C)	
Non-operating temperature range	-40°F to 140°F (-40°C to 60°C)	
Operating humidity	0-100%	
Operating altitude	8202 ft / 2500 m (no derating)	
Audible noise	< 80 dBA @ 1 m and 77°F (25°C)	
Display and Communication		
User interface and display	LED indicators, Wi-Fi and app	
Inverter monitoring	Modbus RS485 / PLC[4] / CAN	
Site-level monitoring	CPS FlexOM (1 per 32 inverters)	
Modbus data mapping	SunSpec / CPS	
Remote diagnostics / firmware upgrade functions	Standard / (with FlexOM Gateway)	
Mechanical		
Dimensions (H × W × D)	27.2 × 41.3 × 15.7 (690 × 1050 × 400 mm)	
Weight	Inverter: 262 lbs (119 kg)	
Mounting / installation angle	Vertical installation	
AC termination	Stud type terminal (wire range: 4/0 AWG - 750 kcmil AL/CU, lugs not supplied)	
DC termination	36 fused input: screw clamp fuse holder (wire range #14-#8 AWG CU) 24 non-fused input: screw clamp terminal (wire range #14-#8 and #6-#4 AWG CU)[5]	
Fused string inputs (3 per MPPT)[6]	25 A fuses provided (values up to 30 A acceptable)- 30A FUSES INCLUDED	
Safety		
Certifications and standards	UL1741-SA/SB Ed.3, CSA-C22.2 NO.107.1-16, IEEE1547a-2014, IEEE 1547-2018; FCC PART 15	
Selectable grid standard	IEEE 1547a-2014, IEEE 1547-2018, CA Rule 21, ISO-NE	
Smart-grid features	Volt-RideThru, Freq-RideThru, Ramp-Rate, Specified-PF, Volt-VAR, Freq-Watt, Vol-Watt	
Protection Functions		
Reactive Power at Night	Yes	
Anti-PID function	Yes	
Insulation resistance monitoring	Yes	
Onboard fault oscillography	Yes	
PV MPPT current monitoring	Yes	
Residual current monitoring	Yes	
Output short-circuit protection	Yes	
Output overvoltage protection	Yes	
Warranty		
Standard	5 years	
Extended terms	10, 15, and 20 years	

1) See user manual for information regarding MPPT voltage range when operating at non-unity PF.
2) Inverter is factory set to 275 kW by default. Contact CPS to enable the 250 kW setting.
3) The output voltage range and output frequency range may differ according to the specific grid standard.
4) CPS AC-PLC Kit required for AC PLC communication.
5) One threaded hole per MPPT for connecting #6-#4 AWG CU.
6) Fused string inputs only applicable to the SCH275KTL 36-input model.

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PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

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24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

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DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
INVERTER DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-5.1

Datasheet

800 Vac Breaker Box Solution for CPS 250/275 kW Inverters

The CPS 800 Vac Breaker Box is designed for CPS 250/275kW three-phase string inverters to optimize system protection, installation, and wire management. The Breaker Box combines the output of up to (3) CPS 250/275kW inverters allowing a cost-effective solution for simplifying system designs and providing individual protection for each inverter. This solution enables savings on labor and material costs by reducing the amount of wires needed to connect CPS string inverters to the grid.

Solutions Supplier

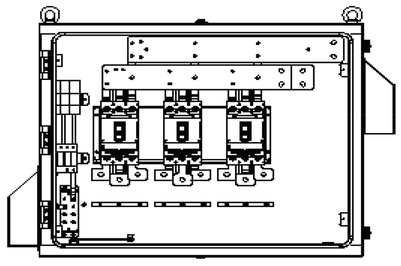
CPS can supply inverter and BOS equipment for 1500V applications, which enables advantages for project logistics, shipment, and warranty management.

Decreased Wiring Costs

Combining CPS inverters with the CPS 800 Vac Breaker Box reduces the amount of wires needed to connect the PV system to the grid.

Optimized Design with Enhanced Protection

The 800 Vac Breaker Box provides three 800V 250A 100% rated circuit breakers for individual protection of the CPS 250/275kW PV inverter.



Internal View of 800 Vac Breaker Box

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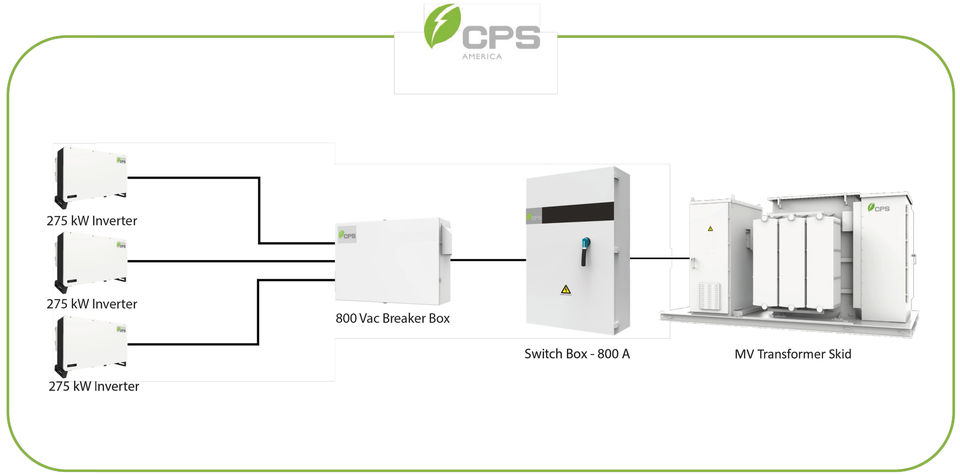
1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Technical Data

Product Model	CPS DBA03-800V/US
Input Parameter	
Number of Input Circuits	3
OCPD Type	3 thermal magnetic MCCBs
OCPD Rating	250 A (100% Rated)
Input Terminal Temperature Rating	203°F / 95°C
Compatible Inverter	CPS SCH275KTL-DO/US-800
Rated Voltage	800 Vac
Input Conductor Size	4/0 AWG-750 kcmil CU/AL
Output Parameter	
Output Conductor Size	250-800 kcmil CU/AL (up to 2 sets)
Output Busbar Rated Current	1040 A
Conduit Knockout Size	Removable bottom plate
Interrupting Capacity	50 kA
Mechanical	
Dimensions (H × W × D)	42.25 × 31.8 × 14.9 in (1073 × 809.5 × 376 mm)
Weight	92.6 lbs (42 kg)
Padlockable Enclosure	Yes
Grounding Busbar	Yes
Vent	Yes
Shade Cover	Yes
Environment	
Enclosure Protection Grade	NEMA Type 3R
Operating Temperature Range[1]	-22°F to 140°F / -30°C to 60°C
Operating Humidity	0% to 95%, non-condensing
Operating Altitude	6561.7 ft / 2000 m
Certifications and Warranty	
Certifications and Standards	UL 1741, CSA C22.2 NO.107.1-16
Standard Warranty	2 years

1) See user manual for further installation requirements.



CEDAR CREEK energy

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3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS				
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DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
BREAKER BOX DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :

PV-5.2

Datasheet

800 Vac Switch Box (800 A) for CPS 250/275 Inverters

The CPS 800 Vac Switch Box (800 A) is designed for CPS 250/275 kW three-phase string inverters to optimize system design, installation, and wire management. The units are designed to be connected to the output of the CPS 800 Vac breaker box used with up to (3) CPS 250/275 kW inverters allowing a cost-effective solution for simplifying system designs and minimizing AC wire losses. This solution enables savings on labor and material costs by reducing the amount of wires needed to connect CPS string inverters to the grid.

Solutions Supplier

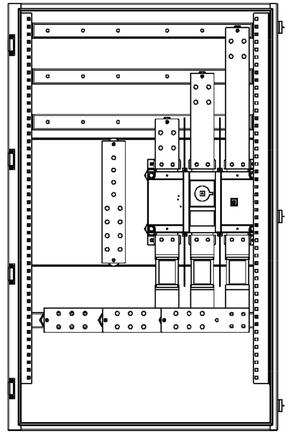
CPS can supply inverter and BOS equipment for 1500 V applications, which enables advantages for project logistics, shipment, and warranty management.

800 V BOS Solution

The CPS Switch Box provides a cost effective 800 Vac balance of system solution and disconnecting means.

Optimized Design

The Switch Box V1 is designed specifically for use with CPS 250/275 kW inverters.



Internal View of Switch Box (800 A)

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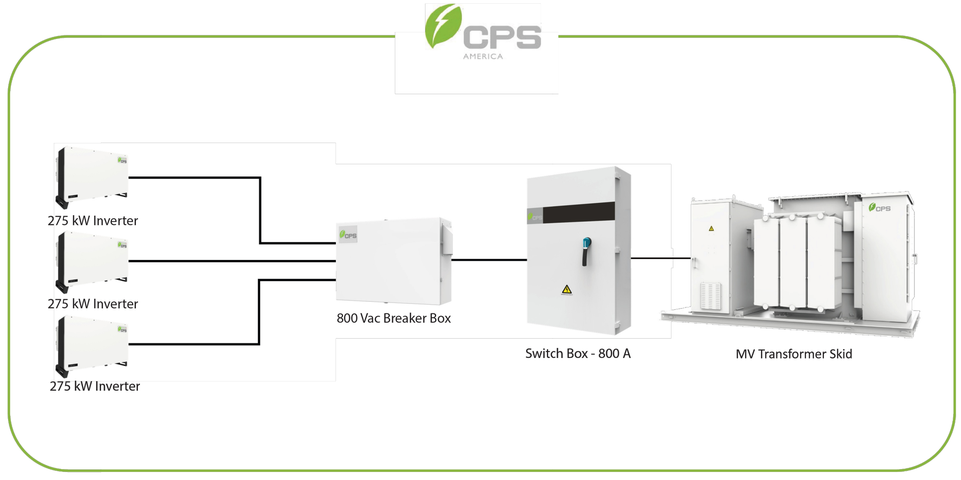
Chint Power Systems America
1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Technical Data

Model Name	CPS DPA03-800V/US (800 A)
Input Parameter	
Number of Input Circuits	1
OCPD Type	Fuse
Disconnect	Yes
Compatible Inverter	CPS SCH275KTL-DO/US-800
Rated Voltage	800 Vac
Rated Input Current	600 A
Output Busbar Rated Current	1040 A
Input Conductor Size	250-800 kcmil CU/AL (up to 2 sets)
Input Conduit Knockout Size	Removable bottom plate
Output Parameter	
Rated Output Current	600 A
Output Busbar Rated Current	1040 A
Output Conductor Size	250-800 kcmil CU/AL (up to 4 sets)
Output Conduit Knockout Size	Removable bottom plate
Interrupting Capacity	65 kA
Disconnect Rating	800 A
Output Fuse Rating	800 A
Mechanical	
Dimensions (H × W × D)	55 × 36.2 × 14.75 in (1400 × 920 × 375 mm)
Weight	264 lbs / 120 kg
Padlockable Enclosure	Yes
Grounding Busbar	Yes
Breather Vent	Yes
Environment	
Enclosure Protection Degree	NEMA Type 3R
Operating Temperature Range	-22°F to 140°F / -30°C to 60°C (derating at 104°F / 40°C)
Operating Humidity	0% to 95%, non-condensing
Operating Altitude	8202 ft / 2500 m (no derating)
Safety	
Certifications and Standards	UL 1741, CSA C22.2 NO.107.1-16
Warranty	
Standard	2 years



CEDAR CREEK energy

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PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

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24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

#	DESCRIPTION	BY	CHK'D	DATE
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DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
SWITCH BOX DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-5.3

Datasheet

In-Line Cluster Mounting Bracket

Designed for CPS 250/275 kW Inverters & 800 Vac AC Combiners

CPS In-Line Cluster Mounting Bracket

The CPS In-Line Cluster Mounting Bracket is designed to provide a simple, low-cost mounting solution for CPS 250/275 kW inverters and CPS 800 Vac 3:1 AC Combiners. (3) CPS 250/275 kW and (1) 800 Vac AC Combiner can be mounted onto piles to easily install the equipment for ground mount PV applications. This solution enables savings on labor and material costs for system designs and installation.

Key Features

- Easily mount (3) 250/275 kW inverters and (1) 800 Vac AC Combiner
- Simplifies Inverter and Combiner installation
- Cost-efficient mounting solution
- Includes mounting bracket for CPS 800 Vac AC Combiner
- In-line design to allow efficient working space

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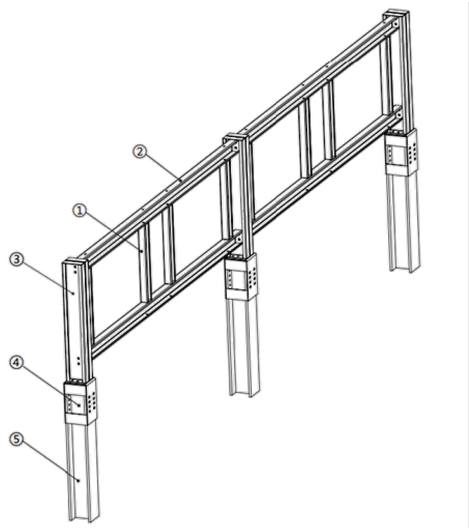
1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Technical Data

Model Name	CPS In-Line Cluster Mounting Bracket
Mechanical	
Material	DC51D-ZM180 steel
Dimensions (H x W x D)	46.3 x 231.4 x 6.8 in (1,175 x 5,877 x 172 mm)
Dimensions of total Cluster Mounting Bracket including (3) 250/275 kW Inverters + (1) 800 Vac AC Combiner	55.1 x 231.4 x 23.3 in (1,400 x 5,877 x 643 mm)
Total weight of Cluster Rack	264 lbs / 120 kg
Compatible inverters	CPS SCH275KTL-DO/US-800
Compatible combiner	CPS DPA03-800V/US
Installation method	Mounted to 3 piles (piles not included)
Warranty	
Standard	2 years



Cluster Components

Item No.	Component Name	Quantity
1	Equipment installation vertical beam	8
2	Beam	4
3	Vertical beam	6
4	Pile connector	3
5	Pile	3 (user supplied)

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BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

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TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
IN-LINE EQUIPMENT RACK DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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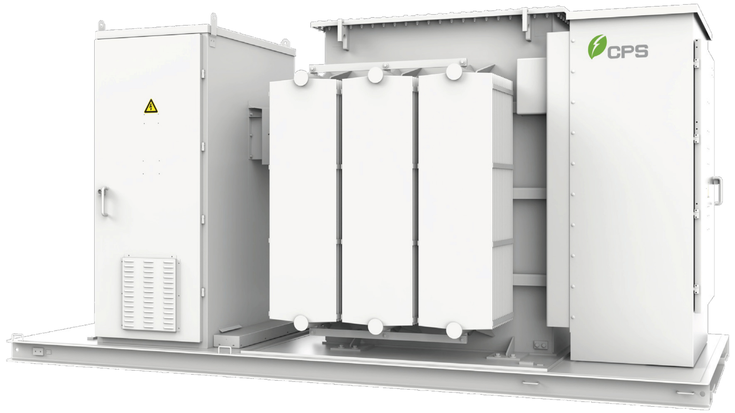
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-5.4

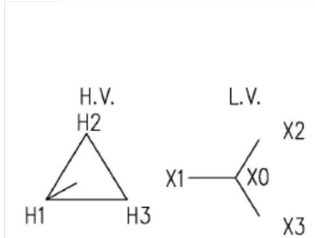
Datasheet

Medium Voltage Transformer Skid

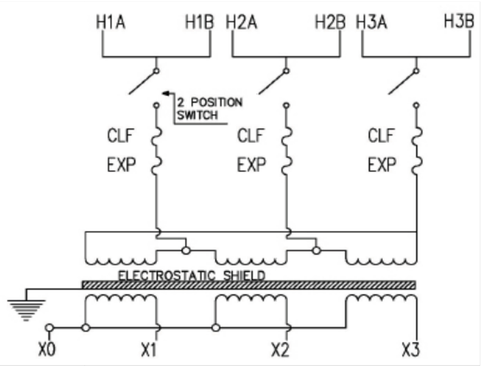


The CPS three-phase medium voltage transformer skid is the last step in the conversion that brings electrical power to the substation. The transformers are designed for superior reliability, efficiency, and environmental performance. A modular architecture paired with design options ensures cost efficiency and easy, minimal maintenance. The skid integrates a medium voltage transformer, low voltage cabinet, auxiliary transformer, and monitoring gauges. CPS offers various configurations with multiple capacities and interconnection voltages.

Phasor Diagram Example



Connection Diagram Example



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Chint Power Systems America
1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Technical Data

Product Name	Medium Voltage Transformer Skid				
Specifications					
Rated power (kVA)	4200 kVA, 3300 kVA, 2800 kVA				
Installation location	NEMA 3R				
Number of windings	2				
Operating ambient temperature range @ rated power	-22°F to 113°F (-30°C to 45°C)				
Average winding temperature rise	140°F (60°C)				
Cooling class	KNAN				
Frequency	60 Hz				
Electrostatic shielding	Electrostatic shield between HV and LV windings (2 windings)				
Insulating fluid	FR3 oil				
High voltage	34.5 kV	24.94 kV	13.8 kV	13.2 kV	12.47 kV
High voltage bushing style	6 - integral deadbreak bushing 600 A 150 kV BIL		6 - integral deadbreak bushing 600 A 95 kV BIL		
High voltage conductor material	Aluminum				
Taps	2-2.5% above and 2-2.5% below nominal voltage				
High voltage configuration	Loop-feed, dead front				
Load-break switching	600 A two position load break switch				
High voltage enclosure type	Bottom entry				
Overcurrent protection	Bayonet fuses in series with partial-range current-limiting fuses				
Expulsion forces	Bayonet fuses				
Low voltage	800 Vac				
LV bushing BIL	30 kV				
LV bushing connection	Up to (20) 800 kcmil aluminum or copper per phase				
LV conductor material	Aluminum				
Elevation	6561.68 ft (2000 m)				
Vector group	Dy1, Dy11, Yd1, Yd11, YNyn0				
Dimensions (W × H × D)	16.08 × 8.14 × 7.22 ft (4900 × 2481 × 2200 mm)				
Accessories					
Liquid level indicator	Included				
Liquid temperature indicator	Included				
Pressure vacuum gauge	Included				
Off load tap changer	Included				
Pressure relief valve	Included				
Oil filling tube	Included				
Drain valve with sampler	Included				
Nitrogen blanket	Included				
5 kVA single-phase auxiliary transformer (120 Vac)	Included				
40 kVA three-phase auxiliary transformer (480 Vac)	Optional / additional cost - INCLUDED				
Applicable Standards[1]					
MV Transformer: IEEE C57.12.00, IEEE 57.12.28, IEEE C57.12.90, CSA C2.1-06, CAN/CSA-C227.3/C227.4 LV Cabinet: UL891					

1) Specifications may change upon design and engineering finalization.

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

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24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
MV TRANSFORMER SKID DATA SHEET

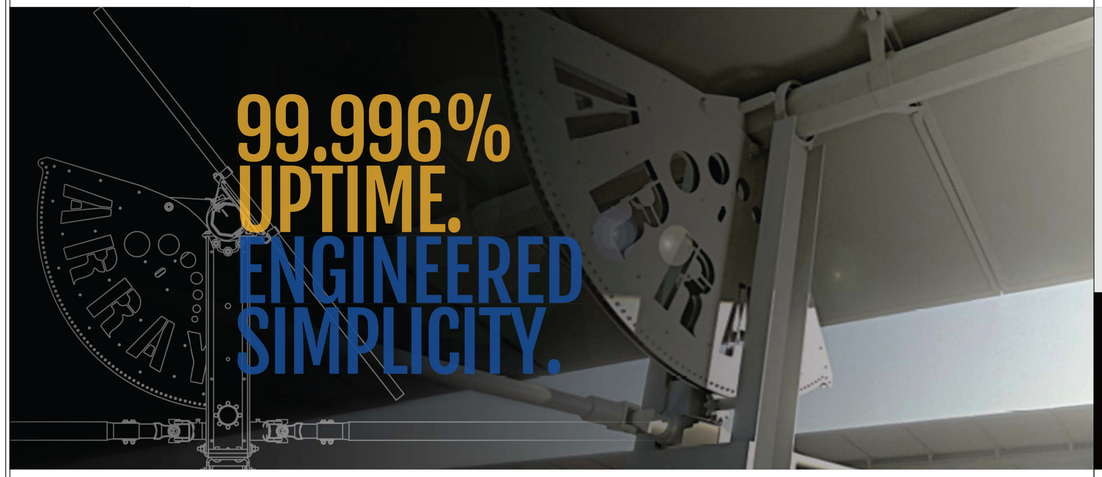
SHEET SIZE:
36X24

SPACE FOR PE STAMP :

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-5.5

ARRAY TECHNOLOGIES FOLLOW THE SUN. FOLLOW THE LEADER.



7%
LOWER
LCOE

31%
LOWER
LIFETIME
O&M

DuraTrack® HZ v3

Three decades of field-tested design improvements have resulted in the DuraTrack® HZ v3 — the most durable, reliable tracking system under the sun. While our single-bolt module clamp and forgiving tolerances streamline installation, and our flexibly linked architecture maximizes power density, it's our innovative use of fewer components and a failure-free wind management system that makes Array Technologies the best choice for solar trackers. **Better. Stronger. Smarter.**

HIGHEST POWER DENSITY.
Higher density means more power and more profit. DuraTrack HZ v3 offers the unique ability to maximize the power density of each site, boasting 100 modules per row and higher density than our closest competition.

LEADING TERRAIN ADAPTABILITY.
Our flexibly linked architecture, with articulating driveline joints and forgiving tolerances, creates the most adaptable system on the market for following natural land contours while creating the greatest power generation potential from every site.

FEWER COMPONENTS. GREATER RELIABILITY.
Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points (167 times fewer components than competitors), DuraTrack HZ v3 consistently delivers higher reliability and superior uptime.

FAILURE-FREE WIND DESIGN.
DuraTrack HZ v3 was designed and field tested to withstand some of the harshest conditions on the planet. It is the only tracker on the market that reliably handles wind events with a fully integrated, fully mechanical, passive wind-load mitigation system without the need for complex communication systems, batteries, or power.

ZERO SCHEDULED MAINTENANCE.
Maintenance-free motors and gears, fewer moving parts, and industrial-grade components—what does this mean for our customers? No scheduled maintenance required. While our competitors average two unscheduled maintenance events per day, we average only one per year.

ARRAY TECHNOLOGIES FOLLOW THE SUN. FOLLOW THE LEADER.

COST VERSUS VALUE
We believe value is more than the cost of a tracking system. It's about building with forgiving tolerances and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability.

THE GLOBAL LEADER IN RELIABILITY
Array has spent decades designing and perfecting the most reliable tracker on the planet. Fewer moving parts, stronger components and intelligent design that protects your investment in the harshest weather are but a few of the innovative differences that keep your system running flawlessly all day and you resting easy at night.

ARRAY TECHNOLOGIES, INC.
3901 Midway Place NE
Albuquerque, NM 87109 USA
+1 505.881.7567
+1 855.TRACKPV (872.2578)
+1 505.881.7572
sales@arraytechinc.com
arraytechinc.com

30 GW YEARS OF OPERATION

167× FEWER COMPONENTS THAN COMPETITIVE TRACKERS

STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS

Tracking Type	Horizontal single axis
MW per Drive Motor	Up to 1.152 MW DC using 360W crystalline
String Voltage	Up to 1,500V DC
Maximum Linked Rows	32
Maximum Row Size	100 modules crystalline, and bifacial; 240 modues First Solar 4; 78 modules First Solar 6
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW DC	Less than 1
East-West/North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable (48" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 28–45% typical, others supported on request
Terrain Flexibility	N-S tolerance: 0° - 8.5° standard, 15° optional; Driveline: 40° in all directions
Modules Supported	Most commercially available, including frameless crystalline, thin film, and bifacial
Tracking Range of Motion	± 52° standard, ± 62° optional
Operating Temperature Range	-30°F to 140°F (-34°C to 60°C)
Module Configuration available.	Single-in-portrait standard, including bifacial. Four-in-landscape (thin film) also
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline and bifacial per manufacturer specs.
Materials	Pre-galv steel, HDG steel and aluminum structural members, as required
Allowable Wind Load (ASCE 7-10)	140 mph, 3-second gust exposure C
Wind Protection	Passive mechanical system protects against wind damage — no power required

ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS

Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes

INSTALLATION, OPERATION & MAINTENANCE

Software	SmarTrack optimization available
PE Stamped Structural Calculations & Drawings	Yes
On-site Training and System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings and Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required
Module Cleaning Compatibility	Robotic, Tractor, Manual

GENERAL

Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated

Array Technologies, Inc. reserves the right to make changes without notice.

REV 2.0 - 09MAY2019

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

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24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

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0	IC SET	TB	MH	12/23/2024
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DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
RACKING DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

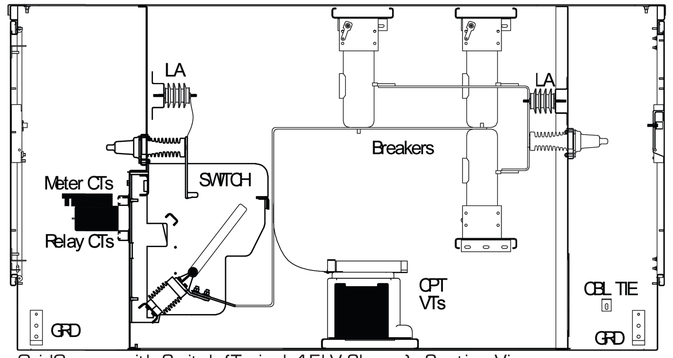
SHEET :
PV-5.6

Federal Pacific

GRIDCONNEX™
Federal Pacific

Medium Voltage Grid Connection Solutions for Solar Farms, Battery Energy Storage Systems and Other Distributed Generation

The example below depicts a section view and one-line diagram of a typical configured GridConnex. See the configuration key located on page 4 for available options.



GridConnex with Switch (Typical, 15kV Shown) - Section View
Part Number GCA61AJ3F11WH

Position	0	1	2	3	4	5	6	7	8	9
Configured Part Number										

GridConnex™ Overall Equipment Ratings

Rated Voltage	Continuous Current	Frequency	Basic Impulse Level (BIL)	Dielectric Strength	Rated Short-Circuit Current (SYM)
15kV	200/600A*	60Hz	95kV	36kV	20kA
25kV			125kV	60kV	16kA
35kv			150kV	80kV	

* Continuous current rating based on bushing or bushing well selection. Switchgear conforms to selected ANSI, NEMA, and IEEE standards.

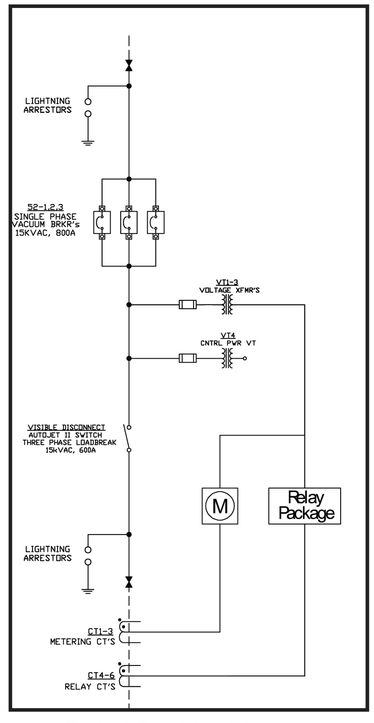
GridConnex Typical Dimensions - With AJ Switch

Rated Voltage	Height	Width	Depth
15kV	56	48	104
25kV	72	60	116
35kV	85	57	132

GridConnex Typical Dimensions - Without AJ Switch

Rated Voltage	Height	Width	Depth
15kV	56	48	82
25kV	72	60	106
35kV	85	57	122

NOTE - All dimensions in inches



Typical One-Line Diagram

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
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RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

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SYSTEM SIZE (AC)	4.125 MW
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2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
GRID CONNEX DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-5.7

31-0158-01

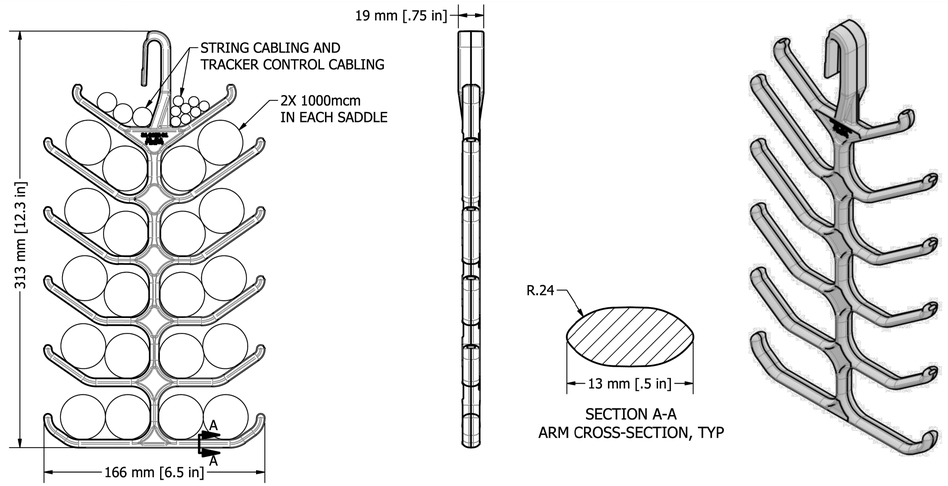
Messenger Cable Hangers

Performance Features

- Safe, reliable, easy-to-install solution for above-ground wire management
- 35+ year lifetime
- Up to 4.5 ft hanger spacing
- One step crimping installation
- Highly customizable to meet various design needs
- Excellent corrosion resistance
- High mechanical strength
- Retention features keeps the cable in the hanger
- Designed with a large radius at every cable contact surface
- Supports up to 1000mcm conductor

Detail	Specification
Part Number	31-0158-01
Material	Corrosion Resistant Die-Cast Aluminum
Messenger Cable Compatibility	1/0 (Ø0.398in) AAAC, ACSR, or AAC
Certified Load Rating	20lbs per saddle
Certifications	UL1565; UL2239; UL2703 Conformance
Cable Capacity	Top Saddles – String Cabling and Tracker Cabling; All other Saddles – 2X 1000mcm each, up to 20 total
Installation Method	Crimp Hanger Hook onto Messenger Cable
Part Weight	0.64 lbs
Shipping and Packaging	72pc per box

Dimensions and typical cable arrangement



Contact: sales@affordablewm.com or visit www.affordablewm.com for more information.
Disclaimer: The information in this datasheet is for informational purposes only.
Information is subject to change at any time without notice.

Affordable Wire Management

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
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TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
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2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
AWM DATA SHEET

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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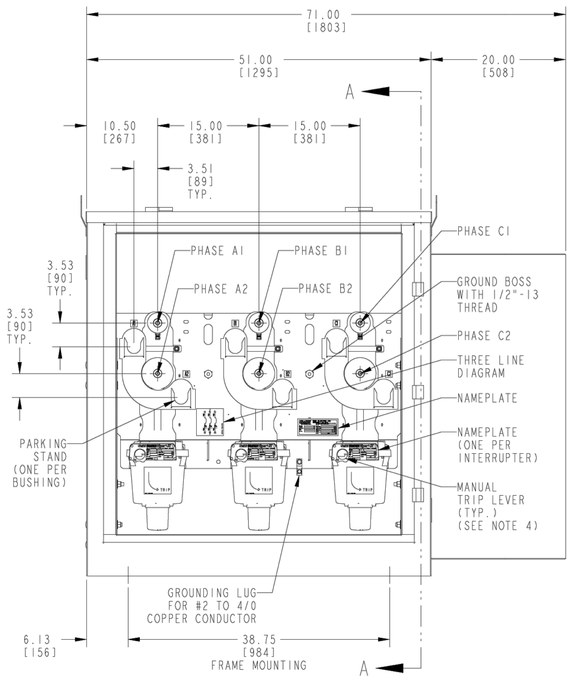
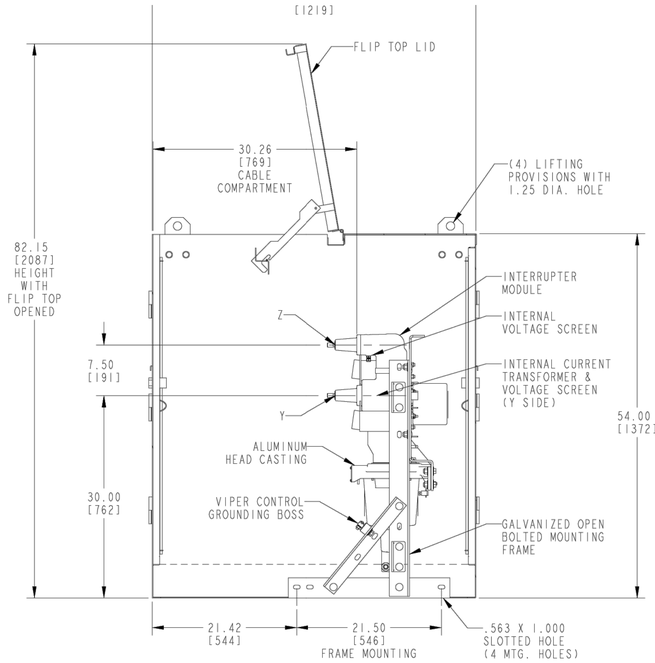
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

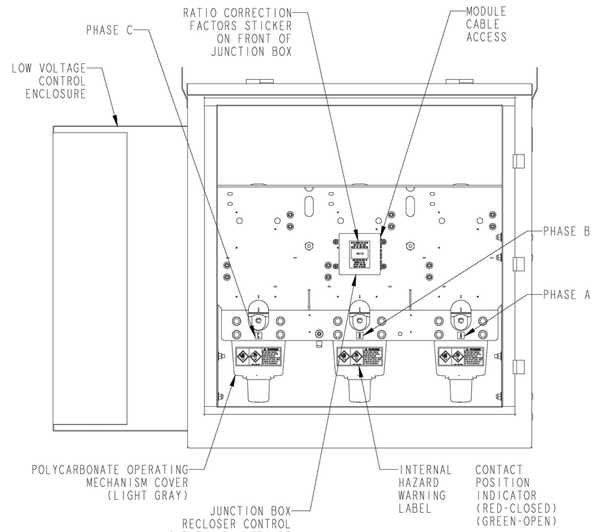
SHEET :
PV-5.8



FRONT VIEW

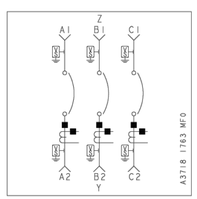


SECTION A-A



BACK VIEW

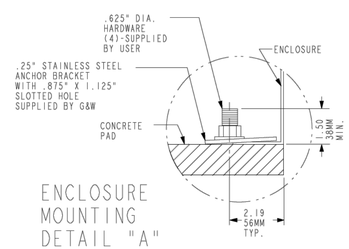
RECLOSER ELECTRICAL INFORMATION SEE NOTES FOR LIMITATIONS		
RATED VOLTAGE (MAXIMUM)	15.5	KV
IMPULSE LEVEL (BIL)	110	KV
CONTINUOUS CURRENT, RMS SYM	800	AMP
CURRENT INTERRUPTING, RMS SYM	12.5	KA
AC 1 MIN. WITHSTAND (DRY)	35	KV
DC 15 MIN. WITHSTAND	53	KV
MOMENTARY CURRENT, RMS ASYM	20.0	KA
MAKING CURRENT, RMS ASYM	20.0	KA
SHORT-TIME WITHSTAND RATING (3 SEC. DURATION), RMS SYM	12.5	KA



THREELINE DIAGRAM

IN SERVICE WEIGHT APPROX. 1200 LBS / 545 KG

SHIPPING WEIGHT APPROX . 1450 LBS / 659 KG



ENCLOSURE MOUNTING DETAIL "A"

RECLOSER SPECIFICS:

- RECLOSER IS EQUIPPED WITH A CONTROL: SEL651R22CXGAXAE1I12XXXX
- CONTROLLER WEIGHT: 150 LBS APPROXIMATE.
- CONTROL CABLE IS CONNECTORIZED ON BOTH ENDS. CABLE LENGTH 10 FT.
- CABLES FROM MODULES ARE HARDWIRED INTO JUNCTION BOX.
- CT RATIO FACTORY SET AT 1000:1 RATIO
- VIPER IS EQUIPPED WITH SIX VOLTAGE SENSORS. THREE INTERNAL LOW ENERGY ANALOG (LEA) VOLTAGE SENSORS ARE LOCATED ON THE Y SIDE AND THREE INTERNAL LEA VOLTAGE SENSORS ARE LOCATED ON THE Z SIDE.
- MAXIMUM OUTPUT OF INTERNAL LEA VOLTAGE SENSOR IS 5 VAC WITH A 10,000:1 RATIO.
- LEA VOLTAGE SENSING IS CALIBRATED AT THE FACTORY USING RATIO CORRECTION FACTORS (RCFS) PROVIDED WITH THE VIPER.
- RCFS ARE PROGRAMMED INTO THECONTYROL PAIRED WITH THE VIPER. RCFS MUST BE REPROGRAMMED IF DIFFERENT CONTROL IS USED. SEE LABEL INCLUDED WITH THE CONTROL FOR RCF VALUES AND EQUIVALENT PT RATIO.

ENTRANCES	BUSHING ELECTRICAL CHARACTERISTICS	IEEE 386 INTERFACE
Y	15.5KV 800A DEADBREAK APPARATUS BUSHING	INTERFACE II
Z	15.5KV 800A DEADBREAK APPARATUS BUSHING	INTERFACE II

PRINT IDENTIFICATION

DATE _____ G&W NO. _____

CUSTOMER _____

ORDER NO. _____

☐ FOR RECORD ITEM NO. ____

☐ FOR APPROVAL-NO MORE WORK TO BE DONE UNTIL APPROVAL IS RECEIVED CT RATIO 1000:1

CONTROLLER NO. SEL651R22CXGAXAE1I12XXXX

☐ DC/DC OPTION USES OUTPUT _____

* ALL PRIMARY DIMENSIONS ARE IN INCHES.
ALL SECONDARY DIMENSIONS ARE IN MILLIMETERS.

CEDAR CREEK energy

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PHONE # 763-450-9763

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DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
VIPER RECLOSER SPECIFICATIONS

SHEET SIZE:
36X24

SPACE FOR PE STAMP :

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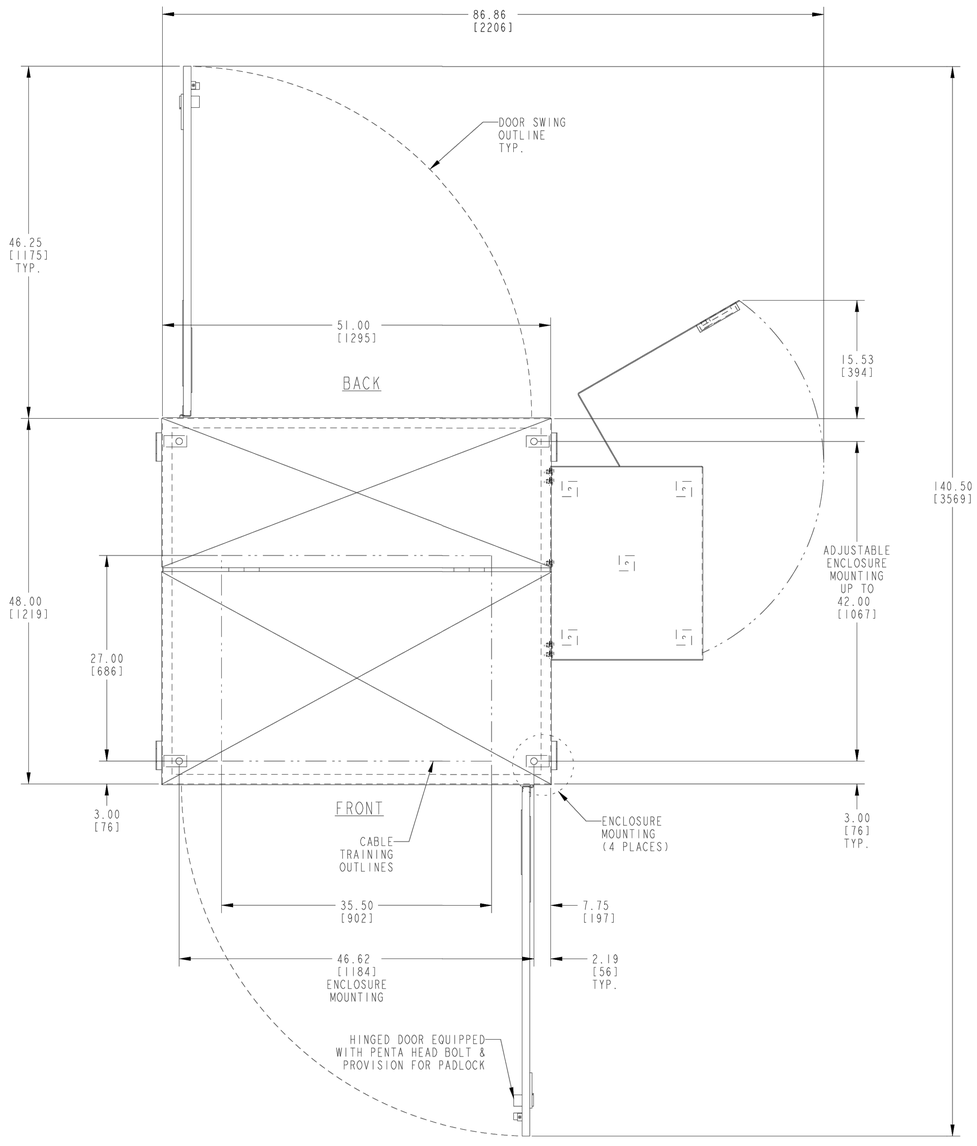
SHEET :
PV-5.9



PLAN VIEW SHOWING MAXIMUM DIMENSIONS WHEN ENCLOSURE DOORS ARE OPEN

NOTES:

1. POLYCARBONATE OPERATING MECHANISM COVER MOLDED LIGHT GRAY.
2. MOUNTING INFORMATION: THE FRAME OF THE RECLOSER MUST BE ANCHORED TO THE PAD. THE FRAME IS EQUIPPED WITH (4) SLOTTED ANCHORING HOLES, EACH MEASURING .563" X 1.000". THE LOCATIONS OF THESE HOLES, REFERRED TO AS "FRAME MOUNTING" ARE SHOWN IN THE FRONT VIEW AND SECTION A-A. THE PAD MOUNT ENCLOSURE SHOULD BE SECURED TO THE PAD TO PROVIDE IT WITH ADDITIONAL STABILITY. EACH PAD MOUNT ENCLOSURE IS SHIPPED WITH 4 SECURING BRACKETS THAT ARE TO BE USED FOR THIS PURPOSE. THE SECURING BRACKETS CAN BE INSTALLED ANYWHERE ALONG THE INNER EDGE OF THE ENCLOSURE. SEE ENCLOSURE MOUNTING DETAIL "A" AND THE PLAN VIEW FOR MORE DETAILS ABOUT SECURING THE PAD MOUNT ENCLOSURE TO THE PAD.
3. INTERRUPTER MODULES ARE NOT INTENDED FOR DEAD ENDING. SEPARATE STRAIN RELIEF IS REQUIRED FOR CABLES.
4. MANUAL TRIP LEVER EQUIPPED WITH ELECTRICAL AND MECHANICAL LOCKOUT OF CLOSING CIRCUIT WHEN LEVER IS IN THE TRIPPED POSITION.
5. RECLOSER EQUIPPED FOR DEADLINE OPERATION USING POWER FROM THE BATTERY IN THE SEL651R (32 PIN DESIGN).
6. GALVANIZED STEEL ENCLOSURE FINISHED PADMOUNT GREEN PER MUNSELL NO.7GY3.29/1.5. ENCLOSURE IS DESIGNED PER APPLICABLE SECTIONS OF ANSI/IEEE C37.74 AND C57.12.28. DRAWING IS TYPICAL AND SHOWS THE OVERALL DIMENSIONS ONLY. CONSTRUCTION DETAIL MAY VARY FROM THOSE DEPICTED. ENCLOSURE DOORS EQUIPPED WITH THREE POINT LATCH WITH PENTA HEAD BOLT AND PROVISIONS FOR PADLOCKING.
7. 800A APPARATUS BUSHINGS ARE SUITABLE FOR USE WITH 600A OR 900A RATED ELBOWS.
8. WHEN ELBOWS, INSERTS, AND ANY OTHER ACCESSORIES ARE CONNECTED TO THE SWITCH, THE RATING OF EACH CONNECTED ASSEMBLY WILL BE THE LOWEST RATED COMPONENT OF THAT ASSEMBLY.
9. RECLOSER IS EQUIPPED WITH A 1000/500:1 CURRENT TRANSFORMER ON EACH PHASE FACTORY SET AT 1000:1 RATIO. REFER TO INSTALLATION, OPERATION AND MAINTENANCE INSTRUCTIONS FOR CHANGING CURRENT TRANSFORMER RATIO IN THE FIELD.

* ALL PRIMARY DIMENSIONS ARE IN INCHES.
ALL SECONDARY DIMENSIONS ARE IN MILLIMETERS.

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS

24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

#	DESCRIPTION	BY	CHK'D	DATE
0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

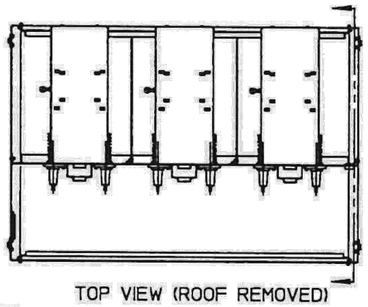
SHEET DESCRIPTION :
VIPER RECLOSER SPECIFICATIONS

SHEET SIZE:
36X24

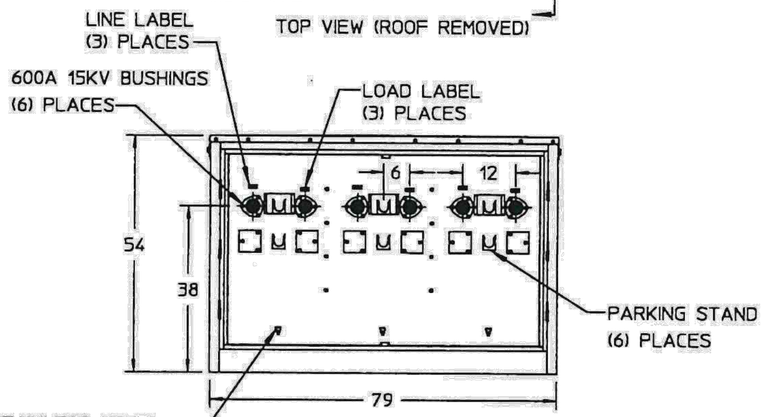
SPACE FOR PE STAMP :

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

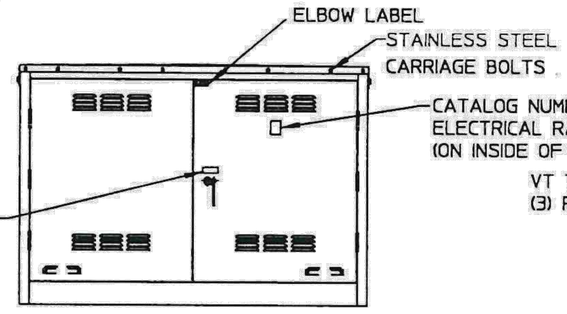
SHEET :
PV-5.10



TOP VIEW (ROOF REMOVED)



FRONT VIEW (DOORS REMOVED)



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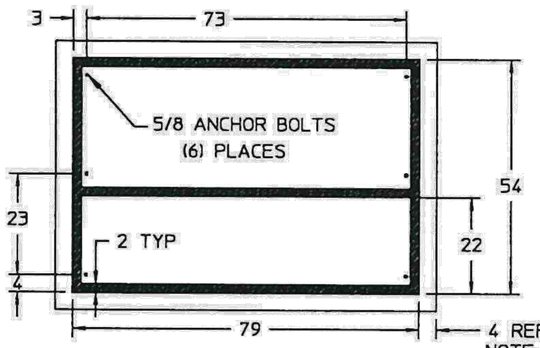
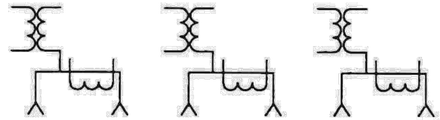
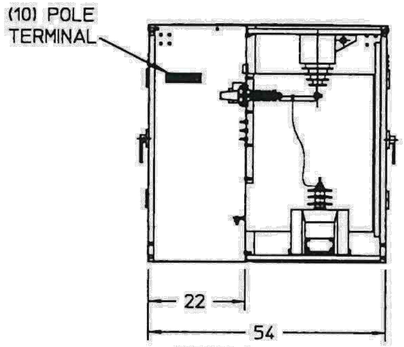


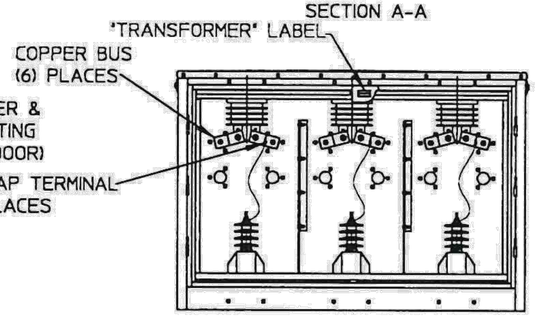
PAD LAYOUT



SCHEMATIC DIAGRAM



SECTION A-A



BACK VIEW (DOORS REMOVED)

NOTE:

1. DESIGNED TO CONFORM TO IEEE C57.12.28
2. FABRICATED FROM 12GA G-90 GALVANIZED PHOSPHATIZED STEEL.
3. SUPPLIED WITH 3-POINT STAINLESS STEEL LATCH WITH SILICONE BRONZE OR STAINLESS STEEL PENTA HEAD BOLT.
4. PAINTED "PAD-MOUNT GREEN" MUNSELL 7GY 3.29/1.5 HUNTER MAX DELTA E OF 4 (CONTACT FACTORY FOR COLOR MATCHING STANDARDS/SWATCHES).
5. SUPPLIED WITH GPO-3 ISOLATING BARRIER BETWEEN PHASES.
6. SUPPLIED WITH GPO-3 DOOR BARRIERS ON THE HIGH VOLTAGE COMPARTMENT.
7. SUPPLIED WITH 5/8-11 STAINLESS STEEL LIFTING NUTS (4).
8. SUPPLIED WITH (3) ARTECHE URJ-17 7200/12470 60:1 VTS.
9. SUPPLIED WITH (3) ARTECHE CRE-17 600:5 CTS. RATING FACTOR: 0.15 B-1.8.
10. PREWIRED FROM 10 POLE TERMINAL TO TRANSFORMERS METER FORM 9S (NOT SHOWN).

ELECTRICAL RATING:

VOLTAGE: 7200/12470 VAC
BIL: 95 KV
METERED CIRCUIT: 600 AMP @ 30° AMBIENT
MAIN BUS: 600 AMP
BUSHING LINE: 600 AMP (15 KV CLASS-8.3/14.4 KV MAX)
BUSHING LOAD: 600 AMP (15 KV CLASS-8.3/14.4 KV MAX)

CEDAR CREEK energy

CEDAR CREEK ENERGY
3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
RAMSEY, MN 55303

UTILITY CUSTOMER OF RECORD
CELF 2024 LLC

PROJECT DESCRIPTION	
SYSTEM SIZE (DC)	5.046 MW
SYSTEM SIZE (AC)	4.125 MW
DC/AC RATIO	1.223
AZIMUTH	90/270°
TILT	+/- 52°
MODULE TYPE	JINKO JKM580N-72HL4-BDV
MODULE COUNT	8,700
INVERTER TYPE	CPS SCH275KTL-DO/US 800 275 kW
INVERTER POWER (kW)	275kW
RACKING	SINGLE AXIS TRACKER
MONITORING	ALSO ENERGY
PROJECT AREA	~23.04 ACRE
MIN./MAX. TEMP	-26°C / 32°C

OTHER NOTES

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24/7 UNESCORTED KEYLESS ACCESS FOR THE UTILITY METERS AND UTILITY AC DISCONNECT

REVISIONS

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0	IC SET	TB	MH	12/23/2024
1				
2				

DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
METER CABINET SPECIFICATIONS

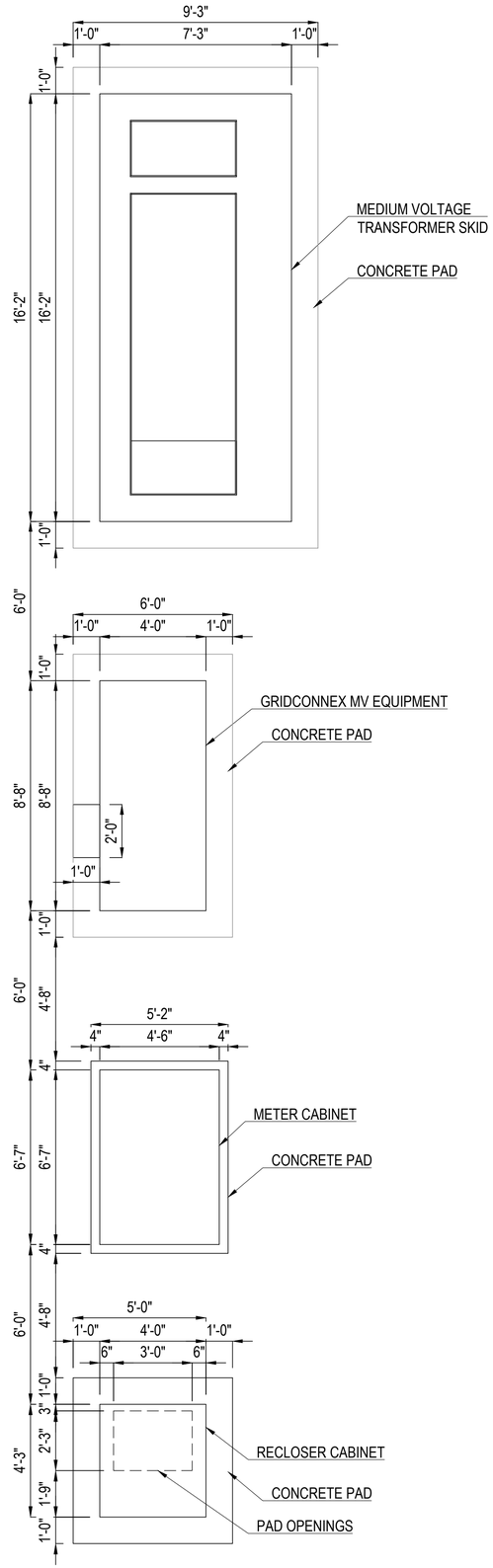
SHEET SIZE:
36X24

SPACE FOR PE STAMP :

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-5.11

EQUIPMENT PAD #2 LAYOUT



CEDAR CREEK energy

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3155 104TH LN NE
BLAINE, MN, 55449
PHONE # 763-450-9763

PROJECT ADDRESS
6501 SUNWOOD DR. NW
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REVISIONS				
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DRAWN BY :
TONY BRIENZA

PROJECT NAME & JOB #:
CONNEXUS LANDFILL

SHEET DESCRIPTION :
EQUIPMENT PAD CONCRETE

SHEET SIZE:
36X24

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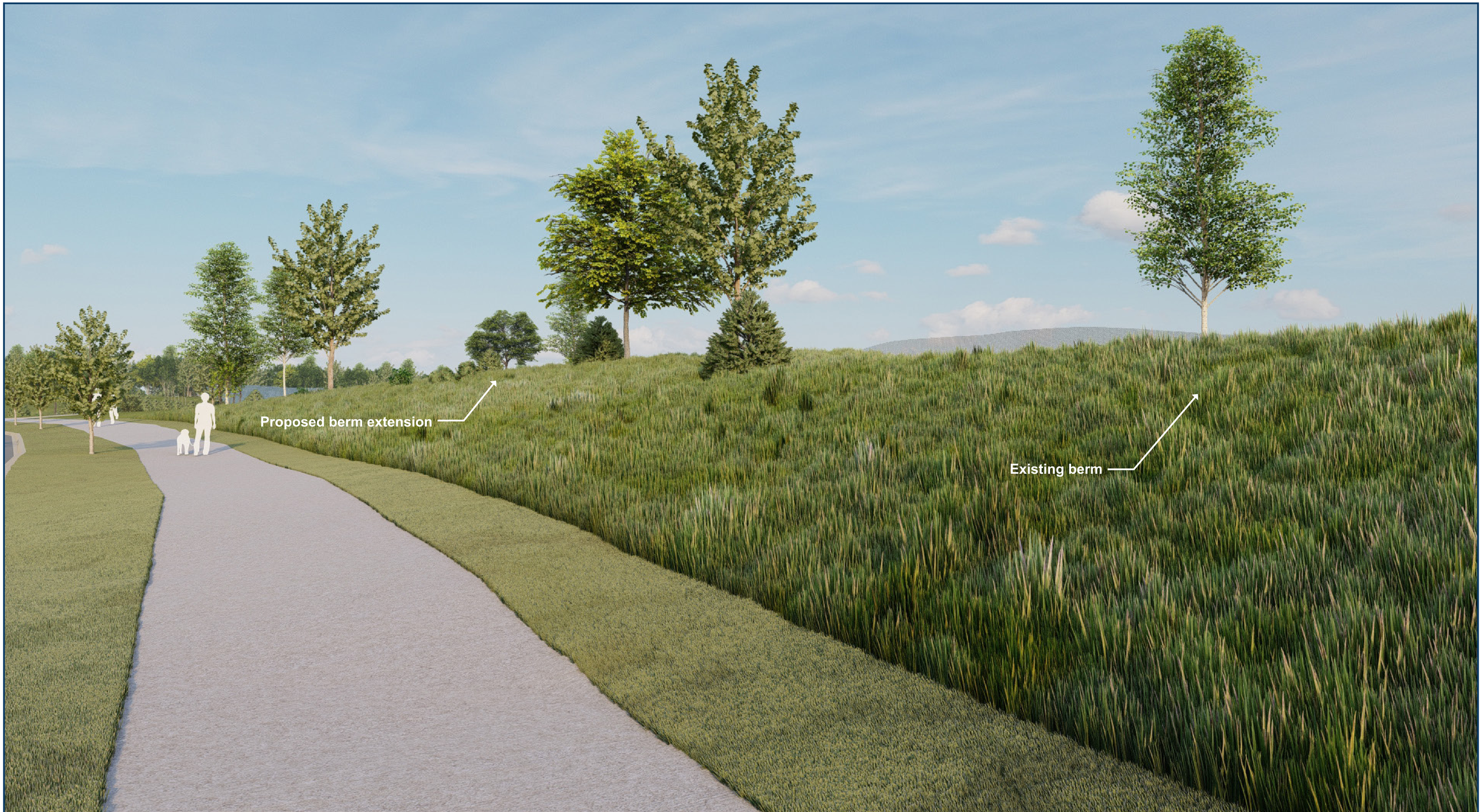
Signature: Michael Herman
Name: Michael Herman
Date: 01/24/2025 License Number: 57145

SHEET :
PV-6.0

SCREENING VIEW 1

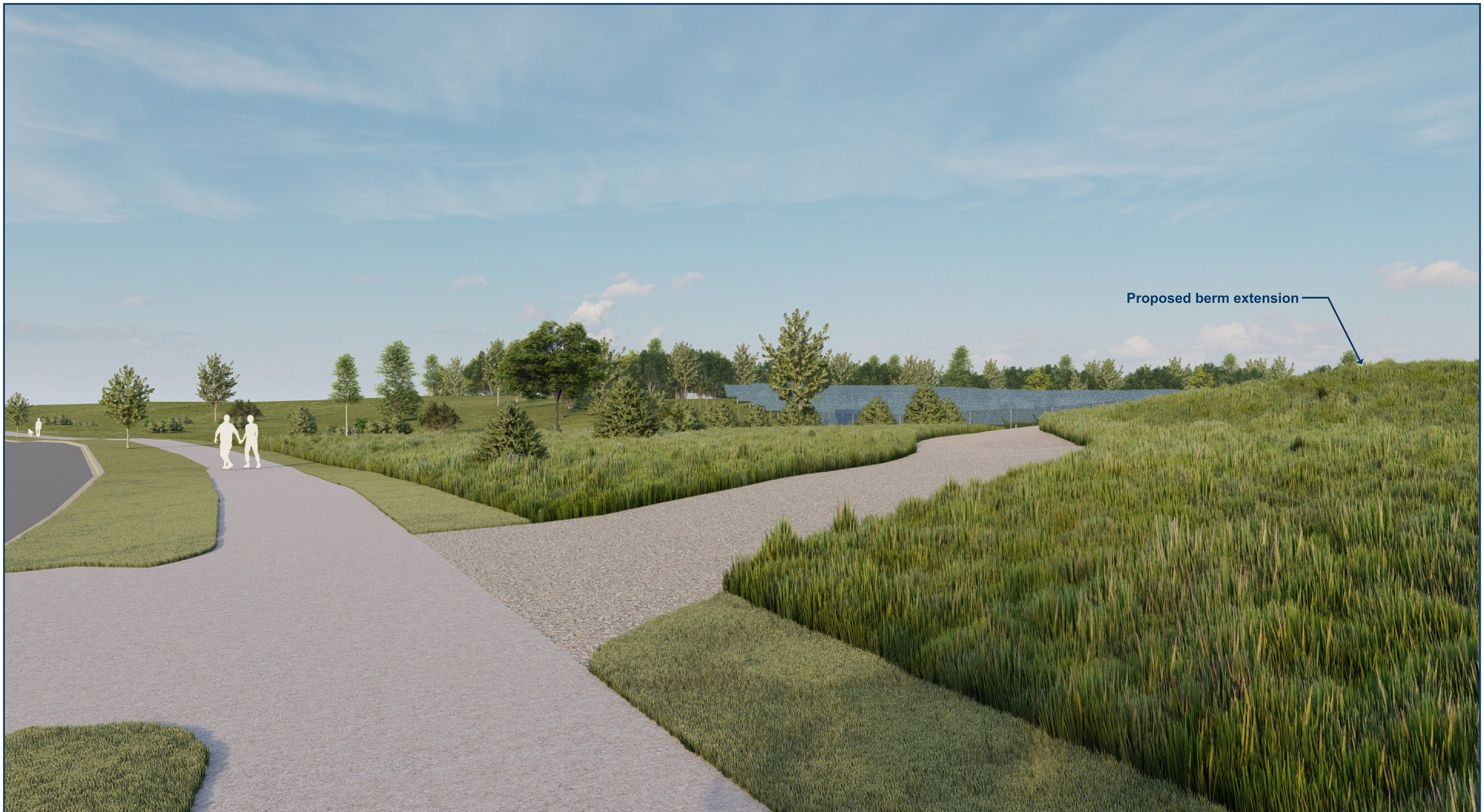


CEDAR CREEK energy

EOR water ecology community

Proposed Solar Project

SCREENING VIEW 2



CEDAR CREEK energy

EOR water ecology community

Proposed Solar Project

SCREENING VIEW 3

CEDAR CREEK energy

EOR water ecology community

Proposed Solar Project

SCREENING VIEW 3 AFTER THREE YEARS

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SITE PLAN LOCATION + CONTEXT

CEDAR CREEK energy

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Proposed Solar Project

N 0 100’ 200’

Vegetation Management Plan for

Connexus Landfill

Prepared February 2025 by:

Natural Resource Services

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1. Connexus Landfill Vegetation Management Plan (VMP) Overview

1.1. Site Developer

Cedar Creek Energy
3155 104th LN NE
Blaine, MN 5549
763.450.9763

1.2. Vegetation Restoration Consultant

Natural Resource Services, Inc
2885 Quail Road NE
Sauk Rapids, MN 56379
320.290.5363

and

16425 W. State Route 90
Princeville, IL 61559

1.3. Project Description

The proposed Connexus Landfill project is a 4.125 MW AC project planned for approximately 26.21 acres of solar footprint in Anoka County, Ramsey, Minnesota. Tracker-style panels with approximately 24" ground clearance at max tilt and above-ground drivelines are planned.

Some tree removal will be set forth to avoid hindering the productivity of solar panels. An existing tree line on the northern, eastern, and parts of the western end of the site will provide vegetative screening. One wetland has been delineated and identified within the fenced project area. The site will be planted with a fully-native pollinator mix to achieve the Habitat Friendly Solar status as defined by the Board of Water and Soil Resources.[1] An uncommon MN native plant species, creeping juniper, has also been identified on site. Any possible future herbicide applications will be done so in a manner to maintain a 5-foot buffer around this species.

1.4. VMP Use and Objectives

The VMP was written to provide a brief overview and description of the project and to act as a guide for vegetation installation and management. It has been custom-written based on information known at the time of writing. The VMP should be treated as a living document and adjusted as additional information about the site is gathered both pre and post construction. A qualified native vegetation contractor with a history of success working on native vegetation restorations should be contracted to implement the procedures outlined in this document and to provide feedback and suggestions for the VMP during the lifespan of the project.

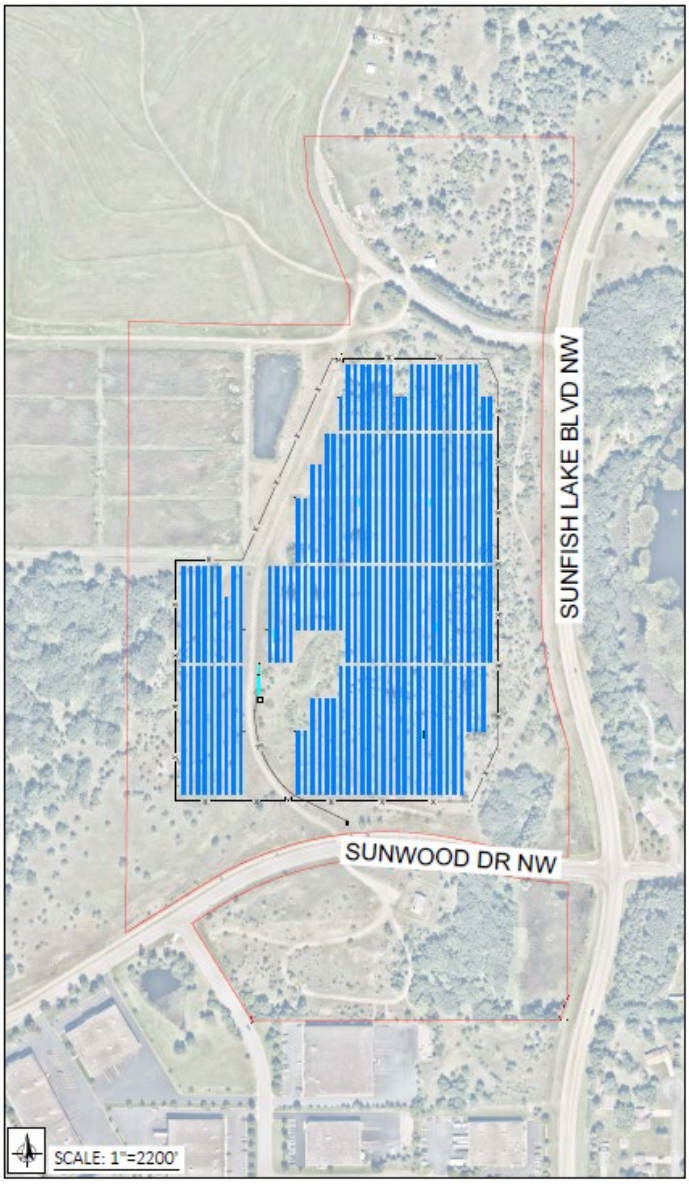
[1]https://www.revisor.mn.gov/statutes/cite/216B.1642

2. Site Information

2.1. Site Location

The Connexus Landfill project site is located on the west side of the intersection of Sunwood Dr. NW and Sunfish Lake Blvd NW. It is found approximately 1.25 miles to the northeast of the Mississippi River and less than ¼ of a mile to the West of Sunfish Lake in Ramsey township. The GPS coordinates of Connexus Landfill are 45.236828, -93.429691.

2.2. Map of Array Layout



2.3. Site Conditions

A review of historical aerial photos shows that a majority of the site has been minimally disturbed over the past 30 years. Over time, the presence of trees and shrubs has grown and the delineated wetlands can be observed. A review of the soils on the USDA/NRCS Web Soil Survey shows excessively drained soils; 55% of the site is ecologically classified as Hubbard loamy sand, 35% as a gravel-Udipsamments complex, and the remaining 10% as Nymore loamy coarse sand.

3. Overview of Vegetation Establishment and Management

3.1. Vegetative Goals

The primary vegetative goal is to establish permanent vegetation that does not interfere with solar production. This solar site is being planted with 100% native species. The species chosen produce an emphasis on native pollinator habitat to achieve and maintain the Habitat Friendly Solar status.

3.2. Contribution of Native Habitat on Solar Sites

Economical production of power is the foremost goal of solar sites. There is a parallel opportunity to provide critically important native pollinator-friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded or eliminated across all areas of the country.

Native plants have profound root systems, many reaching 12 or more feet deep into the soil. Rainwater follows those roots into the ground, helping to reduce water runoff and promote the drainage of standing water into an aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide blossoms and host plants for our beloved butterflies and other nectar-loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height to not interfere with panel productivity. These species will not require irrigation, fertilizer, or other soil amendments.

The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.

3.3. Vegetation Installation Overview

The native mix planned for this array is selected for ecological appropriateness to the soil types, moisture, and conditions as well as the mature plant height of 24” to 36” so as to not interfere with panel productivity. The habitat provides low-maintenance vegetation that won’t require fertilizer, amended soils or irrigation on this site.

It is important to note that the species selected for this site are based on their ability to successfully establish from seed and thrive within the unique conditions found on solar sites. From a practical standpoint, the species contained in these mixes are generally available in the marketplace and, as a whole, have reasonable price points. Ultimately, the list consists of well-performing, workhorse species coupled with smaller amounts of more unique species for a robust mixture.

3.4. Vegetation Management Overview

Maintenance plays a vital role in the eventual success of any native landscape installation, especially during the establishment period of years one through three. Active management is similar in all areas of the project site. All areas of the site are inspected annually followed by maintenance necessary to encourage healthy native species while discouraging non-native/invasive species. During the growing season of the first year of establishment, the site shall be inspected a minimum of three times.

4. Vegetation Installation Procedures

4.1. Site Inspections and Monitoring

Site inspections and monitoring throughout the installation process are vital to continually assess site conditions and determine what procedures are needed and the timing of those procedures. The pre-construction site inspection is particularly important to determine the need for any herbicide application or mowing prior to soil preparation and seeding.

4.2. Site Preparation Herbicide Application

A site preparation herbicide application, if deemed necessary, should be performed by a licensed, qualified contractor using appropriate herbicides to kill all actively growing weeds on the project site. Typically, only glyphosate herbicide is necessary, but if certain perennial weed species are present such as Canada thistle, a broadleaf additive may be necessary. The contractor should carefully select an herbicide with a short soil residual, such as Garlon 3A, to minimize the impact on germination of the permanent seeding. The vegetation should not be disturbed for a minimum of 14 days after an herbicide application to allow time for effective weed elimination.

4.3. Site Preparation Mowing

Site preparation mowing may be required to reset vegetative growth to prepare for an herbicide application. Additionally, site preparation mowing may be needed to cut and mulch vegetation to simplify the soil preparation and seeding process.

4.4. Soil and Seedbed Preparation

Soil and seedbed preparation is vital to the success of any planting. Disking and harrowing (or raking) the site is common and extremely effective. If extreme compaction is present on site, a ripper may be needed to mitigate the compaction. The seedbed should be relatively smooth and firm prior to seeding. Soil that is too clumpy or too fluffy may result in seeds being planted too deep in the soil to germinate and survive.

4.5. Seed and Seeding

A custom native pollinator seed mix has been designed for use on this project and is found in Section 8. Seeding will be completed through broadcasting by using a mechanical spreader appropriate for the specified seed mixes. Large and fluffy seeds (such as most grasses and cover crop) should be broadcast first and then lightly harrowed/raked into the soil. Following the harrowing, small seeds (such as most forbs, sedges, and rushes) should be broadcast on top of the soil.

4.6. Erosion control

Erosion control measures should be implemented as required after permanent seeding is completed.

5. Vegetation Management Procedures

5.1. Adaptive Management

An adaptive management strategy is vital to the success of any project, but especially so for native pollinator restorations. Adaptive management consists of continual monitoring and adjusting maintenance strategies based on the site conditions in order to achieve the best outcomes. No two sites are exactly the same and responding to changing site conditions, weed pressures, weather, and a multitude of other variables is essential to the success of the planting.

5.2. Complete Site Maintenance Mowing

Complete site maintenance mowing consists of mowing the entire project area during the growing season, including trimming as appropriate around equipment or in inaccessible areas. Complete site maintenance mowing is implemented primarily during the establishment phase of the restoration (years 1-3) for several reasons. First, if a closed canopy of vegetation develops, mowing is implemented to knock back the taller vegetation and allow sunlight to reach the native seedlings below. Second, if weed species are present and actively nearing their seed set, mowing is implemented to prevent those weeds from producing viable seed. Third, vegetation has become tall enough to shade the panels or impact other solar equipment on site and must be cut down.

5.3. Integrated Vegetation Maintenance

Integrated vegetation maintenance or IVM is a method using a combination of targeted mowing/trimming and herbicide application aimed at reducing or eliminating weed species and promoting the desired vegetation. IVM can also include grazing, haying, and other maintenance options as appropriate. IVM is implemented starting towards the end of the 2nd full growing season typically and is used throughout the life of the project. 3 IVM visits are typical on most sites until year 5 when a reduction to 1-2 visits per year can be made if site conditions allow.

5.4. Dormant Mowing

Dormant mowing is a type of complete site mow implemented when vegetation is not actively growing on site. This method is typically performed in early spring or fall. Oftentimes, dormant mows are completed in the fall to mulch up dead vegetation and encourage decomposition. This practice also has a dual purpose of cleaning up the site to make electrical maintenance easier and to reduce the chance of accidental fire.

6. Vegetation Installation and Management Timeline

6.1. Site Prep and Installation Phase

Site Preparation:

1. Prior to the start of construction, a cover crop may be seeded to aid in erosion control, soil moisture management, and weed suppression.
2. Inspection of the project area to assess site conditions and determine the need for any site prep mowing or spraying activities.
3. If necessary, an herbicide application will be completed using glyphosate (Round-up® or equivalent) as per manufacturer's directions in areas with actively growing vegetation. Allow a minimum of 14 days before disturbing the soil or completing seeding activities.
4. When perennial broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Depending on the density and type of undesirable vegetation present (i.e., annual vs perennial) a complete site mowing might be advisable in lieu of an herbicide application. For instance, if the site is dominated by Foxtail (an annual), mowing would be preferrable to an herbicide application.

Soil Prep and Seeding:

1. Construction debris, garbage, and building materials will be removed and/or staged outside the intended seeding areas.
2. Disk soil within the project area in preparation for seeding. Harrow or rake the soil to achieve the proper seedbed.
3. Broadcast the large and fluffy seed (mostly grasses) along with a cover crop of winter wheat or oats.
4. Harrow or rake the soil to work the seed to a proper depth.
5. Broadcast the small seeds (forbs, sedges, rushes, small grass seeds) on top of the soil.

Installation Phase Maintenance

If the site is seeded in the summer or early fall, 1-2 complete site mowings may be needed during this first partial growing season.

6.2. Establishment Phase

Year 1 is defined as the 1st full growing season for the vegetation. A recommendation of 3 complete site mowings is most common for this phase. Depending on site conditions and vegetation growth, more or less may be needed.

Year 2 is the second full growing season. 3 total visits are typical with 2 complete site mowings and 1 Integrated Vegetation Maintenance visit the most likely combination.

Year 3 typically requires 3 IVM site visits depending on vegetation status.

6.3. Maintenance Phase

Year 4 – 34. During the maintenance phase, 2 IVM visits are typical.

7. Monitoring

Consistent project monitoring is essential to evaluate vegetative establishment, weed presence, and possible erosion concerns. This information helps determine which management procedures to utilize, the proper timing for those procedures, and whether any other remedial action is required such as reseeding or replanting. As the site's vegetation matures, adaptive management should be utilized as previously described.

8. Seed Mix

Natural Resource Services

Connexus Landfill Native Mix

Seeding Rate - 13.25 lb/acre - 85 seeds/ft^2

Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds/ft^2	% of Mix by Seeds/ft^2
Sideoats Grama	Bouteloua curtipendula		28.30%	3.75	8.26	9.73%
Blue Grama	Bouteloua gracilis		4.91%	0.65	9.55	11.24%
Prairie Brome	Bromus kalmii		1.89%	0.25	0.73	0.86%
Plains Oval Sedge	Carex brevior		2.26%	0.30	3.20	3.76%
Slender Wheatgrass	Elymus trachycaulus		4.53%	0.60	1.52	1.79%
Silky Wild Rye	Elymus villosus		4.53%	0.60	1.21	1.43%
June Grass	Koeleria macrantha		0.38%	0.05	3.67	4.32%
Little Bluestem	Schizachyrium scoparium		30.19%	4.00	22.04	25.93%
Prairie Dropseed	Sporobolus heterolepis		0.38%	0.05	0.29	0.35%
Graminoid Total			**77.36%**	**10.25**	**50.48**	**59.41%**
Common Yarrow	Achillea millefolium	Jun-Aug	0.57%	0.08	4.91	5.78%
Anise Hyssop	Agastache foeniculum	Jun-Sep	0.09%	0.01	0.40	0.47%
Prairie Onion	Allium stellatum	Jul-Aug	0.11%	0.02	0.06	0.07%
Lead Plant	Amorpha canescens	Jun-Aug	1.30%	0.17	1.01	1.19%
Canada Anemone	Anemone canadensis	May-Jun	0.06%	0.01	0.02	0.03%
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.06%	0.01	0.10	0.12%
Common Milkweed	Asclepias syriaca	Jun-Aug	0.17%	0.02	0.03	0.04%
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.14%	0.02	0.03	0.03%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	0.79%	0.11	0.66	0.77%
Partridge Pea	Chamaecrista fasciculata	Jul-Sep	2.26%	0.30	0.30	0.35%
Prairie Coreopsis	Coreopsis palmata	Jun-Aug	0.28%	0.04	0.14	0.16%
White Prairie Clover	Dalea candida	Jun-Sep	3.82%	0.51	3.53	4.16%
Purple Prairie Clover	Dalea purpurea	Jul-Sep	5.66%	0.75	4.96	5.84%
Rough Blazing Star	Liatris aspera	Jul-Oct	0.09%	0.01	0.07	0.08%
Wild Lupine	Lupinus perennis	May-Jul	0.17%	0.02	0.01	0.01%
Spotted Bee Balm	Monarda punctata	Jul-Sep	0.11%	0.02	0.50	0.58%
Large-flowered Beardtongue	Penstemon grandiflorus	May-Jun	0.28%	0.04	0.19	0.23%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	0.11%	0.02	1.21	1.43%
Long-headed Coneflower	Ratibida columnifera	Jun-Aug	1.19%	0.16	2.43	2.86%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	1.81%	0.24	8.11	9.54%
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.06%	0.01	0.83	0.97%
Upland White Goldenrod	Solidago ptarmicoides	Jun-Sep	0.23%	0.03	0.71	0.83%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.11%	0.02	1.38	1.62%
Sky Blue Aster	Symphyotrichum oolentangiense	Aug-Oct	0.23%	0.03	0.88	1.04%
Prairie Spiderwort	Tradescantia bracteata	May-Jul	0.10%	0.01	0.05	0.06%
Hoary Vervain	Verbena stricta	Jun-Sep	0.57%	0.08	0.77	0.91%
Golden Alexanders	Zizia aurea	Apr-Jun	2.26%	0.30	1.21	1.43%
Forb Total			**22.64%**	**3.00**	**34.50**	**40.59%**
Mix Total			**100.00%**	**13.25**	**84.98**	**100.00%**

Central MN Sandy Native Mix 02.2025

9. Pollinator Scorecard

Habitat Friendly Solar Site Assessment Form for Project Planning

BWSR

For Solar Companies, Local Governments and Other Partners to Meet Habitat Friendly Solar Standards

Updated 12-22-23

Note: The use of state developed solar seed mixes over 70% of the plantable area of a site will result in automatically meeting the standard.

1) PLANNED PERCENT OF PLANTABLE AREAS WITHIN PROJCT FOOTPRINT DOMINATED BY NATIVE SPECIES COVER (forbs, grasses, sedges, rushes, ferns). PROJECTS MUST HAVE A GOAL OF AT LEAST 70% COVER OF NATIVE VEGETATION TO MEET HABITAT FRIENDLY SOLAR STANDARDS

☐	70-84%	+15 points	
☒	85% and above	+20 points	Total Points 20

2) PERCENT OF PROPOSED SITE VEGETATION COVER TO BE DOMINATED BY FORBS (not grasses, sedges and rushes)

☐	10-19%	+5 points	
☐	20-29%	+10 points	
☐	30-39%	+15 points	
☒	40 and above	+15 points	Total Points 15

Note: Projects may have "array" mixes and diverse border mixes; forb dominance should be averaged across the entire site. The dominance should be calculated from total numbers of forb seeds vs. grass seeds based on seeds per square foot (from all seed mixes to be planted).

3) PLANNED COVER DIVERSITY (# of species in seed mixes; numbers from upland and moist soil mixes can be combined

☐	10-19 species	+5 points	
☐	20-25 species	+10 points	
☒	26-39 species	+15 points	
☐	40 and above	+20	Total Points 15

4) PLANNED SEASONS WITH AT LEAST THREE BLOOMING SPECIES (check all that apply)

☒	Spring (April-May)	+4 points	
☒	Summer (June-August)	+3 points	
☒	Fall (September-October)	+3 points	Total Points 10

See BWSR pollinator toolbox about bloom season

5) SITE PLANNING

☒	Detailed establishment and management plan (see notes)	+20 points	
☒	Seed Mixes are composed of at least 40 seeds per square foot	+5 points	
☐	All seed genetic origin is within 200 miles of site (see notes)	+5 points	
☐	At least .5% milkweed cover within each seed mix	+5 points	
☒	Plant species with more than 3 flower colors in mixes (see notes)	+5 points	Total Points 30

6) INSECTICIDE RISK

☐	Planned on-site insecticide use (excluding buildings/electrical boxes, etc.)	-30 points	
☐	Communication with local chemical applicators/neighbors about need to prevent drift from adjacent areas.	+10 points	Total Points

GRAND TOTAL 90

Gold Standard 85+ points
Meets Standard 70 points

Project Name: Connexus Landfill
Project County: Anoka
Project Size: 26.21 acres
Evaluation Date: 02/12/2025

See notes related to the questions on the back side of this form

Natural Resource Services

10. Soils Maps

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anoka County, Minnesota
Survey Area Data: Version 22, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
D67A	Hubbard loamy sand, 0 to 2 percent slopes	1	1.3	5.5%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	3	3.4	14.2%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	0	7.5	31.2%
GP	Pits, gravel-Udipsamments complex	0	9.7	40.3%
NrD	Nymore loamy coarse sand, 12 to 25 percent slopes	0	2.1	8.9%
Totals for Area of Interest			**24.0**	**100.0%**

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

RESOLUTION #25-065

A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A SOLAR ENERGY SYSTEM ON THE RAMSEY LANDFILL PROPERTY

WHEREAS, The City of Ramsey received an application from Cedar Creek Energy (the "**Applicant**") on behalf of Connexus Energy and the State of Minnesota, requesting Site Plan Review approval on the property legally described as follows:

Parcel 1 (PID 27-32-25-11-0004):
That part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying westerly of Anoka County Right of Way Plat No. 1. Except that part described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence South 89 degrees 36 minutes 07 seconds West, assumed bearing, along the north line of said Northeast Quarter a distance of 800.00 feet to the point of beginning of the land to be described; thence South 05 degrees 08 minutes 53 seconds East a distance of 165.00 feet; thence South 23 degrees 08 minutes 53 seconds East a distance of 314.00 feet; thence South 00 degrees 16 minutes 20 seconds East a distance of 105.09 feet; thence South 89 degrees 43 minutes 40 seconds West a distance of 315.29 feet; thence North 88 degrees 56 minutes 20 seconds West a distance of 641.15 feet; thence North 18 degrees 13 minutes 53 seconds West a distance of 167.91 feet; thence North 00 degrees 06 minutes07 seconds East a distance of 262.00 feet; thence North 28 degrees 53 minutes 53 seconds West a distance of 59.30 feet; thence North 50 degrees 23 minutes 53 seconds West a distance of 106.00 feet ot said north line; thence North 89 degrees 36 minutes 07 seconds East, along said north line, a distance of 980.00 feet to said point of beginning.

Parcel 2 (PID 27-32-25-14-0003):
That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying northerly of Sunwood Drive Northwest. Except that part embraced within Anoka County Highway Right of Way Plat No. 1.

And

That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying southerly of Sunwood Drive Northwest, and easterly of Azurite Street Northwest. Except that part embraced within Anoka County Highway Right of Way Plat No. 1.

(the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned CL, Closed Landfill, which is a Public/Quasi-Public district, and guided for Closed Landfill in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the CL zoning district require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on March 27, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan and recommended approval of it.

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

That the Ramsey City Council hereby grants approval of the Site Plan Review on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1) Final legal form approved by the City Attorney.

2) That the **Developer** enters into a Development Agreement with the City, including a provision to provide a two-year maintenance guarantee of the transplanted trees.

3) That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.

4) That separate building permits are required.

5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-070 Accepting Bids and Awarding Contract for Sorteberg's Street Reconstructions, Improvement Project #25-06

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-070 accepting bids and awarding contract for Sorteberg's Street Reconstructions, Improvement Project #25-06.

Background:

The proposed 2025 – 2034 Capital Improvement Plan (CIP) identifies the streets within the Sorteberg's subdivision for street reconstruction in 2025. A street segment summary for the project is attached to this case.

Project History

- July 23, 2024, the Ramsey City Council adopted Resolution #24-198, accepting and awarding a proposal to Hakanson Anderson for topographic survey of the project area.
- August 12, 2024, the Ramsey City Council adopted Resolution #24-220, accepting and awarding a proposal to Independent Testing Technologies, Inc. for a geotechnical report of the project area.
- November 19, 2024, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- November 26, 2024, the Ramsey City Council adopted Resolution #24-341, ordering plans and specifications for Sorteberg's Street Reconstructions, Improvement Project #25-06.
- February 13, 2025, Ramsey staff held a public open house for said improvements.
- February 18, 2025, the Ramsey Public Works Committee recommended City Council approve plans and authorize advertisement for bids for said improvements.
- February 25, 2025, the Ramsey City Council adopted Resolution #25-043, approving final plans and specifications and authorizing advertisement for bids for said improvements.
- March 31, 2025, bids were publicly opened.

Existing Conditions

The streets within Sorteberg's are 31-foot urban section with bituminous curbing and drainage flumes at low points. The streets total approximately 0.54 miles in length. Traffic counts have not been taken within the project area, though there are no destinations which would increase traffic above normal.

Municipal sewer and water do not exist in the project area, extension of municipal utilities to this subdivision are not proposed as it is outside of the 2040 MUSA. Stormwater is handled with drainage flumes, which carry water to existing rear-yard ponds located at 16021 Xenolith Street and 7833 159th Lane. The pond in the rear yard of 7833 159th Lane is shared with 7826 161st Lane. This pond was excavated deeper to convert 161st Avenue from overland drainage to storm sewer inlets and piping in 2023, with the intent to also handle storm piping from 159th Lane.

Pavement History

The streets within Sorteberg's were constructed in 1979 and received an overlay in 1994. Since the overlay a crack seal / seal coat treatment occurred in 2001, and several patches have occurred over recent years.

GPR was performed in 2020 at the time the streets averaged 3.3 to 3.7 inches of bituminous over 4.1 to 6.6 inches of aggregate base.

Staff review of the geotechnical report found clean sands, ideal for pavement support within the project area. Additionally, groundwater is not anticipated to be a concern for the street reconstruction.

Proposed Improvements

The bituminous curbing is proposed to be replaced with surmountable concrete curb and gutter. At driveways, a curb cut similar to what is typically placed in B-style curb will be placed to avoid a high transition from the roadway to driveways. The new pavement section will include 3.5-inches of new bituminous pavement over 4-inches of aggregate base. The aggregate base is proposed to be made of recycled reclamation.

The Xenolith Street flume is proposed to be replaced with a new concrete flume, only minor grading to the existing swale to tie-in is proposed. There is not sufficient depth to convert this flume to a storm sewer inlet and run piping to the existing pond. The 159 th Lane flume is proposed to be replaced with storm sewer inlets and piping running to the existing pond, which has sufficient depth to handle the pipe system.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix. Though the pavement is generally going back to the same location and elevation, driveway aprons will be replaced to match into the new concrete curb and gutter. In general, the boulevard impacts and driveway impacts will occur within 6 feet of the existing pavement.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
  - April 8, 2025
- Contractor Begins Construction
  - Spring / Summer 2025
- Contractor Substantially Completes Construction
  - New bituminous pavement in-place, topsoil and seed in-place
  - August 30, 2025
- Contractor Final Completion
  - Verify final restoration; punch list created
  - September 30, 2025

Notification:

If Council accepts the bids and awards a contract for construction of the improvements, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City Improvement project webpages with the most current project information.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates up to 10 minutes will be needed to present this case and respond to questions.

Alternatives:

Alternative #1 – Motion to adopt Resolution #25-070 awarding a contract to Park Construction Company in the amount of $423,698.35 for Sorteberg's Street Reconstructions, Improvement Project #25-06.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds.

On March 31, 2025 a total of ten (10) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	**Total Bid**
Park Construction Company	$423,698.35
Landall Services LLC	$430,310.25
North Valley, Inc.	$439,623.66
Asphalt Surface Technologies Corp.	$452,700.86
Douglas-Kerr Underground, LLC	$465,769.12
GMH Asphalt Corporation	$479,754.23
Forest Lake Contracting, Inc.	$533,065.00
Bituminous Roadways, Inc.	$548,616.50
Northwest	$575,149.99
Diversified Paving	$710,188.08
Engineer's Estimate	*$598,514.00*

The bid of Park Construction Company of Minneapolis, Minnesota, in the amount of $423,698.35 for the total bid of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings the total project costs to $521,148.97.

The low bid is 29-percent less than the engineer's estimate, primarily due to lower than anticipated bituminous paving and concrete curb and gutter prices.

Funding Source Breakdown:

Funding Source	**Construction Costs**	**Indirect Costs**	**Total Costs**
Pavement Management Funds	$363,521.15	$83,609.86	$447,131.01
Storm Sewer Utility Funds	$60,177.20	$13,840.76	$74,017.96
Project Total	***$423,698.35***	***$97,450.62***	***$521,148.97***

The CIP level estimate had a total estimated project cost of $642,890, which includes street costs of $559,035 and storm sewer costs of $83,855. The final project costs may change depending upon final construction quantities.

Hakanson Anderson submitted a proposal for construction staking and as-built survey of the proposed improvements for a total not-to-exceed amount of $8,000.00. The construction staking and as-built survey are included in the indirect project costs.

City staff propose to administer and inspect construction. Plans and specifications were prepared in-house as part of staff's normal duties.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to adopt Resolution #25-070 awarding a contract to Park Construction Company in the amount of $423,698.35 for Sorteberg's Street Reconstructions, Improvement Project #25-06.

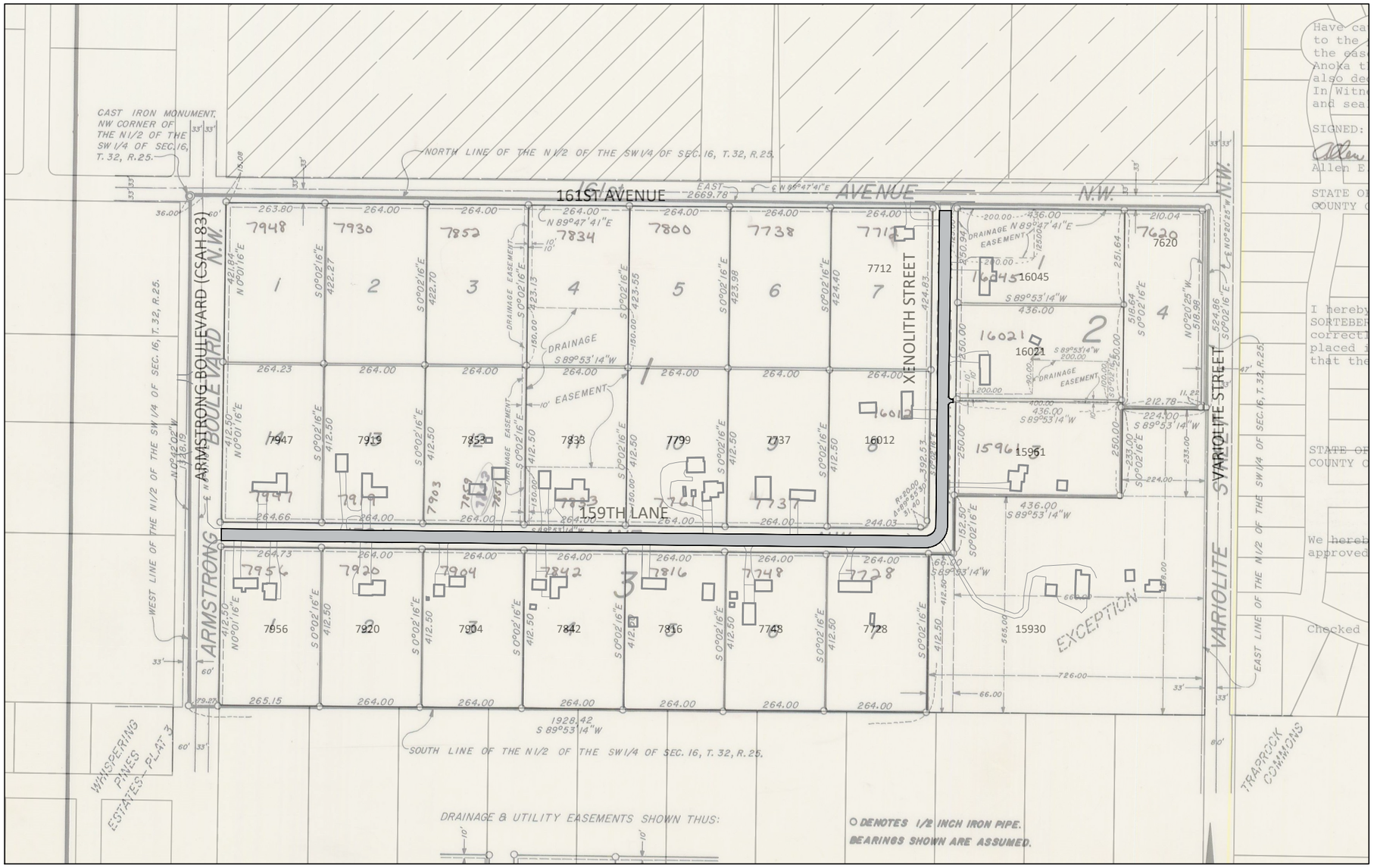
Attachments

25-06 Title Sheet
25-06 Typical Section
25-06 Street Summary
Res 25-070
HHA Construction Staking Proposal

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/03/2025 08:27 AM
Brian Hagen	Brian Hagen	04/03/2025 08:50 AM
Form Started By: Joe Feriancek		Started On: 03/28/2025 03:59 PM
Final Approval Date: 04/03/2025		

CITY OF RAMSEY
SORTEBERGS STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 25-06



0 150 300 450
SCALE (FEET)

N

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

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

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

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

GOVERNING SPECIFICATIONS

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

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

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

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

SHEET INDEX

THIS PLAN CONTAINS 25 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TABULATIONS
05	TYPICAL SECTION
06 - 07	CITY DETAILS
08 - 09	SWPPP
10 - 12	EROSION CONTROL
13 - 14	REMOVALS
15 - 18	STREET CONSTRUCTION
19	STORM SEWER
20 - 25	CROSS SECTIONS

LEGEND

- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- BITUMINOUS PAVEMENT
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- VALLEY GUTTER
- SEEDING AREA
- MILL BITUMINOUS PAVEMENT
- CURB & GUTTER
- SAWCUT FULL DEPTH
- FULL-DEPTH RECLAMATION
- REMOVE PAVEMENT BITUMINOUS
- REMOVE PAVEMENT CONCRETE
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE BITUMINOUS CURB & GUTTER
- EASEMENT - DRAINAGE & UTILITY
- SECTION LINE
- LOT LINE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- TREE SAVE FENCE
- SILT FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP

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

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095
LIC. NO.

DATE 03/10/25

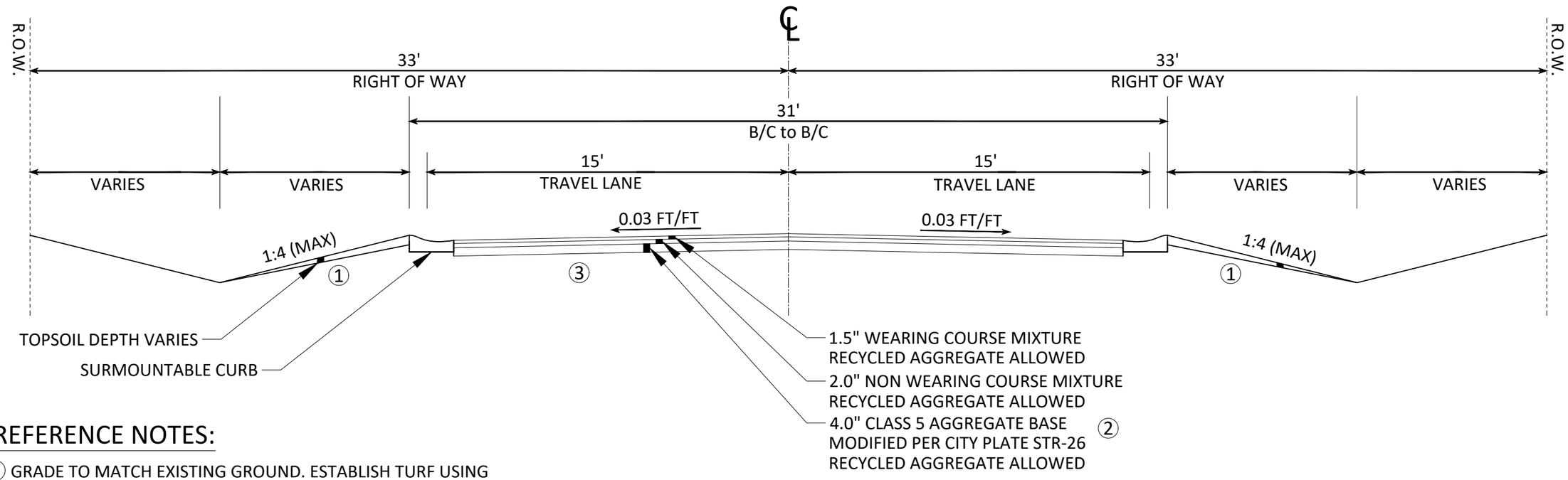
DATE	REVISION

SHEET 01 OF 25 SHEETS

Mar 10, 2025 - 9:41am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Sortebergs Recon. 25-06\Plan Drawings\25-06 Title & SEQ.dwg

NOT TO SCALE

TYPICAL SECTION (159THLN, XENOLITH ST)



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.

② MODIFIED CLASS 5 AGGREGATE BASE PER CITY STANDARD DETAIL STR-26. SEE SHEET 07. RECYCLED RECLAMATION MATERIAL MEETING STR-26 MAY BE USED AS AGGREGATE BASE.

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING CLASS 5 AGGREGATE BASE. THIS PROCESS SHALL BE INCIDENTAL TO THE SUBGRADE PREPARATION PAY ITEM.

DATE	REVISION

Mar 10, 2025 - 9:48am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Sortebergs Recon. 25-06\Plan Drawings\25-06 Typical Section.dwg

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

JOE FERIANCEK
Date 03/10/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/10/25
CHECKED BY:	JJF	FILE: 25-06

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

TYPICAL SECTION

SORTEBERGS STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-06
CITY OF RAMSEY, MINNESOTA

IP 25-06 Sorteberg's Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Sorteberg's	159th Lane	CSAH 83 / Xenolith Street	1929	Urban (Bit Curb)	4	1979	OL 1994	SC 2001		3.3	4.1	7.4
	Xenolith Street	159th Lane / 161st Avenue	898	Urban (Bit Curb)	3	1979	OL 1994	SC 2001		3.7	6.6	10.3
Sorteberg's Total Length			2827	0.535 mi.								

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

RESOLUTION #25-070

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR SORTEBERG'S STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #25-06

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Sorteberg's Subdivision as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-198, adopted July 23, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $2,560.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for a geotechnical report of the project area in the amount of $4,140.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-341, adopted November 26, 2024, the City Council order the City Engineer to prepare plans and specifications for Sorteberg's Street Reconstructions, Improvement Project #25-06; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-043, adopted February 25, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of $8,800.00 from Hakanson Anderson for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday February 28 and Friday March 7, 2025; and

WHEREAS, ten (10) bids were received, opened and tabulated on Monday March 31, 2025, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
Park Construction Company	$423,698.35
Landall Services LLC	$430,310.25
North Valley, Inc.	$439,623.66
Asphalt Surface Technologies Corp.	$452,700.86
Douglas-Kerr Underground, LLC	$465,769.12
GMH Asphalt Corporation	$479,754.23
Forest Lake Contracting, Inc.	$533,065.00
Bituminous Roadways, Inc.	$548,616.50
Northwest	$575,149.99
Diversified Paving	$710,188.08

WHEREAS, the bid of Park Construction Company in the amount of $423,698.35 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Hakanson Anderson proposal for construction staking and as-built survey for said improvements for and on behalf of the City of Ramsey.

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 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860
www.haa-inc.com

45 YEARS

April 02, 2025 SENT VIA EMAIL: jferiancek@ci.ramsey.mn.us

Joe Feriancek
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Construction Staking Services – City of Ramsey Projects 25-06 Sorteberg's Street Reconstruction

Dear Mr. Feriancek:

Thank you for the opportunity to submit a proposal for our services on the above projects. I understand that the scope of our services is to provide construction staking services as needed and directed.

SCOPE OF WORK

- Office setup and coordination
- Stake storm structures and 433 LF of storm sewer
- Stake 5,475 LF of curb and gutter
- Blue top roughly 2800 feet of centerline every 50 feet for both top of subgrade and top of gravel as requested
- Stake 11 mailbox supports
- Miscellaneous items as requested
- As built survey of the storm sewer

Hourly Not to Exceed ……..…… $8,800.00

The above-mentioned hourly amount is based on survey control points being found in place, electronic files of necessary construction documents being available for our use and a one-time staking per item. Significant re-staking and services provided in addition to those proposed will be billed hourly per the attached standard fee schedule.

To better serve you, we request that final plans and specifications for new projects arrive in our office a minimum of five working days before staking is needed on site. After field staking has started on site, a two to three-day notice for return visits is requested. It is the contractor's responsibility to provide shop drawings or updated plans when applicable.

If this proposal meets with your approval, please sign the acceptance below and return a copy to our office. If you have any questions or need any further information, feel free to call at your convenience. 763-852-0486

Sincerely,
Hakanson Anderson Associates

Brian Person PLS
Vice President

ACCEPTANCE OF PROPOSAL: The above fees and conditions are satisfactory and hereby accepted. Hakanson Anderson Associates is authorized to do the work as specified. Invoices for the above work will be issued on a monthly basis and at the completion of the project. Payment for invoices will be due within thirty (30) days of the date of billing.

Accepted by: _____ Date: _____
Name/Title

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860 Fax: 763/427-0520
www.haa-inc.com

45 YEARS

HAKANSON ANDERSON
2025 MUNICIPAL HOURLY BILLING RATES

Principal Engineer	$173.00
Senior Project Manager / Design Engineer	$160.00
Design Engineer / Project Manager	$115.00 - $148.00
Civil Technician	$100.00 - $130.00
GIS Technician	$100.00 - $130.00
Principal Land Surveyor, P.L.S.	$162.00
Survey Project Manager	$115.00 - $153.00
Survey Office Technician	$100.00 - $134.00
Survey Crew Chief	$128.00
Survey Field Technician	$95.00 - $122.00
GPS/Robotic Total Station	$40.00
Hydrographic Survey Equipment	$60.00
Senior Construction Observer	$128.00
Construction Observer	$100.00 - $122.00
Senior Environmental Specialist	$143.00
Environmental Specialist	$125.00
Administrative Assistant	$70.00 - $85.00
Mileage	IRS Rate
GPS/Robot	$45

CC Regular Session

Meeting Date: 04/08/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Ordinance #25-05: Code Amendments to Chapters 2, 10, 26, 105, 106, and 109

Purpose/Background:

The Council introduced this ordinance on March 11, 2025.

This case is generally related to the Zoning Code update adopted in late 2023. That large re-write of the Zoning Code (the creation of Chapter 106) eliminated the concept of zoning permits. A zoning permit was an administrative permit that required applicants to have a plan review of various things on their property that fell below the threshold for a building permit. There were several problems with the old zoning permit program--mainly the lack of any inspection to ensure the permitted improvement was done according to plan. A zoning permit, or something like it, is present in other places in City Code: Chapter 10 - Animals (beekeeping and horses) and Chapter 105 - Buildings and Building Regulations (small swimming pools). Additionally, there are places that referenced Chapter 117 when it contained the Zoning Code that need to be redirected to Chapter 106 (found in Chapters 2, 26, and 109).

While working in Chapters 10 and 105, staff is proposing to fix some language for clarity. Also in Chapter 105, an old provision for swimming pool design is proposed to be removed relating to a complete perimeter patio or deck. This requirement does not allow the construction of an infinity edge pool and has hampered pool designs for our residents. The patio or decking may have had an origin in emergency response, but there is no provision in the Fire Code or Building Code for it. The Fire Department has no objection to removing this requirement as they have methods for water rescues that do not require a patio or deck all the way around a pool.

In Chapter 106 - Zoning Code, staff is proposing a few amendments:

Required Sureties and Financial Guarantees: When a building is constructed, the Certificate of Occupancy cannot be withheld due to most site improvements not being completed (landscaping, paving, lighting, etc.). The way to ensure that they get done is to hold a letter of credit or cash that is released once finished. The current standard is 125 percent of the cost estimates of all site improvements. This can be a large financial burden on a business. Instead, staff is proposing to only require a guarantee of 75 percent of the estimated costs that are on private property. The 75 percent number has been used on varius projects in recent years. Any improvements that extend into the public rights-of-way (such as a driveway apron or utility connections) will remain at 125 percent. Additionally, common practice has been to allow for reductions along the way, but that process was not outlined in City Code.

Bulk Standards (Residential): In the previous Zoning Code, there was an arterial roadway (generally Highways 10 and 47 and all County Roadways) that had a setback measurement of 60 feet from centerline and then the required front/side/rear setback measurement. The intent was so that the State or County could have the desired 60-foot half right-of-way preserved if the property is unplatted. In an attempt to simplify this rule, the measurement was changed to the property line and that put many platted properties out of conformance. In theory, the County and State will get their necessary right-of-way at the time of platting, so the protection provision isn't necessary in the R- districts. The proposed change will add some additional buffer space from the busier roadways and bring properties back into conformance.

Planned Unit Developments - Purpose: The intent of a PUD is to accommodate all land uses that are consistent

with the Comprehensive Plan. Adding *institutional* and *industrial* to the list should make it clearer.

Notification:

A public hearing notice was placed in the legal section of the February 14 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to consider:

1. Introduce the ordinance as recommended by the Planning Commission.
2. Introduce the ordinance with modifications the Council sees appropriate.
3. Deny the ordinance and keep the existing language in place.

Funding Source:

Costs associated with this work are a part of staff's typical duties.

Recommendation:

At its meeting on February 27, the Planning Commission unanimously recommended approval of the Ordinance.

Outcome/Action:

Motion to adopt Ordinance #25-05 Amending Chapters 2, 10, 26, 105, 106, and 109 of City Code

Roll Call Vote

Attachments

Ordinance #25-05

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 03:56 PM
Form Started By: Todd Larson		Started On: 03/24/2025 08:26 AM
Final Approval Date: 04/02/2025		

ORDINANCE #25-05

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTERS 2, 10, 26, 105, 106, AND 109 OF CITY CODE

The City of Ramsey ordains:

Underlined text is inserted into City Code.

~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

The following sections of City Code are amended as follows:

Sec. 2-159. Duties, responsibilities and objectives.

(a) *Planning commission.* The primary objective of the planning commission is to advise the city council on land use concerns and other duties conferred upon it by this chapter or the city council. In addition, the planning commission shall serve as the planning agency and shall have the powers and duties given such agencies by Minn. Stats. §§ 462.351 to 462.364. The planning commission shall also serve as and be given the powers of the board of appeals and adjustment. Appeals to the board of appeals and adjustment may be taken by any affected person upon compliance with the procedures established ~~by~~ in the zoning code ~~ordinance~~. The primary objective of the board of adjustment and appeals shall be to hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning code ~~ordinance~~ as well as to review and approve/deny variances from the provisions of the zoning code, subdivision code, and sign code as well as dimensional standards in Chapter 10 – Animals and Chapter 109 – Mobile Homes and Mobile Home Parks ~~chapter 117~~ where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. The planning commission shall be given the powers and duties given such agencies by Minn. Stats. § 462.357. The planning commission shall also be given the powers to consider appeals by owners of land within the official map area who have been denied a land use permit, other than those permits explicitly denied by the City Council ~~zoning permit~~, approval for a building on land, or any other city action taken pursuant to the zoning code ~~section 117-4~~ which may affect the landowner's land. The appeal procedures shall be pursuant to Minn. Stats. § 462.359 ~~and section 117-4~~.

Sec. 10-1(b)(4) Horses.

a. Intent and purpose of section provisions. The intent of this section is to establish regulations for maintaining horses as defined in subsection (b) of this section exclusively on property. Section 10-3 (barns and stables) also applies to this article. The purpose of this section is:

1. To prohibit the maintaining of horses on lots or parcels of record less than one and one-half acres in size;

2. ~~To require the filing with the city of a sketch drawing prior to maintaining a horse; and~~

3. To ensure proper handling, treatment and maintenance of horses.

b. Horse defined. As used in this section, the term "horse" shall mean any stallion, mare, gelding, foal, pony, donkey, ass, burro, mule or animal of horse kind.

c. Acreage requirements. The following chart prescribes the number of horses that can be maintained on lots of record of sizes as shown. The lease of property contiguous to the lot of record is eligible to meet acreage requirements provided the lot of record is at least one and one-half acres in size and evidence of a current lease is provided to the city:

Acreage	**Number of Horses Permitted**	~~**Comments**~~
Less than 1.5 acres	0	~~Not permitted.~~
1.5—3.0 acres	2	~~Sketch drawing required in property file.~~
Over 3 acres	2~~+~~ plus 1 additional horse for each full acre over 3 acres.	~~One additional horse for each full acre over 3 acres~~.

~~d. Sketch drawing required prior to maintaining and boarding a horse or horses on any parcel of land three acres or more in size, the landowner shall provide a sketch drawing to the city.~~

~~1. Required sketch drawing information shall include:~~

~~i. Name and address of the fee owner of the subject property where the horses are to be maintained and the name and address of occupant of subject property.~~

~~ii. Legal description of subject property.~~

~~iii. Acreage of subject property and acreage of enclosed roaming area.~~

~~iv. Number of horses to be maintained on subject property.~~

~~v. Sketch drawing showing, to scale:~~

~~(A) Location of all buildings on subject property;~~

~~(B) Fenced in horse pasture area;~~

~~(C) Location and distance from subject property of all adjacent property's buildings; and~~

~~(D) Area on subject property where manure will be stored if the number of horses exceeds one horse per one-half acre of enclosed roaming area.~~

Sec. 10-1(b)(5) Beekeeping. Bee hives must ~~may~~ be maintained in conformance with the following: ~~on a parcel with the issuance of a zoning permit.~~

a. Hives may only be located on lots with an existing use.

b. The number of allowed hives shall be based on property size:

Lot Size	**Number of Hives**
0.25 acres or less	Up to 4 hives
0.25—0.99 acres	Up to 8 hives
1.00—1.99 acres	Up to 20 hives
2.00—3.99 acres	Up to 40 hives
4 acres or larger	~~Up to 40+~~ no limit to the number of hives
(Up to 5 frame Nucleus colonies do not have quantity limits.)	

c. No hive shall exceed 20 cubic feet in volume.

d. No hive shall be located closer than three feet from any property line or within any easement, whichever is more restrictive.

e. No hive shall be located closer than ten feet from a neighboring, inhabited structure.

f. A constant supply of water shall be supplied or available to all hives.

g. A flyway barrier at least six feet in height shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of 100 percent opaque fencing, dense, year-round (coniferous) vegetation, existing structures, or combination thereof, and shall extend at least 25 feet beyond the hive.

h. Colonies shall be maintained in moveable frame hives with adequate space and management techniques to prevent overcrowding and swarming.

i. In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition towards swarming, it shall be the duty of the beekeeper to requeen the colony. Queens shall be selected from stock bred for gentleness and nonswarming characteristics.

~~j. Beekeeping zoning permit process.~~

~~1. Application. The application for a zoning permit shall contain the following information; name, address, and telephone number of applicant; the address of the location, and a sketch plan of the premises where the bee hives will be maintained include how the owner will demonstrate compliance with the standards of this section.~~

~~2. Processing application. The application must be filed with the zoning administrator together with the permit fee.~~

~~3. Term and transfer. The zoning permit shall be valid without renewal provided that the applicant complies with the terms of the zoning permit. Zoning permits under this chapter may not be transferred from person to person or from place to place.~~

~~4. Revocation. The council may revoke any license issued under this article upon adequate notice and a hearing before the council, if requested, on the following grounds: Any violation of this Code; material misstatement or misrepresentation in application for permit or renewal thereof; failure to keep the permittee's premises in an orderly, aesthetically pleasing manner as prescribed by the council and/or its designated representative; failure to comply with the terms of the permit.~~

Sec. 26-60. - Definitions.

City Code section ~~117-1~~ 106-105 (definitions) is hereby incorporated into this article.

Sec. 105-55 Accessory uses and buildings.

(a) *Swimming pools and spas.*

(1) *Setback requirements.*

a. Swimming pools and spas shall be set back a minimum of ten feet from all adjoining lots. For corner lots, swimming pools and spas shall meet the required side yard setback for accessory structures ~~buildings~~ in the applicable zoning district as described in the zoning code ~~(section 117-110(d))~~. Swimming pools and spas may not extend closer to the front lot line of the parcel than the principal structure located on said parcel, except that on residential parcels of one acre or more in size, a swimming pool or spa may be constructed closer to the front lot line than the principal structure, provided that such swimming pool or spa can maintain a 200-foot setback from the property line.

b. A swimming pool or spa may not be located closer than four feet to the principal structure located on the parcel where the swimming pool or spa is to be constructed.

c. No swimming pool or spa may be constructed within 20 feet of any portion of an on-site sewer system or any private water well.

d. No person shall build, construct, locate or install a swimming pool and walkway or spa within any easement.

(2) *Fencing.*

a. *Temporary fencing.* During the construction of any in-ground swimming pool or spa, the construction area must be secured with a portable fence which is not less than four feet in height.

1. Temporary fencing shall be flush with the ground and securely anchored.

2. Supportive posts shall be placed no more than eight feet apart.

b. *Permanent fencing.*

1. All aboveground swimming pools that have a minimum side-wall height of four feet need not be fenced, but shall have removable steps, which steps shall be removed when the swimming pool is unattended. In the event that an accessory deck to the swimming pool is constructed, which is adjacent to any part of the swimming pool,

said deck shall include, on its entire outside perimeter, a 36-inch-high guard rail. The guard rail shall be constructed so that no open space within it is wider than six inches.

2. All in ground swimming pools shall require that the area be secured by a permanent fence at least four feet in height.

3. All outdoor spas shall have either a fence as described in subsection (c)(2)b.1 of this section, or a secured cover.

4. All permanent fencing shall have self-closing and self-latching gates.

(3) *Noise.*

a. The swimming pool or spa shall be designed, constructed and sited in such a way as to limit noise generated by its mechanical equipment, so as not to create a nuisance and/or affect the reasonable use and enjoyment of adjacent property owners.

b. The swimming pool and/or spa shall be sited on the parcel so that its mechanical equipment, including heating and filtering equipment, is located at least 30 feet from the inhabited portion of neighboring residential structures.

(4) *Pool ~~walkway deck and~~ deck drains.* ~~Unobstructed deck areas not less than 48 inches wide shall be provided to extend entirely around each in-ground swimming pool. Swimming pool decks shall be constructed above, but not more than nine inches above, the normal water line. The required deck area shall be constructed of impervious material. The deck shall have a pitch of at least one-fourth inch to the foot, designed so as to prevent back drainage into the pool.~~ If deck drains are provided, drain pipe lines shall be at least two inches in diameter; drain openings shall have an open area of at least four times the cross sectional area of the drain pipe. Deck drains shall not be connected to the re-circulation system pipe.

(5) *Swimming pool drainage.* To the extent feasible, back flush water or water from pool drainage shall be on the owner's property or into approved public drainage ways. Water shall not drain onto adjacent or nearby private land. Water must not be chemically treated within one week prior to drainage.

(6) *Lighting.* Lights used in conjunction with a swimming pool and/or spa shall be located and constructed so as to deflect away from adjacent property and in such a manner that they do not create a nuisance or affect the reasonable use and enjoyment of adjacent property.

(7) ~~*Administration and permits.* Swimming pools or spas that are less than 5,000 gallons shall be allowed without the issuance of a building permit; however, a zoning permit must be obtained prior to the swimming pool or spa being constructed, installed, or moved onto a property.~~

~~a. Application for a pool/spa permit shall be made on a form supplied by the city, and shall contain all information as stated on the application, including, but not limited to, the following:~~

~~1. Legal description and the fee owner of the parcel on which swimming pool/spa is proposed to be constructed.~~

~~2. Proposed location of swimming pool or spa on the parcel.~~

~~3. Parcel dimensions.~~

~~4. Location of any on-site sewage disposal system and/or location of any private water well.~~

~~5. Side, front and rear yard setbacks.~~

~~6. All easements.~~

~~b. All site plans showing the information listed in subsection (a) of this section shall be drawn to scale, and shall be signed by the parcel's fee owner.~~

(8) *Construction methods.* Due precautions shall be taken during the construction of a swimming pool or spa to avoid damage, hazards, or inconvenience to adjacent or nearby property, and to ensure that proper care is taken in stock piling excavated material in order to avoid erosion, dust, or other infringement onto adjacent property.

Sec. 106-202. Required sureties and financial guarantees.

Upon approval of a land use application or administrative site plan review where a new building and/or site improvements are being constructed or reconstructed, the city shall be provided with a cash escrow, cash bond, and/or letters of credit prior to the issuing of building permits or initiation of work on the proposed improvements or development. This security shall guarantee conformance and compliance with the conditions of the approval and the provisions of this Code.

(1) The security shall be in the amount equal to 75 percent (improvements on private property) and 125 percent (improvements in public right-of-way) the applicant's estimated costs of labor and materials for the proposed improvements or development.

(2) The city shall hold the security until completion of the proposed improvements or development and a certificate of occupancy indicating compliance with the provisions of the land use application and this chapter has been issued by the building official. A maintenance period of two years for landscaping improvements may be collected as established by the annual fee schedule. Periodic reductions may be requested by the applicant no more frequently than once per month, provided the initial reduced amount is at least 40 percent of the original estimated costs and subsequent reductions of at least 10 percent the original estimated costs.

(3) Failure to comply with the conditions of the land use application approvals and the provisions of this chapter shall result in forfeiture of the security.

(4) *Landscape escrow for single-family lots*. A landscape escrow, in an amount to be determined by the annual fee schedule, shall be deposited for all required landscaping, including topsoil, sod, and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, established groundcover, and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy.

(5) *Driveway escrow for single-family or townhome lots.* A driveway escrow, in an amount to be determined by the annual fee schedule, shall be deposited for all required driveways not installed at the time of issuance of a certificate of occupancy. Installation of required driveways shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required driveway if said work is not completed within six months of the date of issuance of the certificate of occupancy.

Sec. 106-430 Bulk Standards

	MR	RR	R-1A	R-1B	R-1C	R-2	R-3
Setbacks from arterial roadways	60	~~60~~ 40	~~60~~ 30	~~60~~ 30	~~60~~ 30	~~60~~ 30	~~60~~ 30

Sec. 106-711(a) *Purpose.*

The intent of this district is to provide for a range of retail and service commercial, office, institutional, industrial, and residential uses that are organized and planned in a comprehensive manner that cannot otherwise be achieved through standard business or residential districts. The district is created for development seeking alternative regulations that embody principals to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses. This district will provide flexibility in land development, diversity in housing types and prices, efficiency in use of public infrastructure, the conservation of energy, preservation of unique land characteristics, preservation of natural areas, and efficient use of land, open space, and public facilities.

Sec. 109-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Mobile home means a manufactured home that does not meet the requirements of a manufactured home and the requirements for erection of a manufactured home ~~as described by chapter 117~~.

Sec. 109-2. - Variances.

Variances from the strict enforcement of this chapter may be granted in accordance with the procedures and requirements of the zoning code ~~section 117-53~~.

SECTION 3. SUMMARY

The following official summary of Ordinance #25-05 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

> "Ordinance #25-25 amends Chapters 2, 10, 26, 105, 106, and 109 of City Code pertaining to the elimination of Zoning Permits (or similar), updated Code references, updated regulations regarding swimming pools, updated language for clarification, and updated language pertaining to financial sureties in development projects."

SECTION 4. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota, the 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/08/2025

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

Title:

Adopt Ordinance #25-06 Amending Chapter 26: Rental Residential Dwelling Units and adopt Resolution #25-073 Adopting a Rental Inspections Procedures Policy

Purpose/Background:

At the Council's work session on November 12, 2024, the City Council discussed concerns regarding various inspection aspects of the Rental Housing Licensing and Inspections program. At the regular meeting that night, the Council introduced an ordinance to remove the Crime Free Housing component of the program. Staff stated that we would come back with a separate action for the inspections portion of the program so as not to hold up the property owners' and managers' concerns about finding a crime-free class to take. That ordinance was adopted on November 26, 2024. In the subsequent months, the Council and staff have been working on a draft policy regarding the Rental Inspection program.

In front of the Council tonight are both the policy and an ordinance. The ordinance amends Chapter 26 pertaining to the Rental Inspections requirements for the sections pertaining to background checks, terminology correction ("manager" instead of "agent"), and some remaining references to the former Crime-Free Housing Program that was terminated in late 2024. It also contains a provision authorizing the Council to adopt a policy document concerning inspections.

After review of the City Code, it was determined that a policy document would be more appropriate to address Council's concerns surrounding the tenant's right to privacy and how rental inspections are conducted. Attached is the proposed policy that the Council has been working on for the past five months. A policy is adopted by resolution (one trip to Council) versus a change in the City Code that is adopted by ordinance (two trips to Council). The policy document will be formally acted upon after the Ordinance is adopted authorizing such a policy.

State Law does authorize communities to have rental inspections programs surrounding maintenance of the structure and unit while balancing a tenant's right to privacy. State Statute 504B.211 is attached to this report. Ramsey's Rental Housing Licensing and Inspections program is modeled after Coon Rapids' and several other communities' successful programs. The program was initially unanimously approved by the City Council on September 12, 2023.

Notification:

None required.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Adopt the Ordinance and Resolution as presented.
2. Adopt the Ordinance and make modifications to the policy before adopting the Resolution.
3. Adopt the Ordinance and table the resolution for more discussion on the policy at a future work session.
4. Deny the Ordinance (and thus the Resolution) keeping the existing regulations in place.

Recommendation:

Staff recommends adopting Ordinance #25-06.

Outcome/Action:

Motion to Adopt Ordinance #25-06 Amending Chapter 26: Rental Residential Dwelling Units.
Roll Call Vote

-and-

Motion to Adopt Resolution #25-073 adopting a Rental Inspections Procedures Policy
Voice Vote

Attachments

Ordinance #25-06

Resolution #25-073

Proposed Policy

State Statute 504B.211

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 03:57 PM
Form Started By: Todd Larson		Started On: 03/26/2025 08:32 AM
Final Approval Date: 04/02/2025		

ORDINANCE #25-06

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 26 LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS, ARTICLE XIV, RENTAL RESIDENTIAL DWELLING UNITS

The City of Ramsey Ordains:

Underlined text is inserted into City Code.
~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS TO CHAPTER 26, ARTICLE XIV (RENTAL RESIDENTIAL DWELLING UNITS).

The following portions of Chapter 26, Article XIV are amended as follows:

Sec. 26-614. Purpose.

It is the purpose of this chapter to protect the public health and safety of citizens of the city by adopting a rental dwelling licensing, inspection and maintenance program that corrects substandard conditions, maintains a standard for existing and newly constructed rental dwellings, and promotes neighborhood stability in the city. The operation of rental properties is a business enterprise that includes certain responsibilities for the licensee and tenant. Licensees are responsible to take such reasonable steps as are necessary to ensure that the renters who occupy such rental units, as well as neighboring properties, may pursue the quiet enjoyment of the normal activities of life in surroundings that are safe, secure, and sanitary, free from noise, nuisances and annoyances, and free from unreasonable fears about safety of persons and property.

(Ord. No. 23-16, 9-12-2023)

Ord. No. 23-16 renumbered the former § 26-614 as § 26-615.

Sec. 26-615. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Apartment means a community, complex or building having a common owner and containing at least one rental dwelling unit.

City means the City of Ramsey.

City approved inspector's report or *inspection report* means a rental dwelling inspection report prepared and signed by the city's rental housing inspector or inspector contracted by the city to conduct an inspection and provide a report to the city.

City administrator means the city administrator of the City of Ramsey, or designee.

Dwelling means a building or one or more portions of a building occupied or intended to be occupied for residential purposes of a continued nature.

Let for occupancy or to *let* or to *rent* means to permit possession or occupancy of a dwelling or rental dwelling unit by a person who is not the legal owner of record thereof, pursuant to the terms of a written or unwritten lease.

Manager means any person who has charge, care or control of a dwelling that is required to be licensed under this chapter.

Operate means to charge a rental charge, fee or other form of monetary or non-monetary compensation for the use of a rental dwelling unit.

Occupant means any person occupying, living, or sleeping or having possession of a space within any dwelling.

Owner or *licensee* means any person having a legal or equitable interest in a dwelling that is required to be licensed under this chapter as recorded in the official state, county or city records as holding title to the property or otherwise having control of the property.

Person may be an individual, corporation, firm, association, company, partnership, organization or any other group acting as a unit.

Rental dwelling means any dwelling used for residential occupancy by one or more persons who are not the owner or a member of the owner's immediate family.

Rental dwelling license means a certificate issued by the city administrator or designee after the rental dwelling or rental dwelling unit has passed a rental dwelling inspection.

Rental dwelling unit means any room or rooms, or space, in any rental dwelling designed or used for residential occupancy by one or more persons who are not the owner or the owner's qualifying relative. Qualifying relative is defined as: parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew or niece. This relationship may be either by blood or by marriage.

Short term rental (STR) means a dwelling unit, offered to the public in exchange for money, goods or services, on a nightly or weekly basis for not more than 30 consecutive days.

Tenant means any person occupying a dwelling unit or having possession of a space within a dwelling unit who pays, in any manner, for the right to occupy such space or who has a leasehold right to occupy the dwelling unit.

(Ord. No. 21-17, § 2, 8-24-2021; Ord. No. 23-16, 9-12-2023)

Secs. 26-616—26-644. Reserved.

DIVISION 2. LICENSE

Sec. 26-645. License required.

No person shall operate a rental dwelling building or unit without first having obtained a license to do so from the city.

(1) A rental license is required for all rentals, including short term rentals (STRs).

(2) Tents, campers, trailers, yurts, and similar may not be rented out or used as residences. Only those places of residence with active certificates of occupancy (CO) for habitation may be rented. Property owners may not let or rent land for camping unless locating in a properly zoned and designated campground in accordance with City Code.

(3) Exceptions.

a. These rental licensing requirements do not apply to residential property that has been sold on a contract for deed so long as the purchaser (vendee) occupies the property and the sale document used to memorialize the sale is a Minnesota uniform conveyancing blank and is recorded with the Anoka County Recorder's office and a copy is provided to the city upon request.

b. These rental licensing requirements do not apply to residential property that is occupied by the owner or the owner's qualifying relative and two or fewer tenants where the owner and the tenants share all living space within the dwelling.

c. Rental licensing fees ~~and conversion fees~~ do not apply to a dwelling owned by a member of the United States armed services who is on active duty and the property is rented to another person during the time of active duty. The owner must provide the city with a copy of the owner's military orders and must occupy the property when not on active duty as the owner's primary residence.

(4) As a condition of the license, the licensee must, as a continuing obligation, conduct criminal background checks and credit history checks on all prospective tenants and maintain a current roster of tenants and other persons who have a lawful right to occupy the rental dwelling or rental dwelling units. The licensee must designate the name of the person or persons who will have possession of the roster and must promptly notify the city administrator of any change in the identity, address or telephone numbers of the designee. The roster must be available for inspection by city officials upon request. If a person under investigation by the city claims a lawful right to occupy a rental dwelling unit or be present on the rental property, the city administrator or designee may request to inspect the lease for the unit in which the person claims to reside. Upon such request, the licensee shall provide the lease for inspection.

(5) Written tenant application and lease agreement required. The licensee must screen all potential tenants using a written tenant application. The licensee must use a written lease agreement for all tenants. ~~The licensee must have all tenants execute a Minnesota Crime Free Housing Lease Addendum~~. The written tenant application must include sufficient information so that the licensee can conduct appropriate criminal background and credit checks on prospective tenants. The written tenant application and written lease agreement ~~and the Minnesota Crime Free Housing Lease Addendum for each tenant~~ must be part of the licensee's files. Upon request the licensee must show proof, satisfactory to the city, that the licensee is maintaining the documents required by this section. Failure to use, maintain, or provide these documents to the city upon request is a violation of this chapter.

(Code 1978, § 7.15, subd. 1; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021; Ord. No. 23-16, 9-12-2023)

Sec. 26-646. Application.

(a) Application for an initial or renewal license shall be made by the owner of rental units or by the owner's legally constituted ~~agent~~ manager to the city on forms provided by the city. Applications shall include, at a minimum:

(1) Name, address, telephone number, and email address~~, and date of birth~~ of the dwelling owner, principal partners if a partnership, or corporate officers if a corporation.

(2) Name, address, telephone number, email address, and date of birth of the manager ~~designated local agent~~, if any.

(3) Local address of the dwelling.

(4) Number of buildings.

(5) Number of dwelling units within each building.

~~(6) Description of procedure through which tenant inquiries and complaints are to be processed.~~

(7) Whether the rental license is for a multifamily building, single-family dwelling, or short term rental.

(8) Photocopy of a current state issued driver's license or current identification card to verify owner or manager ~~agent~~ resides within 75 miles of city.

(b) Every person holding a license shall give notice in writing to the city, within ten business days after any change to any of the required information.

(c) Application for license renewal shall be filed at least 30 days prior to the license expiration date. An initial or renewal license shall not be issued until the city has determined that the premises are in conformance with all state and local laws and ordinances, except as otherwise required by this article.

(d) A criminal background investigation will be conducted on the non-owner manager listed on the application. If the dwelling is managed ~~owned~~ by more than one individual the city may request additional information from the license applicant regarding all ~~owners~~ managers in accordance with State Law. ~~If the dwelling is owned by a business entity the city may request additional information regarding all officers, managers, or directors, and may conduct additional background investigations as it deems necessary. The applicant shall pay a background investigation fee for each background investigation conducted.~~ The applicant shall obtain any necessary signature on a release provided by the city authorizing the city to conduct the investigation.

(e) Criminal background investigations are not required for renewal applications and no background investigation fee shall be required; however, ~~the police department or other city staff may conduct a background investigation at its sole discretion~~ an owner may request an updated criminal background investigation on the manager.

(Code 1978, § 7.15, subd. 4; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021; Ord. No. 23-16, 9-12-2023)

Sec. 26-647. Fees.

(a) License fees shall be established by ordinance. All required fees shall accompany an initial or renewal application. A delinquency penalty of five percent of the license fee shall be charged for each day of operation without a valid license up to 90 days. Thereafter, the city may take appropriate action to prevent the continued use of the affected dwelling unit in accordance with state and local laws and ordinances.

(b) A licensee shall not be entitled to a refund of any license fee upon revocation or suspension.

(c) A reinspection fee, established from time to time, by the city council shall be charged for each reinspection required to follow-up for any inspection. Reinspection fees shall be payable at time of reinspection and no renewal license shall be issued unless all inspection fees are paid.

(d) Repealed.

(e) Reinstatement fee. A residential dwelling or dwelling unit in which the license has been suspended or revoked must pay a reinstatement fee according to the city fee schedule to reinstate the license.

(Code 1978, § 7.15, subd. 3; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 23-16, 9-12-2023)

Sec. 26-648. Expiration of license.

Licenses shall be issued every year and shall expire on the anniversary date of the license. License fees will be established by the city council, and determined by the city's fee schedule.

(Code 1978, § 7.15, subd. 2; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 23-16, 9-12-2023)

Sec. 26-649. Local manager ~~agent~~.

(a) No license shall be issued or renewed if the owner does not reside within 75 miles of the rental dwelling units unless such owner designates in writing the name and contact information (verified by driver's license or identification card) of a local manager ~~agent~~ who resides within 75 miles of the rental units, who is responsible for the maintenance upkeep of the building, and who is legally constituted and empowered to receive service of notice of violation of the provisions of this Code, to receive orders, to institute remedial action to effect such orders, and to accept all service of process pursuant to law. The city shall be notified in writing of any change of local manager ~~agent~~. No P.O. Boxes will be accepted without a current owner address.

(b) Licensees are responsible for acts or omissions of their managers ~~or local agents~~ as it pertains to the rental dwelling.

(Code 1978, § 7.15, subd. 6; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 23-16, 9-12-2023)

Sec. 26-650. Inspection.

(a) *Inspections.* The city administrator or designee is authorized to make inspections reasonably necessary to enforce this chapter. All authorized inspectors have the authority to enter any rental dwelling or rental dwelling unit at all reasonable times. Pursuant to Minnesota Statutes, Section 504B.211, the licensee is responsible for scheduling the inspection and notifying any existing tenant of the inspection. The licensee must provide access to the requesting city official at the date and time of the scheduled inspection. Failure to provide access for any reason may result in a re-inspection fee, in addition to any other sanctions imposed for noncompliance

(b) *Application inspections.* By submitting an application for an initial or renewal license, the applicant agrees to submit the rental property to an inspection, subject to reasonable notice from the city.

(c) *Compliance inspections.* In the event the city receives or obtains information indicating a possible violation of City Code on the premises of a rental dwelling unit, the city may seek access to the property for the purpose of a compliance inspection. If the property owner, manager ~~agent~~ or tenant refuses entry to the property or dwelling, the city may purse any remedy at law, including an administrative search warrant.

(d) *Access by occupant.* Each occupant of a rental dwelling or rental dwelling unit shall give the licensee, manager, or authorized city official access to any part of such rental dwelling or rental dwelling unit at reasonable times for the purpose of inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this chapter.

(e) *Inspections Policy*. The City Council shall adopt a policy outlining procedures for conducting inspections of rental dwelling units.

(Code 1978, § 7.15, subd. 7; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 23-16, 9-12-2023)

Sec. 26-651. Issuance.

All rental licenses may be approved administratively unless the city administrator determines there may be grounds for denial. When it is determined there is grounds for denial, the city administrator must present findings to the city council for review at which point the city council may approve or deny the rental license.

(Code 1978, § 7.15, subd. 5; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 23-16, 9-12-2023)

Sec. 26-652. Posting license and notifications for public hearings.

(a) Every licensee of a residential rental facility containing three or more dwelling units, or a short-term rental (STR), shall cause to be conspicuously posted in the main entryway or other conspicuous location therein the current license for the dwelling. Every licensee of a single occupancy facility shall provide to the occupant of the dwelling unit, a certified copy of the current license for the dwelling.

(b) The licensee must, as a continuing obligation of the license, provide written notice to tenants or in the alternative, post the written notice in the lobby or common area of the rental dwelling for any public hearing notice received by the licensee that pertains to the rental dwelling, the rental dwelling unit, the property on which the rental dwelling is located or any adjacent rights of way.

(Code 1978, § 7.15, subd. 8; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021; Ord. No. 23-16, 9-12-2023)

Sec. 26-653. License not transferable.

No license shall be transferable to another person or to another rental dwelling or rental dwelling unit. Every person holding a license shall give notice in writing to the city within ten business days after having legally transferred or otherwise disposed of the legal control of any licensed rental dwelling. Such notice shall include the name and address of the person succeeding to the ownership or control of such rental dwelling or dwellings. The successor shall apply to the city for a new rental license.

(Code 1978, § 7.15, subd. 9; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 23-16, 9-12-2023)

DIVISION 3. Repealed.

DIVISION 4. PENALTIES

Sec. 26-655. License denial, suspension, or revocation.

(a) *Grounds for denial, suspension or revocation.* The city administrator may temporarily suspend, deny or not renew a license and the city council may revoke or suspend a license for any of the following reasons that shall also constitute a violation of this chapter:

(1) The property does not conform to City of Ramsey Zoning Code;

(2) The property does not comply with a health, building, maintenance, or other provisions of the City Code or state law;

(3) The licensee has failed to pay the license fee, inspection fees, the investigation fee, or a fine that has been imposed;

(4) The licensee has made fraudulent statements, misrepresentations, or false statements in the application or investigation or in any information required by this chapter;

(5) Conviction of a background check of a non-owner manager to a crime as defined in Minn. Stats. § 299C.67, subd.2, as may be amended from time to time; or any crime related to the business licensed and failure to show, by competent evidence, rehabilitation and present fitness to perform the duties of the business;

(6) Operating or allowing the rental property to be used in such a manner as to constitute a breach of the peace, a menace to the health, safety, and welfare of the public, or a disturbance of the peace or comfort of the residents of the city, upon recommendation of the chief of police;

(7) Actions unauthorized or beyond the scope of the license granted;

(8) The licensee's rental license to operate a rental dwelling in another jurisdiction has been denied, revoked, or suspended;

(9) Failure to schedule and/or allow rental or building inspections of the licensed premises, for the purpose of ensuring compliance with rental licensing requirements, City Code requirements, state building codes, or other applicable state or federal law;

(10) Failure to continuously comply with all conditions required as precedent to the approval of the license;

(11) Real estate or personal property taxes have become delinquent and the property owner and the licensee are the same person or entity, or have any common ownership where they are a different person or entity;

(12) Violation of any regulation or provision of the City Code applicable to the activity for which the license has been granted, or any regulation or state or federal law that may be applicable;

(13) Repealed.

(14) Repealed.

(15) Other good cause as determined by the city council after conducting a public hearing.

The city council may revoke a license or suspend a license for a set period of time or until violations of City Code, or state or federal law are corrected and, in addition, impose a civil penalty for each violation or impose a combination of these sanctions.

(b) *Temporary suspension.* The city administrator may temporarily suspend a license pending a hearing on the suspension or revocation when, in its judgment, the public health, safety, and welfare is endangered by the continuance of the licensed activity.

(c) *Notice.* Before the suspension or revocation of the rental license, the city must provide written notice informing the licensee of the right to a hearing. The notice must provide at least 30 calendar days' notice of the time and place of the hearing and must state the grounds for the proposed suspension or

revocation of the license. The notice may be served upon the licensee personally, by leaving the notice at the licensed premises with the designated manager, or by certified mail to the address listed on the license application.

(d) *Hearing.* A hearing will be conducted before the city council at a public meeting. The licensee shall have the right to be represented by counsel, the right to respond to the charged violations, and the right to present evidence through witnesses. The rules of evidence do not apply to the hearing and the city council may rely on all evidence it determines to be reasonably credible. The determination to suspend or revoke the license shall be made upon a preponderance of the evidence. It is not necessary that criminal charges be brought in order to support a suspension or revocation of a license violation nor does the dismissal or acquittal of such a criminal charge operate as a bar to suspension or revocation.

(e) *Final decision.* Following the hearing, the city council may revoke or suspend the license for all or any part of the licensed premises, may stay the revocation or suspension upon such terms and conditions as it deems reasonable and necessary to accomplish the purposes of this chapter, or grant or continue the license. The decision by the city council following a hearing is final. Upon a decision to suspend a license, no new application from the current licensee for the same rental dwelling will be accepted for a period of time specified in the council's decision, not exceeding one year. A decision to revoke a license will result in no new application being accepted from the same licensee for a minimum of one year.

(f) *Appeal of decision to deny or not renew license.* If the city administrator denies or does not renew a license, the licensee shall be notified in writing, specifying the reasons for denying or not renewing the license. If the licensee corrects the conditions leading to the denial or non-renewal within 14 days, the city administrator shall issue the license. A licensee whose license has been denied or not renewed by the city may appeal the decision by filing with the city administrator a written notice of appeal within ten days of receiving notice of the city's decision. The hearing will be conducted pursuant to City Code.

(g) *Notification to tenants.* Upon denial, suspension, revocation or other enforcement action of a license, the city will notify all affected tenants of the action against the license. If the license is revoked or suspended the licensee may not let, rent or allow to be occupied any vacant dwelling units, or dwelling units that become vacant during the revocation or suspension period.

(Ord. No. 23-16, 9-12-2023)

Sec. 26-656. Minimum penalties.

The following are minimum penalties for a licensee's failure to comply with applicable federal law, state law, City Code or the requirements of this chapter relating to the license. These penalties do not prohibit the city from any other sanctions listed in City Code or by state or federal law.

(1) Property owners, tenants and/or occupants can be held accountable for violations as deemed necessary by the city administrator or designee.

(2) Appeals shall be heard in accordance to the procedures set forth in City Code.

(3) The city council at any time, may determine the level and order of penalties, or may impose penalties exceeding those below based on the history of compliance and the severity of the violation up to a maximum of $10,000.00 per violation.

(Ord. No. 23-16, 9-12-2023)

Sec. 26-657. Administration and maintenance standards.

The city has adopted standards for all properties, to include rental properties. In regards to this Code, all rental properties must be maintained in accordance to all local, state and federal laws including but not limited to, the Minnesota State Fire Code, Building Code, and Accessibility Code. The city has adopted the International Property Maintenance Code (IPMC), referenced in article V, Property Maintenance Code; section 105-142, adopting the 2021 International Property Maintenance Code as published by the International Code Council, Inc.

(1) It is the responsibility of the licensee to assure that every rental dwelling and rental dwelling unit is maintained in compliance with all city ordinances, state law, and federal laws. A violation of City Code, state law, or federal law, constitutes a public nuisance and may be abated under the provisions of the City Code or IPMC.

(2) Snow and ice removal. Rental dwellings containing four or more dwelling units must remove snow and ice and remediate hazardous conditions from all walkways, sidewalks, steps and parking areas within 72 hours of a snowfall.

(Ord. No. 23-16, 9-12-2023)

Sec. 26-658. Reserved.

Sec. 26-659. Falsely reporting violations.

No person shall report a violation of this chapter knowing or having reason to know that the report is false with the intent to affect the licensing status or inspection schedule of the rental dwelling.

(Ord. No. 23-16, 9-12-2023)

Sec. 26-660. Violations.

In addition to any other sanctions or administrative penalties imposed, any violation of this chapter shall constitute a misdemeanor offense, punishable as defined by state law. Each day of violation constitutes a separate offense.

(Ord. No. 23-16, 9-12-2023)

Sec. 26-661. No warranty by city.

By enacting and undertaking to enforce this chapter, neither the city nor its city council, agents or employees warrant or guaranty the safety, fitness or suitability of any rental dwelling or rental dwelling unit in the city. Licensees and occupants should take appropriate steps to protect their interests, health, safety and welfare.

(Ord. No. 23-16, 9-12-2023)

SECTION 4. SUMMARY

The following official summary of Ordinance #25-06 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

> "Ordinance #25-06 repeals and modifies various portions of Chapters 26, Article XIV, pertaining to Rental Residential Dwelling Units."

SECTION 5. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date: March 25, 2025
Posting dates:
Adoption date:
Publication date:
Effective date:

Councilmember Musgrove introduced the following resolution and moved its adoption:

RESOLUTION # 25-073

RESOLUTION ADOPTING A RENTAL INSPECTIONS PROCEDURES POLICY

WHEREAS, the City's Rental Inspections Procedures Policy describes the process, procedures, rights, and responsibilities of a coordinated rental licensing and inspections program that involves city staff, Ramsey residents living in rental housing, and investment owners; and

WHEREAS, the City Council desires to maintain a balance or resident privacy and ensuring minimum property maintenance standards for its residents and neighbors; and

WHEREAS, the City will support State Laws regarding the rights and responsibilities of both residents and property owners;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, that the Rental Inspections Procedures Policy, attached to this resolution, is here by adopted and will be made publicly accessible.

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 8th day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

City of Ramsey
Rental Inspections Procedures Policy
Adopted April 8, 2025

The purpose of this policy is to create uniform and fair rental licensing inspections procedures while safeguarding privacy for Ramsey residents living in rental housing units.

A. Licensing and Inspections Rationale

1. For the tenants. Ramsey residents living in rental housing do not have the legal ability to make improvements to the property and structure in which they live. The rental licensing inspection program will assist our residents in obtaining minimum standards for their living environment. In some instances, tenants do not feel comfortable reporting maintenance problems with their property managers out of fear of retaliation or being billed for repairs. They may also be unaware of when something is not working properly.

2. For the property owners. Investment property owners generally want to provide good quality housing for tenants. In the event a tenant is causing damage to property, the rental licensing inspection program will offer an outside verification and documentation of property conditions to aid in ensuring lease requirements are being met. The regular inspection cycle will also help identify minor issues before they escalate into major repairs, potentially saving property owners money in the long run. Many insurance companies offer discounts to investment property owners when their properties are regularly inspected.

3. For the neighbors. A rental licensing inspection program gives neighbors assurances that rental properties will meet minimum standards and have reasonable comply-by dates should a correction be needed.

4. For the whole community. Blighted and substandard properties detract from the overall value of a community and therefore the reputation the community has in the region. A rental licensing inspection program will help keep Ramsey looking good and being a place people want to live and do business.

B. Responsibilities

1. Tenants should report all maintenance issues with the property manager immediately prior to making a complaint with the Rental Inspector.

2. Property managers should be attentive to the needs of the tenants.

C. Definitions

1. Definitions for terms listed within this policy shall be found in City Code Section 26-615 (Definitions, Residential Rental Dwelling Units).

2. For purposes of this policy, the term "property manager" shall be used as defined and to include the owner(s), maintenance person, caretaker, or any individual who accompanies the rental inspector on a rental inspection.

D. License Application

1. License Term – 12 months from the date of license approval.

2. Renewals – Renewal forms will be sent out 45 days prior to expiration. Renewal applications are due prior to the expiration date of the initial license. The renewed license expires one year from the expiration date of the initial license, regardless of when the renewal application is submitted.

3. Background Checks – Background checks in accordance with State Law will be conducted by the Police Department. The Community Development Department will collect the information as part of the application forms. Once a complete application is made, the background check portion (signature page and photocopy of identification) will be separated from the application packet and given to the Police Department for the background check and it will be kept with the Police Department in accordance with data retention laws. The Police Department will report back to the Inspector "pass" or "not pass." All information discovered during the background check remains private with the Police Department subject to data practices laws. At the time of license renewal, property owners may request a new background check on their property managers.

4. Tax information – Tax identification numbers (corporate or social security numbers) shall be collected and annually reported in accordance with State Law. For individuals who own rental property (not corporations, LLCs, business entities, etc.) who provide social security numbers, that data is stored securely in accordance with State Law.

E. Renewal Application – The renewal application will ask if anything previously submitted has changed. If nothing has changed from the previous initial application or renewal application, the property owner will certify a statement stating such. If any portion of the application has changed (property manager, business address, or the like) the appropriate portion(s) of the application packet shall be provided. A change in business ownership name or entity will be considered a new application.

F. Scheduling Inspections

1. Frequency of Inspection

i. New licenses – Must be scheduled for within three months of license application.

ii. Established licenses –

(1) Every three years for properties where minimal minor corrections (such as smoke detector batteries, repairs requiring a building, electrical, or plumbing permit, etc.) were needed at the last inspection; or

(2) Annually for properties with several or major corrections (such as water damage, fungal matter, electrical, severely ripped carpeting, egress window issues, illegal activity, etc.) needed at the last inspection.

(3) Annually or bi-annually for any property on a 3-year cycle if requested by the property owner.

(4) Apartment buildings on a three-year cycle will be inspected annually with approximately one-third of its units inspected. To the fullest extent possible, the units will be divided methodically: by floor (i.e., first floor one year, second floor the next year, and the third floor the year after) or by verticality (units #_01 through #_20 year one, units #_21 through #_40 year two, and units #_41 through #_60 year three); or even/odd (if on a 2-year cycle or a two-story building with fewer than 60 units). Common areas will be inspected annually—if possible, in conjunction with the annual Fire inspection. Units will not be chosen at random in that could result in uneven inspection scheduling or an appearance of targeting certain units.

(5) A property can move from an annual schedule to a less frequent inspection schedule after an inspection demonstrating no or minimal corrections needed.

2. Inspection Scheduling – Property owners will be asked their preferred dates and times for inspections. The inspector will ask if a single-family/townhome unit is occupied or vacant. Scheduling preference is for tenant turnover period with single-family/townhomes. It is acknowledged that property managers may want an inspection report prior to tenant move-out in order to properly schedule his/her maintenance work during the turnover period. It is the responsibility of the property owner to coordinate scheduling with the tenant.

3. Times of inspections. Inspections will be conducted during normal City Hall business hours and dates. Evening and weekend scheduling will only be made as a last resort, subject to supervisor approval. The Rental Inspector will notify the on-duty Police Department sergeant before going on an after-hours inspection of the timeframe and location of the inspection(s) and then check-in via email or phone call once the inspection is completed. No inspections will be conducted on observed holidays.

4. Inspector lunch break – A property manager can request inspections for multiple properties to be conducted back-to-back. The Rental Inspector will be able to suspend the inspections, after finishing a rental dwelling unit, to take a lunch break at a reasonable time.

5. Notice to Property Manager by City. The property manager will be given the opportunity at any time to schedule an inspection. The offer to schedule will first be made during the time of initial application/renewal, but scheduling an inspection at this time is not required. The Inspector will provide an email reminder 30 days prior to when an inspection is needed—within three months of the initial application or on the annual cycle as noted above in Section E. If the property manager does not contact the Inspector with a desired inspection time two weeks before an inspection is due, an inspection will be scheduled and the property manager notified.

6. Notice to Tenants by Property Manager. The property manager is required to provide the tenant with at least 24-hours' notice as required by State Law. It is encouraged that the property manager provides additional notice as a courtesy.

7. Notice to Tenants by City. If the appointment was made at least one week in advance of the inspection and if the unit is occupied, the Inspector will send via US Mail an informational letter to the unit. For inspections scheduled less than one week in advance, every attempt will be made to contact the tenant with the assistance of the property manager. The informational letter will contain:

    i. The date and time of the appointment;

    ii. The checklist of what the inspection will cover;

    iii. A request that animals be caged, removed from the unit, or physically under leash by the pet owner;

    iv. The website address of the Attorney General's Landlords' and Tenants' Rights and Responsibilities publication;

    v. A request any rescheduling be made at least one business day prior to the scheduled inspection. If the tenant has given official notice to vacate the unit, the tenant can request the inspection is instead conducted after moveout has occurred;

    vi. A notice that the tenant does not need to be present for the inspection to occur, but any unaccompanied minor children cannot be home;

    vii. A notice that the tenant is welcome to accompany the Inspector throughout the inspection.

    viii. A notice that photos of items requiring correction may be taken.

8. Complaint Inspection requested by Tenant. A tenant may request an inspection due to an unresolved maintenance issue or an emergency situation. The Inspector will ask if the tenant has already discussed the issue with the property manager. If the tenant has not first contacted the property manager about the issue, the Inspector will advise the tenant that must be done first and take no further action. If the tenant has contacted the property manager, but is not getting resolve on the issue, the Inspector will contact the property manager in an attempt to discuss the issue over the phone. The Inspector will respond to the tenant and conduct a limited inspection based on the tenant's complaint with or without the property manager present. The complaint-based inspection will not replace the required annual inspection unless the property manager is present and the tenant agrees to it.

9. Complaint Inspection by other party – If a Code Enforcement complaint on a rental property comes from a neighbor or other party, the Rental Inspector and Property Maintenance Specialist shall discuss the property and either will handle the complaint. Factors determining the assigning of responsibility can include results from a previous rental inspection, established relationship with the property manager, or if the complaint is a repeat violation.

10. Referral from Police or Fire Departments. During response to a 9-1-1 call, a responding police officers or firefighters may notice what they feel are questionable property conditions. The Rental Inspector will discuss the concern with the officer or firefighter before contacting the property manager and/or tenant as the situation warrants.

G. Conducting Inspections

1. Property manager present

   i. No-Show – if the property manager fails to show to a scheduled appointment, or more than 15 minutes late, the inspection time will be considered one of the inspections included in the license fee.

   ii. The property manager must accompany the Inspector throughout the entire unit. If the property manager refuses to accompany the inspector, it shall be considered a no-show. This requirement is so that the property manager can see firsthand any violations discovered in the inspection as well as hold each other accountable for being in someone's home.

2. Access to the rental dwelling unit

   i. The Rental Inspector will knock on the door or ring the doorbell and introduce him/herself upon the tenant answering. City-issued identification will be clearly visible and shown.

   ii. Refused access by tenant – The Inspector will first ask if the tenant has a better time/date to conduct the inspection within 30 days. If the tenant still refuses to allow access, the Inspector will ask the property manager if the tenant is scheduled to move out within 60 days, then the inspection will occur at turnover. The property manager will attempt to work with the tenant per Minn. Stat. §504B.211, subd. 3(4).

   iii. If the tenant is not home or there is no answer, the property manager, not the Rental Inspector, will unlock the door. Upon opening the door, the Inspector will announce loudly "City Inspector, anybody home?"

3. Tenant can accompany – The Rental Inspector will allow the tenant to accompany the inspection and the Inspector can provide educational opportunities as appropriate.

   i. If only a minor is at home – The inspector and property manager will not enter the rental dwelling unit. No inspection will be conducted and the inspection will be rescheduled after the property manager has contacted the adult resident for scheduling confirmation.

4. If the tenant is not home – The inspection will occur with the property manager present.

5. Basis for inspection. – The rental inspection shall be based in the International Property Maintenance Code (IPMC) that was adopted by the City Council in 2021 by Ordinance #21-13 and authorized by Minn. Stat. §504B.211, Subd. 3(4). The City has a checklist (Appendix A) that is provided to the property owner and tenant prior to the inspection. This checklist is available on the City's website. The Rental Inspector will inspect all rooms of a rental dwelling unit.

6. Garages

   i. Single-family/Townhomes – Primary attached or detached garages will be inspected.

ii. Apartments – Enclosed garages, parking structures, and underground parking will be inspected annually as a part of the common areas.

7. Other Detached Accessory Structures – Interiors shall only be inspected if the structure(s) are intended for use by the tenant. Exteriors shall be inspected regardless of user.

8. Property/Grounds. The inspection shall include a walk around the structure to see exterior yard conditions such as long grass and weeds, dumping, junk vehicles, illegal parking, and the like. Winter conditions can limit or prevent this from occurring, therefore inspection scheduling preference to single-family homes will be during late spring, summer, and early fall. If the inspection is done during winter months, a recent (within 6-months) aerial photo may be used for discussion purposes, but not for enforcement action.

9. Places where an inspection will not occur:

    i. Cupboards/cabinets - An inspector will not open any cupboard or drawer, except electrical panels, cabinets under sinks so that plumbing can be inspected, and cabinets above stoves/microwaves to inspect venting.

    ii. Furniture, dressers, chests, nightstands, medicine cabinets, etc.

    iii. Under beds or furniture.

    iv. Any boxes, totes, cases, suitcases, etc.

    v. In closets, the inspector will only inspect the floors and ceilings for evidence of water leaks or insect infestation if seen from outside. Well rooms and utility closets are not considered closets and will be inspected as any other room. A tenant may request the Rental Inspector to inspect other closets.

    vi. The Rental Inspector will not climb, stand, or sit on any piece of furniture.

    vii. For safety, the Rental Inspector will not climb or stand on a roof, however, any portion of the roof that is visible from a safe location can be inspected. Rooftop HVAC units on apartment buildings will be inspected.

10. Photography. Photos may only be taken by the Inspector for items needing correction. The subject of the photo shall be prominent with any additional area as needed to identify location within the rental unit. The photo shall not, to the fullest extent practicable, include any personal belongings, people, or other evidence to the address. Photos will not be taken of the inside of any closet. The tenant may request a copy of any photos taken.

11. Plain Sight Doctrine – Evidence of Crime. An inspector, while in the performance of their official duties, may happen upon evidence of felony or gross misdemeanor level illegal activity in the unit. The inspector will discretely (if the tenant is present) tell the property manager of the situation and they will end the inspection and leave the unit. The inspector will contact the Police Department immediately to discuss the issue and wait outside of the unit for further instructions.

12. Pets. All pets shall be secured by the tenant prior to conducting the inspection. If the property manager is familiar with the pet, the property manager may (with consent of the tenant) secure the pet. Gentle and docile pets may, at the Inspector's discretion, be unsecured during the inspection. Refusal or the inability to secure pets will result in the cancellation of the inspection.

H. Report of Inspection Findings

1. Report to Property Owner. The property manager will receive an inspection result statement via email within two business days of the inspection along with the timeframes and procedures for any required corrections.

2. Report to Tenant. Upon leaving an inspection, the Inspector will leave a card noting that an inspection was conducted; the Inspector's name, phone number, and email address; and indicate if any follow-up corrections and inspections will be required (generally). The tenant may contact the inspector after two business days to obtain a copy of the same inspection result statement, including any photos, that is provided to the property manager.

I. Follow-Up Inspections

1. Types of corrections requiring follow-up inspections

i. Timeframes for follow-up or reinspection

(1) 60 days – most violations

(2) 7 days – smoke/CO detectors, water heater repair

(3) 1 day – no heat, no water or make arrangements for the tenant to stay in a hotel.

(4) Deadlines may be extended with supporting reasoning prior to the deadline.

2. Corrections requiring building permits/inspections – if a building inspector is required to finalize a permit for a new water heater, plumbing, deck repair, etc., that will constitute the reinspection upon passing the building inspection.

3. Follow-up photos or videos. The Rental Inspector may offer the submission of a photo or video showing the violation being corrected in lieu of an inspection at the discretion of the Rental Inspector based on the needed correction. Should the photo not provide adequate information showing the violation corrected, the Rental Inspector may schedule a follow-up inspection.

4. Follow-up documentation. The Rental Inspector my accept a receipt or report of a plumber, pest control, exterminator, arborist, or the like stating the work that was conducted and the address for corrections where building permits are not required in lieu of a follow-up inspection.

5. Reinspection Fees – the first inspection and the first re-inspection (follow-up) are included in the rental license fee. Additional re-inspections are subject to the fee set forth in the annual fee schedule.

6. Violation fines – failure to correct any issue within four re-inspections or 90 days shall be subject to administrative fines or citations per the procedures set forth in Chapter 2.

J. Appeals of Inspection Results. The landlord may appeal the inspection results of the Rental Inspector to the City's Building Official within 5 business days of the issuance of the inspection report. The Building Official must review the appeal and provide a written response within X days.

K. License Suspension and Revocation – per City Code Chapter 26.

L. Violations of this policy are subject to disciplinary action per the City Personnel Policy or collective bargaining unit.

504B.211 RESIDENTIAL TENANT'S RIGHT TO PRIVACY.

Subdivision 1. **Definitions.** For purposes of this section, "landlord" has the meaning defined in section 504B.001, subdivision 7, and also includes the landlord's agent or other person acting under the landlord's direction and control.

Subd. 2. **Entry by landlord.** Except as provided in subdivision 4, a landlord may enter the premises rented by a residential tenant only for a reasonable business purpose and after making a good faith effort to give the residential tenant reasonable notice under the circumstances of not less than 24 hours in advance of the intent to enter. A residential tenant may permit a landlord to enter the rented premises with less than 24 hours notice if desired. The notice must specify a time or anticipated window of time of entry and the landlord may only enter between the hours of 8:00 a.m. and 8:00 p.m. unless the landlord and tenant agree to an earlier or later time. A residential tenant may not waive and the landlord may not require the residential tenant to waive the residential tenant's right to prior notice of entry under this section as a condition of entering into or maintaining the lease.

Subd. 3. **Reasonable purpose.** For purposes of subdivision 2, a reasonable business purpose includes, but is not limited to:

(1) showing the unit to prospective residential tenants during the notice period before the lease terminates or after the current residential tenant has given notice to move to the landlord or the landlord's agent;

(2) showing the unit to a prospective buyer or to an insurance representative;

(3) performing maintenance work;

(4) allowing inspections by state, county, or city officials charged in the enforcement of health, housing, building, fire prevention, or housing maintenance codes;

(5) the residential tenant is causing a disturbance within the unit;

(6) the landlord has a reasonable belief that the residential tenant is violating the lease within the residential tenant's unit;

(7) prearranged housekeeping work in senior housing where 80 percent or more of the residential tenants are age 55 or older;

(8) the landlord has a reasonable belief that the unit is being occupied by an individual without a legal right to occupy it; or

(9) the residential tenant has vacated the unit.

Subd. 4. **Exception to notice requirement.** Notwithstanding subdivision 2, a landlord may enter the premises rented by a residential tenant to inspect or take appropriate action without prior notice to the residential tenant if the landlord reasonably suspects that:

(1) immediate entry is necessary to prevent injury to persons or property because of conditions relating to maintenance, building security, or law enforcement;

(2) immediate entry is necessary to determine a residential tenant's safety; or

(3) immediate entry is necessary in order to comply with local ordinances regarding unlawful activity occurring within the residential tenant's premises.

Subd. 5. **Entry without residential tenant's presence.** If the landlord enters when the residential tenant is not present and prior notice has not been given, the landlord shall disclose the entry by placing a written disclosure of the entry in a conspicuous place in the premises.

Subd. 6. **Penalty.** If a landlord violates this section, the residential tenant is entitled to a penalty which may include a rent reduction up to full rescission of the lease, recovery of any damage deposit less any amount retained under section 504B.178, and up to a $500 civil penalty for each violation and reasonable attorney fees. A residential tenant may follow the procedures in sections 504B.381, 504B.385, and 504B.395 to 504B.471 to enforce the provisions of this section. A violation of this section by the landlord is a violation of section 504B.161.

Subd. 7. **Exemption.** This section does not apply to residential tenants and landlords of manufactured home parks as defined in section 327C.015.

History: *1999 c 199 art 1 s 23; 2020 c 83 art 1 s 84; 2022 c 55 art 2 s 3; 2023 c 52 art 19 s 87,88*

CC Regular Session

Meeting Date: 04/08/2025

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

Title:

Legislative Update

Purpose/Background:

The 2025 Minnesota Legislative Session began on January 14, 2025 and will adjourn on May 19, 2025. Annually, Ramsey adopts Legislative Priorities which provides staff direction to advocate for these priorities to lawmakers. Below is a summary of bills that have been introduced specific to Ramsey. Other bills not specific to Ramsey, but which may be of interest are also provided.

SF1314/HF1036 City of Ramsey special tax increment financing authority modifications

This bill amends past special legislation related to TIF District 14. The language clarifies that the city will be allowed to repay expenses from future tax proceeds so long as interfund loan requirements are met by December 31, 2025 for projects that are identified in the original 2010 Legislation. These projects include the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure, including structured parking, a pedestrian overpass, and roadway improvements, (2) the cost of land acquired by the city or the housing and development authority in and for the city of Ramsey within the district prior to the establishment of the district, and (3) the cost of public improvements installed within the tax increment financing district prior to the establishment of the district.

- Senator Ann Rest, Tax Committee Chair, supports this bill due to the provisions being included in the Senate's Omnibus Tax Bill in 2024. Unfortunately, in 2024 the language was removed from the final Omnibus Tax Bill.
- SF1314 was heard in the Tax Committee on March 12, 2025. The bill was laid over for possible inclusion in the omnibus bill.

SF1981/HF2638 Ramsey sales and use tax exemption for certain construction materials modification

This bill amends 2023 approval related to the Water Treatment Plant project. In 2023, language only included the Water Treatment Plant and not the trunk watermain improvements.

- Senator Ann Rest, Tax Committee Chair, supports this bill due to the provisions being included in the Senate's Omnibus Tax Bill in 2024. Unfortunately, in 2024 the language was removed from the final Omnibus Tax Bill.
- SF1981 is scheduled for a hearing on March 26, 2025 in the Tax Committee. Staff will attend the hearing to testify.

SF1467/HF2637 City of Ramsey clean water infrastructure bond issuance and appropriation

This bill requests $6.8 million in state bonding appropriations for the Water Treatment Plant and Trunk Watermain improvements.

- The city received $3.2 million in state bonding funds of our requested $10 million. Indications in 2023 were the remaining balance would be considered in 2024. A request in 2024 for $6.8 million was introduced, but not approved.
- As part of the 2025 Legislative Priorities, the City dropped the request due to the completion of the project in 2025.
- Senator Bahr introduced the 2025 bill following efforts in the two prior years.
- Staff will advocate for the request based on any success in obtaining additional funding will aid in reducing future user fee increases.
- Staff testified in front of the House Capital Investment Committee on April 3, 2025.

SFXXXX/HFXXXX City of Ramsey pedestrian overpass over Highway 10 and Highway 169
Senator John Hoffman has contacted staff regarding a potential additional funding source in 2025 for the Highway 10 Pedestrian Overpass.

- The project is estimated to be $7.5 million in construction costs. Staff are entertaining an option to prepare an alternative bid to construct the project as a covered overpass. This would eliminate the need for snow removal during the winter months.
- The City was awarded $3.75 million in 2024 through transportation funds. The funds may be used for plan design, construction observation and construction costs.
- Staff also plan to submit for funding on this project through the Congressional Directed Spending. This would provide federal dollars towards the project.
    - One application has been submitted to Congressman Tom Emmer
    - Additional applications will be submitted as application windows open.
- The goal is to fully fund this project with outside funding sources.

Metro Mobility Service Area Expansion to Ramsey
Senator Bahr has indicated special legislation is not required. With funding for the service coming from the metro county sales tax, any expansion to the service area is now a budgetary discussion. Staff will monitor discussions and advocate for the expansion to necessary parties.

SF0037/HF0269 Discontinuation of the Northstar Commuter Rail

- HF0269 has passed out of committee.
- 02/26/25 the bill received its second reading in the house.
- SF0037 has been introduced and referred to Senate Transportation Committee.

Housing Bills
There are four sets of bills introduced and receiving hearings. The City of Ramsey, along with many other cities, are expressing opposition to the bills as they remove local zoning authority. This comes in the form of requiring cities to allow uncompatible uses within zoning districts or the ability to collect public input. Attached to the case is the letter sent by Ramsey opposing these bills and others that may be considered that restrict local zoning authority. The current bills are as follows:

- SF2229/HF1987 - Minnesota Starter Home Act
- SF2231/HF2140 - More Homes Right Places Act
- SF2286/HF2018 - Transforming Main Street Act
- SF1268/HF1309 - People Over Parking Act

Recommendation:
N/A

Outcome/Action:
This case is for informational purposes only. Staff are available to answer any questions, but do not plan to review each item in detail.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2025 02:02 PM
Form Started By: Brian Hagen		Started On: 04/04/2025 01:56 PM
Final Approval Date: 04/04/2025		