

City of Ramsey
Agenda
Regular City Council
Tuesday, April 22, 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. Swearing-in and Pinning Ceremony for Sergeant Jake Hinnenkamp

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 March 2025 Financial Reports - General Fund, EDA, and Enterprise Funds

2. Approve the Following Meeting Minutes:

1. City Council Special Work Session dated April 1, 2025
2. City Council Work Session dated April 8, 2025
3. City Council Regular Session dated April 8, 2025

3. Approve Business License Applications.

4. Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division

5. Adopt Resolution #25-088 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 3, 2025 through April 16, 2025.
 6. Adopt Resolution #25-078 Approving a Development Agreement for Cedar Creek Energy.
 7. Adopt Resolution #25-079 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03
 8. Adopt Resolution #25-080 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07
 9. Adopt Resolution #25-081 Approving Professional Services Proposal to Prepare Plans and Specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01
 10. Adopt Resolution #25-082 Accepting Proposals for Topographic Surveys for 2026 Capital Improvement Program Projects.
 11. Adopt Resolution #25-083 Approving Grant Request From Restaurant Sign and Awning Program for King Baguette, Inc.
 12. Adopt Resolution #25-084 Amending the Design Services Proposal from Bolton & Menk, Inc. for Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04
 13. Adopt Resolution #25-085 Authorizing Partial Payment #22 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.
 14. Adopt Resolution #25-089 Approving the Assignment and Assumption of Tax Increment Financing (TIF) Agreement
6. **Public Hearing**
 7. **Council Business**
 1. Adopt Resolution #25-071 Accepting Bids and Awarding Contract for High Point Street Reconstruction, Improvement Project #25-05
 2. Introduce Ordinance #25-07: Sign Code Update
 8. **Mayor/Council/Staff Input**
 1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 04/22/2025

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

Title:

Swearing-in and Pinning Ceremony for Sergeant Jake Hinnenkamp

Purpose/Background:

Mayor Heineman will perform the swearing-in of Sergeant Jake Hinnenkamp as the City's newest Police Sergeant.

Background: Sergeant Hinnenkamp started his law enforcement career with the Ramsey Police Department in March 2014 as a Police Officer. Over the years he has served as a Police Explorer Advisor, Firearms Instructor, Field Training Officer, on the Mobile Field Force, on the Anoka County SWAT Team and on the Anoka Hennepin Drug Task Force. City Council approved a promotion to Sergeant in January 2025.

Following Captain Frankfurth's statements, Sergeant Hinnenkamp will be pinned with his new Police Sergeant badge #08 by his wife, Kristin. Many of his friends, family, and Police Department staff are here tonight to welcome Sergeant Hinnenkamp into his new role as Ramsey's newest Police Sergeant.

Recommendation:

Outcome/Action:

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 12:54 PM
Form Started By: Colleen Lasher		Started On: 04/15/2025 01:43 PM
Final Approval Date: 04/17/2025		

CC Regular Session

Meeting Date: 04/22/2025

Primary Strategic Plan Initiative:

Title:

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

Purpose/Background:

Purpose: Receive March 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.

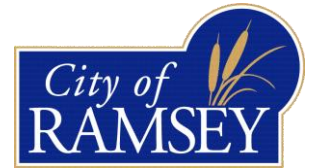
Attachments

- March 2025 General Fund Financial Report- Budget to Actual
- March 2025 Eda Financial Report - Budget to Actual
- March 2025 Summary of Adopted budgets/expenditures to date
- March 2025 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 04:00 PM
Form Started By: Diana Lund		Started On: 04/17/2025 09:19 AM
Final Approval Date: 04/17/2025		

**CITY OF RAMSEY
FINANCIAL STATEMENT**



JANUARY 1, 2025 THROUGH PERIOD ENDING: March 31, 2025

**GENERAL FUND EXPENDITURES
- BY DEPARTMENT -**

Dept	2025 BUDGET	2025 YTD GENERAL LEDGER
Admin (inclcd elections, legal & newsletter)	1,392,483.00	348,047.36
Building Inspections	888,040.00	166,577.54
Council/Commissions (inclcd charter, council contingen	245,486.00	53,813.02
Data Processing	1,097,132.00	254,755.55
Engineering	644,812.00	246,591.39
Finance (inclcd assessing)	666,692.00	165,821.90
Fire (inclcd Civil Defense)	2,096,484.00	721,864.70
Gen Govt Buildings	804,616.00	144,171.42
Parks	2,224,661.00	453,062.45
Planning & Zoning	1,149,903.00	264,198.40
Police (inclcd animal control & comm orient)	6,356,700.00	1,585,144.65
Streets (inclcd traffic eng & snow/ice)	2,806,601.00	579,760.36
Grand Total	20,373,610.00	4,983,808.74

**GENERAL FUND EXPENDITURES
- BY CATEGORY -**

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Capital Outlay	577,000.00	356,079.38
Other Services & Charges	3,602,860.00	718,596.07
Personal Services	14,484,111.00	3,528,504.43
Supplies	1,603,266.00	380,628.86
Transfers out	106,373.00	
Grand Total	20,373,610.00	4,983,808.74

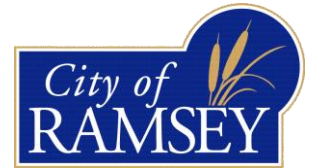
**GENERAL FUND REVENUES
- BY CATEGORY -**

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Taxes	16,874,046.00	
Charges for Services	780,700.00	224,548.18
Business Licenses/Permits	86,350.00	9,384.28
Fines and Forfeits	48,000.00	9,543.20
Federal Intergovernmental	500.00	
State Intergovernmental	755,500.00	130,000.00
Interest	50,000.00	
Miscellaneous	20,600.00	4,427.43
Non-Business Licenses/Permits	874,520.00	266,426.52
Transfers in	883,394.00	
Grand Total	20,373,610.00	644,329.61

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

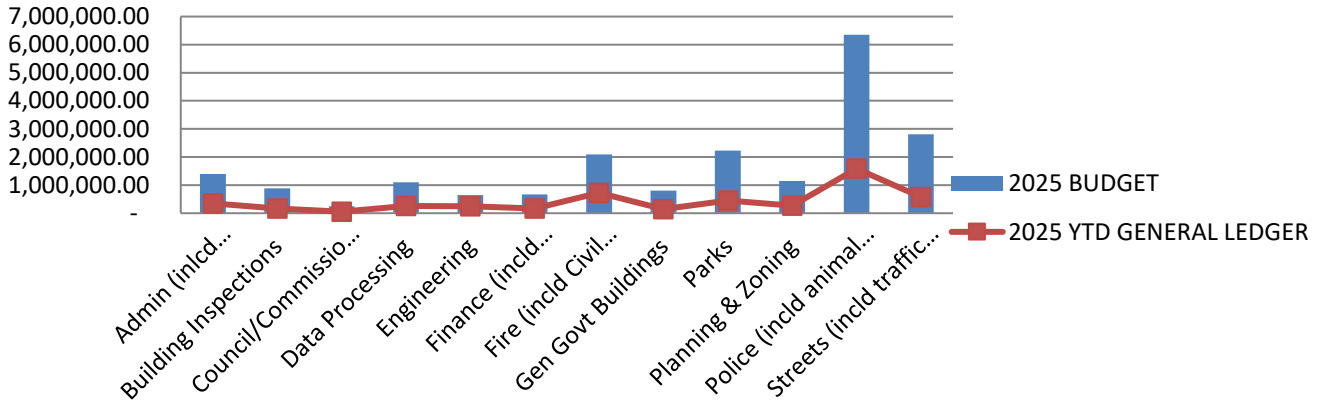
PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY FINANCIAL STATEMENT

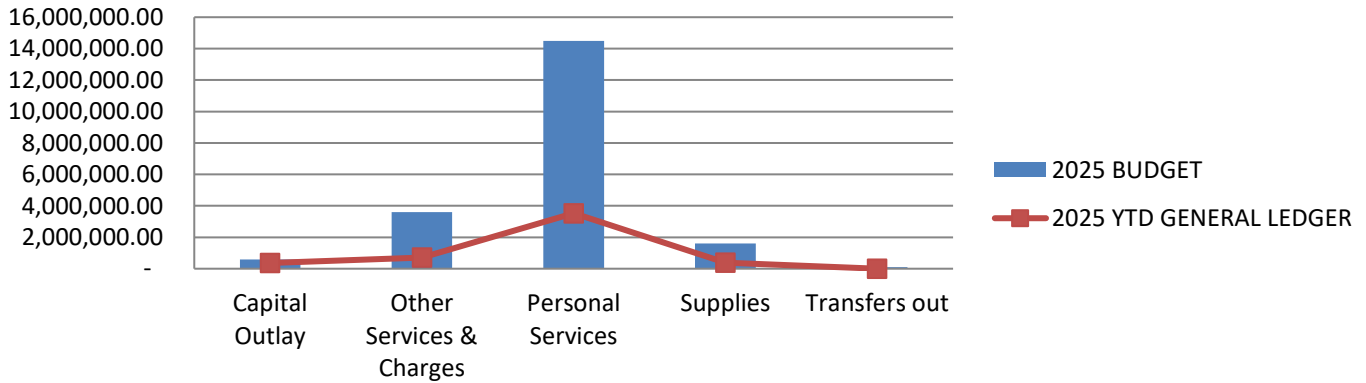


JANUARY 1, 2025 THROUGH PERIOD ENDING: March 31, 2025

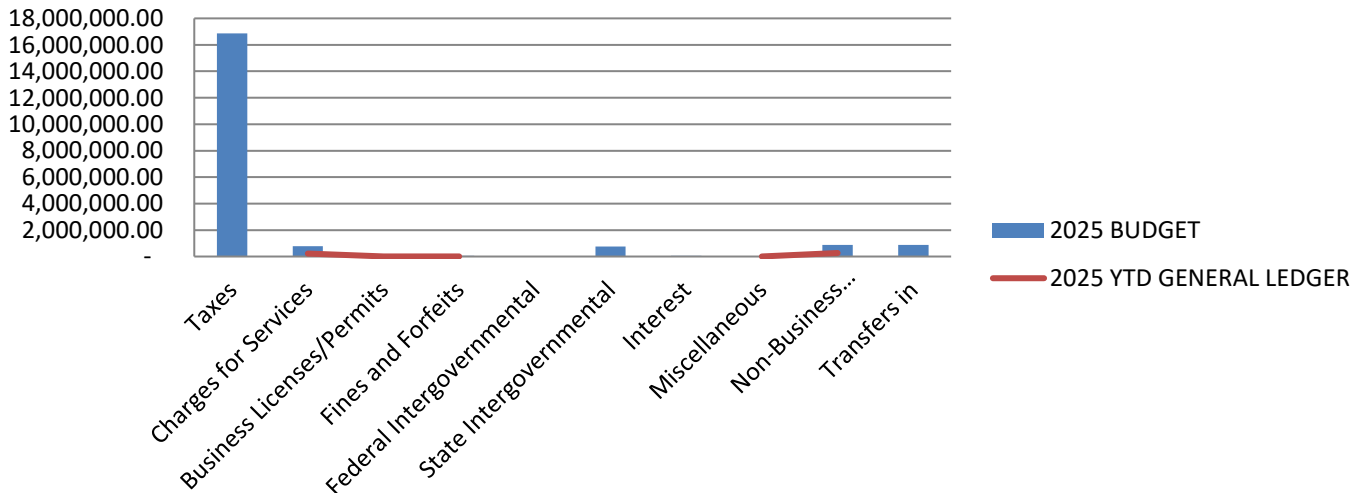
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



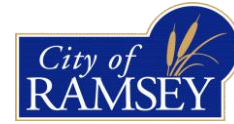
GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

**CITY OF RAMSEY
FINANCIAL STATEMENT**



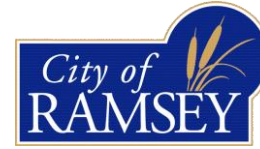
JANUARY 1, 2025 THROUGH PERIOD ENDING: March 31, 2025

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		79,923.50		0.00%
4701 INTEREST ON INVESTMENTS	5,000.00			0.00%
Grand Total	91,367.00	79,923.50		

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	75.00		7.50%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	5.74		7.18%
6133 WORKERS COMP INSURANCE PREMIUM		2.01		0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	19,000.00	2,172.79		11.44%
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	2,514.91		114.31%
6246 MARKETING & PROMOTIONS	25,000.00	1,421.97		5.69%
Grand Total	91,367.00	10,763.64		

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:

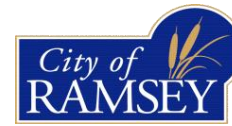
March 31, 2025

GENERAL FUND EXPENDITURES BY DEPARTMENT	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (25% is 3/12)	BUDGET AMOUNT REMAINING
Admin (inclcd elections, legal & newsletter)	1,392,483.00	348,047.36	348,120.75	24.99%	1,044,435.64
Building Inspections	888,040.00	166,577.54	222,010.00	18.76%	721,462.46
Council/Commissions (inclcd charter, council contingency)	245,486.00	53,813.02	61,371.50	21.92%	191,672.98
Data Processing	1,097,132.00	254,755.55	274,283.00	23.22%	842,376.45
Engineering (personnel costs allocated after year-end)	644,812.00	246,591.39	161,203.00	38.24%	398,220.61
Finance (inclcd assessing) (personnel costs allocated after year-end)	666,692.00	165,821.90	166,673.00	24.87%	500,870.10
Fire (inclcd Civil Defense)	2,096,484.00	721,864.70	524,121.00	34.43%	1,374,619.30
Gen Govt Buildings	804,616.00	144,171.42	201,154.00	17.92%	660,444.58
Parks	2,224,661.00	453,062.45	556,165.25	20.37%	1,771,598.55
Planning & Zoning	1,149,903.00	264,198.40	287,475.75	22.98%	885,704.60
Police (inclcd animal control & comm orient)	6,356,700.00	1,585,144.65	1,589,175.00	24.94%	4,771,555.35
Streets (inclcd traffic eng & snow/ice)	2,806,601.00	579,760.36	701,650.25	20.66%	2,226,840.64
TOTAL	20,373,610.00	4,983,808.74	5,093,402.50	24.46%	15,389,801.26

ENTERPRISE EXPENDITURES BY FUND	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (25% is 3/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2025 BUDGET")
Water (budgeted depreciation not booked until after year-end)	3,833,257.00	343,468.99	958,314.25	8.96%	3,489,788.01	\$ 1,758,000.00
Sewer (budgeted depreciation not booked until after year-end)	2,708,938.00	512,523.72	677,234.50	18.92%	2,196,414.28	\$ 793,692.00
Street Light (budgeted depreciation not booked until after year-end)	231,000.00	25,984.64	57,750.00	11.25%	205,015.36	\$ 40,000.00
Recycling	556,609.00	132,092.32	139,152.25	23.73%	424,516.68	N/A
Storm Water (budgeted depreciation not booked until after year-end)	1,221,433.00	28,783.52	305,358.25	2.36%	1,192,649.48	\$ 549,096.00
TOTAL	8,551,237.00	1,042,853.19	2,137,809.25	12.20%	7,508,383.81	\$ 3,140,788.00

EDA FUND EXPENDITURES	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (25% is 3/12)	BUDGET AMOUNT REMAINING
Economic Development	91,367.00	10,763.64	22,841.75	11.78%	80,603.36

**CITY OF RAMSEY
FINANCIAL STATEMENT**



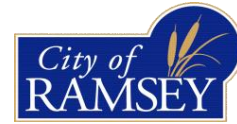
JANUARY 1, 2025 THROUGH PERIOD ENDING: March 31, 2025

REVENUES				
BUSINESS UNIT	9601	WATER UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(32,000.00)	(7,449.37)	23.28%	
4609 OTHER MISCELLANEOUS REVENUES	10,000.00	2,991.57	29.92%	
4652 WATER SALES - RESIDENTIAL	2,128,123.00	867.84	0.04%	
4653 WATER SALES-COMMERCIAL	1,187,930.00	(2,531.96)	-0.21%	
4654 WATER PENALTIES	50,618.00	8,268.16	16.33%	
4655 WATER METER INSTALLATION	30,000.00	8,700.00	29.00%	
4656 WATER METERS	60,000.00	20,452.95	34.09%	
4657 CONNECTION/RECONNECTION FEES	150.00	150.00	100.00%	
4701 INTEREST ON INVESTMENTS	40,000.00		0.00%	
4606 DEVELOPER FEES (WAC)	362,427.00	215,503.00	59.46%	
4601 MISCELLANEOUS REVENUE		711.47	0.00%	
Grand Total	3,837,248.00	247,663.66		

EXPENSES				
BUSINESS UNIT	9601	WATER UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	421,920.00	58,580.23	13.88%	
6103 FULL TIME-REGULAR-OVERTIME	25,000.00	3,763.87	15.06%	
6105 TEMPORARY-WAGES & SALARIES	29,221.00		0.00%	
6121 PERA CONTRIBUTIONS	62,862.00	5,643.96	8.98%	
6122 FICA/MEDICARE CONTRIBUTIONS	35,142.00	5,995.99	17.06%	
6131 GROUP INSURANCE	56,245.00	11,341.56	20.16%	
6133 WORKERS COMP INSURANCE PREMIUM	26,140.00	13,291.40	50.85%	
6208 MISCELLANEOUS OFFICE SUPPLIES	750.00		0.00%	
6223 GASOLINE	9,500.00	1,389.49	14.63%	
6225 DIESEL FUEL	500.00		0.00%	
6229 SHOP MATERIALS	1,200.00	554.26	46.19%	
6231 UNIFORMS & TURN-OUT GEAR	5,000.00	2,686.40	53.73%	
6239 FIRST AID SUPPLIES	100.00		0.00%	
6249 MISCELLANEOUS OPERATING SUPPLY	15,500.00	2,423.08	15.63%	
6257 OTHER VEHICLE PARTS	12,000.00	1,736.48	14.47%	
6273 UTILITY SYSTEM MAINT SUPPLIES	675,000.00	19,043.62	2.82%	
6281 SMALL TOOLS & MINOR EQUIPMENT	12,000.00	3,756.19	31.30%	
6292 WATER METERS FOR RESALE	125,000.00	132,921.90	106.34%	
6315 MISCELLANEOUS PROFESSIONAL SER	58,000.00	800.00	1.38%	
6322 POSTAGE	2,000.00	176.64	8.83%	
6334 MILEAGE REIMBURSEMENT	800.00		0.00%	
6335 TRAINING	6,000.00	1,370.35	22.84%	
6352 GENERAL NOTICE & PUBLIC INFOR	350.00		0.00%	
6361 GENERAL LIABILITY/PROPERTY INS	45,192.00	44,104.87	97.59%	
6371 ELECTRIC UTILITIES	200,000.00	18,331.09	9.17%	
6372 WATER/IRRIGATION	2,500.00		0.00%	
6373 GAS	9,000.00	1,508.46	16.76%	
6374 REFUSE/RECYCLING	1,800.00	185.91	10.33%	
6381 BUILDING & STRUCTURE REPAIR	17,035.00	4,321.20	25.37%	
6405 OFFICE & DATA PROCESSING EQUIP	8,500.00		0.00%	
6439 OTHER MISCELLANEOUS	67,000.00	281.62	0.42%	
6451 MEMBERSHIP DUES	1,000.00		0.00%	
6489 OTHER CONTRACTED SERVICES	84,000.00	9,402.64	11.19%	
6722 DEPRECIATION	1,758,000.00		0.00%	
6820 OPERATING TRANSFERS TO OTHER F	59,000.00		0.00%	
6436 WATER EFFICIENCY REBATE PROG		(142.22)	0.00%	
Grand Total	3,833,257.00	343,468.99		

This report reflects year to date revenue and expenditures as compared to annual budget. It does not reflect fund balance. Business Unit: 9601

**CITY OF RAMSEY
FINANCIAL STATEMENT**

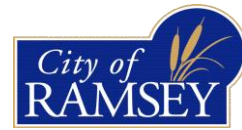


JANUARY 1, 2025 THROUGH PERIOD ENDING: March 31, 2025

REVENUES				
BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(35,000.00)	(7,402.91)	21.15%	
4356 SEWER AVAILABILITY CHARGE-ADM	7,000.00	1,242.50	17.75%	
4661 RESIDENTIAL-SEWER CHARGES	1,912,050.00	2,651.55	0.14%	
4662 COMMERCIAL-SEWER CHARGES	484,000.00	(3,566.98)	-0.74%	
4663 SEWER PENALTIES	40,000.00	11,319.59	28.30%	
4701 INTEREST ON INVESTMENTS	38,600.00		0.00%	
4606 DEVELOPER FEES (WAC)	138,900.00	(5,091.00)	-3.67%	
4601 MISCELLANEOUS REVENUE		1,862.19	0.00%	
Grand Total	2,585,550.00	1,014.94		

EXPENSES				
BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	284,147.00	36,657.57	12.90%	
6103 FULL TIME-REGULAR-OVERTIME	1,000.00		0.00%	
6121 PERA CONTRIBUTIONS	40,545.00	3,158.52	7.79%	
6122 FICA/MEDICARE CONTRIBUTIONS	22,258.00	3,331.14	14.97%	
6131 GROUP INSURANCE	34,150.00		0.00%	
6133 WORKERS COMP INSURANCE PREMIUM	13,962.00	8,018.25	57.43%	
6223 GASOLINE	4,300.00	10.91	0.25%	
6225 DIESEL FUEL	3,500.00	308.16	8.80%	
6229 SHOP MATERIALS	500.00	71.40	14.28%	
6249 MISCELLANEOUS OPERATING SUPPLY	15,000.00	147.69	0.98%	
6257 OTHER VEHICLE PARTS	8,000.00	324.86	4.06%	
6273 UTILITY SYSTEM MAINT SUPPLIES	5,000.00		0.00%	
6275 OTHER EQUIPMENT PARTS	8,000.00		0.00%	
6281 SMALL TOOLS & MINOR EQUIPMENT	5,000.00	367.67	7.35%	
6315 MISCELLANEOUS PROFESSIONAL SER	2,000.00	800.00	40.00%	
6323 CELLULAR PHONES	2,000.00	90.18	4.51%	
6334 MILEAGE REIMBURSEMENT	400.00		0.00%	
6335 TRAINING	8,000.00	90.00	1.13%	
6361 GENERAL LIABILITY/PROPERTY INS	30,000.00	21,956.17	73.19%	
6371 ELECTRIC UTILITIES	30,000.00	4,588.35	15.29%	
6372 WATER/IRRIGATION	2,000.00		0.00%	
6373 GAS	7,500.00	1,324.95	17.67%	
6374 REFUSE/RECYCLING	1,500.00	185.91	12.39%	
6377 SEWER SERVICE CHARGE	1,277,649.00	425,883.16	33.33%	
6381 BUILDING & STRUCTURE REPAIR	10,835.00	1,986.19	18.33%	
6489 OTHER CONTRACTED SERVICES	45,000.00	3,222.64	7.16%	
6722 DEPRECIATION	793,692.00		0.00%	
6820 OPERATING TRANSFERS TO OTHER F	53,000.00		0.00%	
Grand Total	2,708,938.00	512,523.72		

**CITY OF RAMSEY
FINANCIAL STATEMENT**



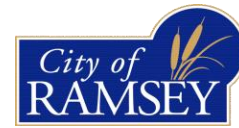
JANUARY 1, 2025 THROUGH PERIOD ENDING: March 31, 2025

REVENUES				
BUSINESS UNIT	9603	STREET LIGHT UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(6,000.00)	(1,090.30)	18.17%	
4681 CHARGES FOR STREET LIGHTS	179,000.00	266.31	0.15%	
4683 STREET LIGHTING PENALTIES	4,994.00	1,363.92	27.31%	
4701 INTEREST ON INVESTMENTS	2,000.00		0.00%	
4684 PRIORITY STREET LIGHT	58,000.00	45.51	0.08%	
Grand Total	237,994.00	585.44		

EXPENSES				
BUSINESS UNIT	9603	STREET LIGHT UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
6371 ELECTRIC UTILITIES	140,000.00	21,626.52	15.45%	
6489 OTHER CONTRACTED SERVICES	20,000.00	4,358.12	21.79%	
6722 DEPRECIATION	40,000.00		0.00%	
6820 OPERATING TRANSFERS TO OTHER F	31,000.00		0.00%	
Grand Total	231,000.00	25,984.64		

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**



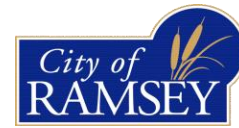
JANUARY 1, 2025 THROUGH PERIOD ENDING: March 31, 2025

REVENUES				
BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(9,000.00)	(1,702.43)	18.92%	
4287 OTHER LOCAL GOVERNMENT GRANTS	75,000.00		0.00%	
4609 OTHER MISCELLANEOUS REVENUES	1,200.00	230.00	19.17%	
4671 RECYCLING CHARGES	468,000.00	397.92	0.09%	
4672 RECYCLING PENALTIES	9,400.00	2,545.98	27.08%	
4701 INTEREST ON INVESTMENTS	4,000.00		0.00%	
Grand Total	548,600.00	1,471.47		

EXPENSES				
BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	32,375.00	5,198.96	16.06%	
6103 FULL TIME-REGULAR-OVERTIME	1,000.00		0.00%	
6104 PART TIME-WAGES & SALARIES	200.00		0.00%	
6121 PERA CONTRIBUTIONS	2,182.00	439.87	20.16%	
6122 FICA/MEDICARE CONTRIBUTIONS	2,487.00	446.85	17.97%	
6131 GROUP INSURANCE	3,029.00		0.00%	
6133 WORKERS COMP INSURANCE PREMIUM	236.00	75.96	32.19%	
6249 MISCELLANEOUS OPERATING SUPPLY	32,000.00	5,266.20	16.46%	
6322 POSTAGE	100.00		0.00%	
6489 OTHER CONTRACTED SERVICES	483,000.00	120,664.48	24.98%	
Grand Total	556,609.00	132,092.32		

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: March 31, 2025

REVENUES				
BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(16,000.00)	(3,285.44)	20.53%	
4693 STORM WATER-RESIDENTIAL	732,900.00	639.21	0.09%	
4694 STORM WATER-COMMERCIAL	786,600.00	918.31	0.12%	
4695 STORM WATER-PENALTIES	26,250.00	6,216.54	23.68%	
4701 INTEREST ON INVESTMENTS	3,000.00		0.00%	
Grand Total	1,532,750.00	4,488.62		

EXPENSES				
BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	281,114.00	2,212.06	0.79%	
6121 PERA CONTRIBUTIONS	40,831.00	189.05	0.46%	
6122 FICA/MEDICARE CONTRIBUTIONS	21,538.00	192.25	0.89%	
6131 GROUP INSURANCE	39,421.00		0.00%	
6133 WORKERS COMP INSURANCE PREMIUM	14,733.00	8,050.12	54.64%	
6225 DIESEL FUEL	10,500.00	546.73	5.21%	
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	522.23	4.75%	
6257 OTHER VEHICLE PARTS	12,500.00	1,449.78	11.60%	
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	800.00	2.29%	
6361 GENERAL LIABILITY/PROPERTY INS	12,500.00	6,454.35	51.63%	
6371 ELECTRIC UTILITIES	12,000.00	2,193.49	18.28%	
6372 WATER/IRRIGATION	3,500.00		0.00%	
6373 GAS	7,200.00	1,324.94	18.40%	
6374 REFUSE/RECYCLING	1,500.00	185.90	12.39%	
6451 MEMBERSHIP DUES	65,000.00	1,440.00	2.22%	
6489 OTHER CONTRACTED SERVICES	55,000.00	3,222.62	5.86%	
6722 DEPRECIATION	549,096.00		0.00%	
6820 OPERATING TRANSFERS TO OTHER F	49,000.00		0.00%	
Grand Total	1,221,433.00	28,783.52		

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.

CC Regular Session

Meeting Date: 04/22/2025

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 April 1, 2025
- 2. City Council Work Session dated April 8, 2025
- 3. City Council Regular Session dated April 8, 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 April 1, 2025
- 2. City Council Work Session dated April 8, 2025
- 3. City Council Regular Session dated April 8, 2025

Attachments

- 4-1-25 Special CCWS
- 4-8-25 CCWS
- 4-8-25 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 04:02 PM
Form Started By: Katie Schmidt		Started On: 04/17/2025 01:05 PM
Final Approval Date: 04/17/2025		

**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, April 1, 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
City Engineer/Public Works Director Bruce Westby
Fire Chief Matt Kohner
Parks and Assistant Public Works Director Mark Riverblood
Planning Manager Todd Larson
Administrative Services Director Colleen Lasher
Economic Development Manager Sean Sullivan
Community Development Director Stephanie Hanson
Police Captain Tim Frankfurth

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: 2025 Strategic Planning Session

City Administrator Hagen reviewed the Staff report in regard to the 2025 Strategic Planning by discussing the values, vision, mission, objectives, and strategies within the plan. He reviewed the 2024 Strategic Plan and discussed where they are with each action item.

Councilmember Buscher asked if they would be able to continue sending the Staff survey every two years rather than every three years. She asked if they are doing exit surveys when an employee leaves to help with recruitment and retention strategies.

City Administrator Hagen said they do conduct an exit survey.

Administrative Services Director Lasher explained that the Labor Management Committee has discussed conducting voluntary stay surveys for existing employees to share what they think is

going well and what changes they would like to see. She added that the Labor Management Committee also discusses the full Staff surveys annually to determine how often a survey is needed. She said they have received feedback that a survey every two years was too often.

Councilmember Specht asked if the City Hall landscaping improvements are still on the docket for the future.

City Administrator Hagen shared that they are still reviewing options for this as it has presented itself as being a much bigger project than first thought. He noted they did a repair project that they should be able to get at least five years out of while they continue to save and plan for the bigger project.

Councilmember Riley noted that a lot of the action items for 2024 seem to be coming off for 2025. He asked for a report of why each item was being removed.

City Administrator Hagen said he can bring back a detailed report at their next Strategic Planning session.

Mayor Heineman asked about the trends towards native prairie grass over mowed turf in parks. He noted this was talked about when he was last on the Council.

Parks and Assistant Public Works Director Riverblood explained that they had been mowing large areas of Rivers Bend Park and these areas were not getting any use. He said they added wildflowers in this area to reduce the amount of time they spent mowing. He added that they received funding from the Anoka Conservation District to pay for this. He noted they have seen people enjoying this new greenery and it has brought new value to the park. He shared that other parks have sandy areas that are currently underutilized that could benefit from this kind of planting. He said they are currently looking for funding for this at other parks. He explained that there is a resident who lives north of Central Park who has been requesting a playground in their area. He stated they are currently investing in a playground replacement at Center Park and it would not be efficient to add a playground so close to Central Park. He said they are trying to reduce programming every park space to help reduce maintenance costs and needs.

Mayor Heineman stated Titterud Park has soccer and baseball fields that are wildly overgrown and an eyesore. He asked if they would be looking into prairie grass in these areas.

Parks and Assistant Public Works Director Riverblood noted that this site is currently being looked at for a radio control toy park.

Economic Development Manager Sullivan added that there is someone who is interested in this area and has been for a few years and hopes the City will work with him.

Councilmember Stewart said she is not familiar with the current trail maintenance policy. She asked if they have a map for trail maintenance online similar to what they have for streets.

City Administrator Hagen stated the map is available on the City website.

Parks and Assistant Public Works Director Riverblood added that they also have a draft trail maintenance map with years proposed similar to how they do the roads. He shared that they have \$130,000 a year that is applied towards trail maintenance through the trail maintenance policy. He explained that there will be a number of trail overlay projects in the downtown area of the City that they will be included in bids for the road projects.

Councilmember Stewart asked what overlay projects include.

Parks and Assistant Public Works Director Riverblood explained that the trail maintenance policy calls how overlays are done and why they are done. He said the west half of The Draw will be a mill and overlay where they will pick up the existing bituminous and reapply it with new pavement. He said the east half will just be an overlay due to its condition.

Councilmember Stewart noted that there are a few areas of trails throughout the City that have roots that are growing underneath and taking over the trails. She said she knows residents in her ward that have expressed concerns with trails that are being overtaken by roots and she asked when these will be taken care of.

Parks and Assistant Public Works Director Riverblood shared that they did full mill and overlays of some trails by Ramsey Elementary a few years ago due to cottonwood roots coming through the trail. He added that they addressed other trails last year off of Sunwood with root issues. He said they are moving around the City working on these impacted trails.

Councilmember Stewart asked for a copy of the trail maintenance list so she can share this with the concerned residents.

Administrative Services Director Lasher asked if residents are able to report issues with trails in the City in the same way that they can for streets.

Parks and Assistant Public Works Director Riverblood said they could look into adding this to the website. He explained that residents may have different expectations of what trail surfaces should look like. He said they have a resident who expresses concerns with cracks in the pavement while this does not impact the use or safety of the trail.

City Engineer/Public Works Director Westby noted that residents can currently report issues with trails or parks on the City website.

Councilmember Buscher asked if they have a map that shows which trails are supposed to be maintained by a neighborhood or housing development rather than the City.

Parks and Assistant Public Works Director Riverblood shared that he is not aware of any trails that are owned by neighborhoods or homeowners associations; however, there are some sidewalks that are maintained by neighborhoods. He noted that there is County parkland that borders the Mississippi River that has City trail connections where there is a shared jurisdiction. He said they will be doing a mill and overlay in this area in connection with the County project. He added that

the trail maintenance plan will only be able to project out a few years in the future as the conditions of the trails are heavily determined by environmental factors.

City Administrator Hagen asked the Council if they were supportive of the values, vision, mission, objectives, and strategies.

The Council was supportive of the values, vision, mission, objectives, and strategies.

City Administrator Hagen asked the Council what they think is currently working well in the City.

Councilmember Specht noted that there seems to be less Staff turnover than previous years and Staff morale seems to be up.

Administrative Services Director Lasher noted that they were at 75% for the last Staff survey on the question about recommending working for Ramsey to a friend or family member.

Mayor Heineman stated that contract negotiations seemed to be a big factor for this.

Councilmember Riley said the street reconstruction program has been working well.

Mayor Heineman added that he thinks they have been doing a great job with connecting with residents and sending the Council highlights at the end of every meeting.

Councilmember Buscher stated the parks, their events, and other City events are going well and they seem to have a lot of activity in the parks and engagement with the events.

Councilmember Specht noted the park improvement plan is also going well.

Mayor Heineman noted the City's economic growth with all of the new businesses including, Aldi, Chipotle, Starbucks, and others. He said he thinks they are trending in the right direction.

Councilmember Riley shared that the Highway 10 reconstruction with the County has gone well.

Councilmember Buscher stated the Fire Department does a great job with recruiting and retention.

Councilmember Specht said the COR development has been going well. He added that Police Chief Bluml has done a great job at transitioning into his role.

Councilmember Riley added that the City's business events have been successful and done well.

Councilmember Peters mentioned that it was great that they have been able to clean up many areas of City Code.

Administrative Services Director Lasher shared that there has been an improvement to interdepartmental relationships with Staff.

Councilmember Specht noted the water treatment facility has been great.

Economic Development Manager Sullivan shared that he has heard a lot of positive feedback on the communication with businesses along Highway 10 since switching to their new engineer, Bolton & Menk.

Administrative Service Director Lasher added that updating the personnel policy has been very positive.

City Administrator Hagen shared his appreciation for Council and Commission members who prepare for meetings ahead of time which saves Staff time during the meetings.

Mayor Heineman said this speaks to how well the packets are prepared by Staff ahead of meetings. He noted that sometimes the presentation given at meetings has different information than what is in the packet. He asked why this is.

City Administrator Hagen explained that sometimes the presentations are not finalized until after the Staff packet has been published or they were waiting on extra information from developers.

Mayor Heineman asked if they upload these presentations after the fact along with the meeting minutes.

City Administrator Hagen said no and explained that they are available as part of the meeting recording on QCTV.

Planning Manager Larson stated the twinkle lights that were on over the winter looked amazing.

Councilmember Buscher expressed her appreciation for Staff and how they collaborate with each other and with the Council. She noted their guidance, and expertise helps her in her decision-making. She said they are all a very cohesive team.

City Administrator Hagen asked the Council what they think is currently not working well in the City.

Councilmember Specht shared that he has been receiving feedback from residents about the recent high tax increases.

Administrative Services Director Lasher noted that they are an actively growing City and currently have a lot of old ways of doing things. She suggested they look into these things and be open to changes as they move forward since there have been so many changes in the City over the past few years.

Mayor Heineman noted that having a high retention rate for Staff is great; however, it can lead to continuing to do things in an old way rather than new ideas.

Councilmember Buscher said they can improve on fitting more things into the budget that are requests from public safety departments. She shared that she thinks if the Fire or Police Departments are requesting funding for something related to public safety, the Council needs to find a way to fit this into the budget.

Councilmember Riley noted that the cost of replacing fire trucks is not working well.

Councilmember Buscher suggested separating the Fire and Police Department's outreach on social media.

Fire Chief Kohner shared that they send in what they want posted to Staff and they put it out on social media.

City Administrator Hagen explained that having so many different pages would require a lot of Staff time and it has not made sense in the past to split accounts so each department has their own.

Councilmember Riley stated he still hears from residents about how bad of a shape the roads are in. He noted that while they have done a lot with the street improvements, the residents' perception is their reality.

Councilmember Specht said he would like them to focus on getting to paving gravel roads this year.

Mayor Heineman circled back to what is working well and noted that public safety does a great job with communicating about incidents that have occurred in the City.

Councilmember Specht shared that he thinks they need to focus on the old Town Hall building.

Councilmember Buscher stated the Dayton bridge is not going well as they have not seen any recent movement.

Economic Development Manager Sullivan said the transition to Accela has not gone well. He noted that it is taking much longer than expected to integrate this new system.

City Administrator Hagen noted that this is a result of Ramsey partnering with a lot of communities in Logis and it has not been successful.

Councilmember Specht said they need to find a different company that they can partner with to do this; however, they may be stuck in this contract.

Mayor Heineman asked what Staff uses for internal communication.

Administrative Services Director Lasher said they just use email.

Mayor Heineman asked if this is something they would like to see improved. He noted that having a chat space can be very beneficial.

Planning Manager Larson said there has been inconsistent direction from Council on code enforcement measures.

Community Development Director Hanson suggested they may want to implement a code enforcement policy that outlines how they enforce certain issues to create that consistency.

Planning Manager Larson explained that Councilmembers certainly want to help their residents; however, they also have a role in being the appeal board. He noted that if a Councilmember gets too involved with a resident's issue, this could make things messy.

Councilmember Buscher agreed and noted that Council can sometimes overstep their roles on Staff. She said she wants to ensure that Council is working towards both resident and Staff satisfaction. She asked if they are still having issues finding volunteers for City events.

Parks and Assistant Public Works Director Riverblood said yes. He added that sometimes, working with volunteers requires an increase in Staff time. He noted that in previous Strategic Plans they had called out wanting to do a better job at recognizing volunteers. He stated he agrees with this; however, sometimes volunteers do not want to be recognized.

Mayor Heineman noted that recognition could be used as a recruitment tool.

Councilmember Stewart asked what was on the not working well list last year that has dropped off.

City Administrator Hagen explained that the delivery times for new vehicles was on last year's list; however, this has improved. He said it is not as quick as it has been, but it is quicker than it was the past few years. He noted that delivery times are still slow so they have shifted their focus to looking farther in advance at vehicle needs to make sure they will be delivered when they are needed. He added that they have also made great progress on their staffing levels.

Councilmember Buscher asked about the item from last year on improving communication on new business prospects.

Economic Development Manager Sullivan shared that they discussed this and explained that sometimes they cannot share things with Council right away from a confidentiality perspective. He noted that when they put things out there too early and they do not come to fruition, it does not look good on the City. He said he deals with a lot of prospects that are not to the point where they are buying City land or considering a site plan. He noted they are trying to do better at not turning away projects too prematurely before trying to figure out if the project would even work.

Councilmember Specht said he does think this has gotten better since last year. He added that he wanted to make sure they are not turning away projects prematurely before discussing with Council or trying to make them fit in the City.

Councilmember Riley noted that this year they have continually had extra time at Work Sessions due to Staff bringing smaller sections for the Council to discuss so they ensure there is adequate time to review.

Mayor Heineman asked what the City is not doing that they should be doing.

Community Development Director Hanson shared that there is a lack of encouragement for businesses to hook up to municipal services where it is available.

Mayor Heineman asked if the fees for these services are what is standing in the way of these businesses hooking up to service.

Community Development Director Hanson said yes.

Mayor Heineman asked if they should look at some kind of waiver for these fees if the connection would be mutually beneficial.

Planning Manager Larson noted that they have lateral fees that only apply at times and can be a large cost.

Economic Development Manager Sullivan explained that there will be a lot of properties on Highway 10 that may be in need of these services soon. He noted that it comes down to development efficiency. He suggested providing some kind of discount or incentive to these businesses to hook up to the City's systems. He said there are dollars that they can use through their HRA for the redevelopment of buildings to help develop some kind of program for this.

Councilmember Specht agreed with this idea.

Community Development Director Hanson added that she knows of businesses that would like to have City sewer and water; however, it is currently cost-prohibitive to do so.

City Administrator Hagen noted that the City does not currently have asset management software outside of an Excel sheet.

Mayor Heineman stated asset management software is not that expensive. He asked if the current system is working.

City Administrator Hagen said this would likely boil down to the budget impacts that this software would have.

Parks and Assistant Public Works Director Riverblood added that this has been on the Public Works Committee future topics calendar for years.

Mayor Heineman noted that with asset management software, they would need to make sure they are keeping the information up to date.

City Engineer/Public Works Director Westby shared that when he first started with the City in 2013, they did not have the kind of data that would be needed for this software. He said they now have a good data repository and if they had an asset management software they would have the data to put in to make this software worth it.

Community Development Director Hanson asked if they could also use this software for IT management.

Mayor Heineman said yes.

Community Development Director Hanson noted that it seems like each department currently has their own asset management processes; however, none of them are the same or connected.

Planning Manager Larson noted that they do not currently have a dedicated GIS person.

Councilmember Specht asked how this would be utilized in the City.

City Administrator Hagen said there would be a great benefit to having a GIS person for platting, road maintenance, and stormwater ponds. He stated this is currently being managed through Logis.

Councilmember Buscher asked if Staff has any staffing requests or areas that need help.

City Administrator Hagen explained that they have gotten staffing levels caught back up over the last few years and the current focus is to make sure they don't fall behind again.

Administrative Services Director Lasher shared that it would be very beneficial to have a small budget for employee wellness or incentives. She noted that everything offered as employee wellness is free other than the Staff time involved. She said it would be nice to have a small budget for wellness competitions or water bottles for every department. She said these kinds of efforts can help reduce their insurance premiums.

Mayor Heineman agreed with this.

Administrative Services Director Lasher noted that they need better video surveillance on the second floor of City Hall and at Central Park.

Councilmember Buscher asked if there are concerns at Central Park.

Administrative Services Director Lasher said there is currently no video surveillance system at the ice rink or the warming house. She stated there is a remote system that can travel to designated problem areas; however, it is not a dedicated, backed-up camera system. She shared that there have been a few instances of property damage and destruction.

Planning Manager Larson said they will have money coming their way from the Metro Area Sales and Use Tax for Housing program that they currently do not have a plan for using.

Mayor Heineman asked if they should have a plan in place before receiving these dollars.

Economic Development Manager Sullivan stated they have already received some of these dollars but they have a few years to spend them. He asked the County to put together a list of what they can and cannot use these dollars for.

Councilmember Specht shared that he would like them to look into some kind of internal messaging and communication system.

Councilmember Peters noted that they are asking people to give three-month notices when they are leaving and asked if they would be able to start the hiring process for the backfill of this position during that notice period.

City Administrator Hagen said this is their goal. He noted that the three-month notice request is mainly for people who are looking to retire.

Mayor Heineman asked what the City is currently doing that they should not be doing.

Councilmember Riley stated it would be a terrible mistake to not continue to talk about the long-term CIP.

Mayor Heineman noted that an item on last year's list was data requests. He asked for more information on what these requests were.

Administrative Services Director Lasher explained that this mainly had to do with internal data requests that were very time-consuming. She shared there was a request to know which Staff member called a certain phone number for a resident and they spent a long time digging through phone records to figure this out.

Councilmember Olson asked if this has improved since last year's discussion.

Administrative Services Director Lasher said yes.

City Administrator Hagen shared that they are currently changing rules without them being in place long enough to see how they are actually working.

Councilmember Specht added that there was a low turnout at Staff appreciation events and would like to see these revamped.

RECESS AND RECONVENE

The Council took a 10-minute break.

2.01: 2025 Strategic Planning Session (continued)

City Administrator Hagen discussed the impacts that they see over the next five years.

Mayor Heineman asked about the status of the Waterfront.

City Administrator Hagen said they are working on finalizing the plans and finding a funding source for this project.

Economic Development Manager Sullivan noted that dispensaries and adult-use cannabis sales will have an impact on the City in the next few years.

City Engineer/Public Works Director Westby added that the Comprehensive Plan will have an impact as it is very intense in terms of community engagement.

Community Development Director Hanson said staffing will also be impacted as they are a growing community and things are always changing.

Mayor Heineman asked if the City will be classified differently when they hit 30,000 residents.

Economic Development Manager Sullivan noted that it is not really a different classification, but rather it will help drive retail in the City.

Mayor Heineman said the Mississippi Bridge will have an impact over the next few years as they begin studies and looking for funding sources.

Councilmember Specht shared that the COR development will also have an impact in the coming years.

Economic Development Manager Sullivan added that traffic has already been impacted by this COR development and it will continue as the development continues.

Councilmember Peters said the tariffs could have an impact on equipment and materials costs. He suggested that when they go out for bids or quotes, they should be asking if there are any tariff implications for the products they are purchasing.

Councilmember Specht noted that State and Federal decisions will have an impact on the City including any zoning requirement changes.

Councilmember Buscher added that this could be inclusive of funding that they had gotten in the past from the State or Federal government that they may no longer be getting.

Planning Manager Larson asked if the school districts are doing any more building.

City Administrator Hagen said he does not believe the Anoka-Hennepin School District is planning any building, and if they did, they would likely look at Dayton.

Economic Development Manager Sullivan shared that the daycare tax exemption status is still going to be very widely used as more and more daycares are being built. He added that they have made changes to the homestead exemption causing the burden of taxes to be shifted from

residential properties to commercial properties. He said there are more businesses than ever petitioning the court on these taxes.

Mayor Heineman asked if they are only seeing these petitions from commercial properties or if they are also seeing it from residential properties.

Economic Development Manager Sullivan said he has never seen a residential tax petition. He noted that it is getting harder to be a business as the tax system is currently not in the favor of businesses. He stated he does not know what this will mean for businesses in the City or the State.

Planning Manager Larson asked what the rest of the Highway 10 project up to Hwy 169/101 will look like and if it will be done in the next five years.

City Administrator Hagen said it could be done by the end of the five-year mark.

Councilmember Stewart asked about the impact of the water treatment plant onboarding and its impact on water quality.

City Administrator Hagen explained that when they turn the water treatment plant online it will stir the system up and there will be a temporary impact to the water supply for a short period of time.

City Engineer/Public Works Director Westby noted that the water will be safe to drink during this time but the water will look a little dirty. He said they are working on messaging to send to residents to explain the situation. He stated they are still months away from this and would want to send the messaging closer to the time of impact.

City Administrator Hagen said they would be putting an article in the newsletter and would be posting on social media to get the word out to residents.

Mayor Heineman added that this is an inevitable byproduct of switching over the water system. He said residents may be upset by this; however, there is nothing they can do to change it. He noted they can do a study to ensure the safety of the water and communicate this to the residents.

City Engineer/Public Works Director Westby explained that they could run some of the dirty water to waste rather than into the distribution system to alleviate the impacts.

Mayor Heineman asked what opportunities the City will have over the next five years.

Councilmember Specht said they have opportunities for efficiencies and process improvements.

Mayor Heineman added that there will be opportunities for COR development.

Councilmember Riley said there is an opportunity to improve and continue to shape City identity.

Economic Development Manager Sullivan stated a lot of this will have to do with the development of RALF properties along Highway 10. He noted that the Council has had a hands-off approach for code enforcement along Highway 10 because they knew the struggles and uncertainty they would go through. He said Highway 10 is the front door to the City and now they have made a huge investment in it and this will largely be the City's identity. He added that they have an opportunity in TIF District 14 with their ability to incentivize deals and pay for new infrastructure which will sunset in November of 2026.

Mayor Heineman asked if a part of this area is already carved away for something.

Economic Development Manager Sullivan said yes.

Councilmember Peters asked if there just has to be a purchase order by the sunset date or if the project has to have already begun.

Economic Development Manager Sullivan said they would need to have TIF agreements already in place or improvements already in place and invoiced.

City Administrator Hagen explained that Staff could come back with a COR TIF 14 development strategy to discuss with the Council.

Economic Development Manager Sullivan noted that they have an opportunity to go after some grant funding now for the old Town Hall building. He added that there would also be a huge opportunity with the Anoka-Ramsey Athletic Association if this moves forward.

Councilmember Buscher stated there is an opportunity for a Community Center.

Councilmember Peters said there is an opportunity for more medical facilities and resources.

Mayor Heineman asked if the Council had any additions, deletions, or amendments to the Strategic Plan action items.

City Administrator Hagen reviewed the current action items, goals, and strategies.

Councilmember Specht said he would like to find regulations that are not needed or could be eliminated to make things more efficient. He added that he would also like to see if any of these measures could be cost-saving.

Mayor Heineman shared that a strategy for this could be to find creative ways to save money and reduce redundancies.

Councilmember Specht added that he would also like the City to advertise what they have done to be more efficient and save money. He noted that he also likes the idea of having a small employee wellness budget. He said this would be a small investment that could make a big impact on Staff.

Administrative Services Director Lasher shared that they offer popcorn to Staff and it is well enjoyed and popular.

Councilmember Riley said he would like them to continue working towards getting a zip code for Ramsey. He added that he would also like them to think of a tagline for the City for signs and to strengthen the City's identity. He stated they were told that a Ramsey zip code would be reconsidered in 2026 and he would like them to start preparations now to get ahead of this and show their dedication to the matter.

City Administrator Hagen explained that he spoke with someone at USPS last year about what kind of metrics they have and he was told they do not have any. He said they can get more aggressive with this request this year.

Mayor Heineman asked who at USPS would make this call.

City Administrator Hagen said it would be the Postmaster General of Minnesota. He added that if they made a formal request for a zip code and it is denied then they would have to wait another 10 years to apply again.

Councilmember Riley reiterated they start planning and preparing to make their request now.

Councilmember Buscher noted that they are already implementing QR codes, connecting trail systems, and providing recreational programming and would like to see these things continue. She added that they can continue to look into and improve upon workplace safety and communication.

Councilmember Specht suggested that they try to tie the action item of continuing business retention and expansion efforts for retail and industrial in with getting businesses onto the municipal water and sewer systems.

City Administrator Hagen said they will bring back more information on what a program could look like to encourage more businesses to get on the municipal systems. He asked the Council to continue to think through other strategies or ideas to discuss at their next Strategic Planning Session.

Councilmember Riley asked if they wanted to add The Waterfront on the Strategic Plan so they find the answers they need instead of continuing to push this down the road.

Mayor Heineman stated he thinks they are currently losing out by not having a location like The Waterfront in the City. He noted that he would even like to consider a beach in this area that they would charge non-residents to use in order to bring in revenue. He said he thinks this is an investment that will pay for itself.

Councilmember Buscher added that they could look into doing something like this somewhere else if their plans would be too big at the current location.

Mayor Heineman said he thinks there is plenty of space in this area.

Parks and Assistant Public Works Director Riverblood noted that they would not want to compete with what Adrenaline Sports or any other private sector business is offering.

Mayor Heineman shared that they need to be fiscally responsible and sometimes that means finding ways to generate elective revenue for the City even if that means spending money upfront.

The consensus of the Council was to move forward with the discussed changes to the Strategic Plan and direct Staff to implement these changes to be brought back to the next Strategic Planning Session.

3. ADJOURNMENT

The Work Session of the City Council was adjourned at 8:32 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 8, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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

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: Sign Code Update - Discussion

City Planner Martin reviewed the Staff report in regard to the proposed sign code updates.

Councilmember Specht noted that with ADA standards they are not supposed to use tables on their website. He asked if the recommendation to have a zoning code table would be affected by this.

City Administrator Hagen said no and noted they would make sure it meets the accessibility standards.

Councilmember Specht asked what defines a temporary sign.

City Planner Martin explained that a permanent sign is generally something that is anchored to a structure or has a foundation of its own, while a temporary sign is typically only out for a few days to a few weeks to draw attention to a specific event. He added that construction signs are temporary signs.

Councilmember Stewart asked if there is a size restriction on temporary signs.

City Planner Martin said they can be a maximum of 50 square feet.

Councilmember Specht asked if these will only apply to businesses.

City Planner Martin said it will apply to any signs regardless of content.

Mayor Heineman asked if all events, such as yard sales or graduation parties that will have signs up are required to have a permit.

City Planner Martin said yes; however, most people do not come get a permit for something like this. He added that signs cannot go in the right-of-ways or on power poles.

Councilmember Specht asked if the political signs that people put in their yards would currently require a permit.

City Planner Martin explained that political signs are regulated separately by State law.

City Administrator Hagen added that if the City receives a complaint about a political sign, they will review it, but if the sign is not in the right-of-way, then they do not worry about it.

Councilmember Buscher asked what enforcement currently looks like.

City Planner Martin explained that they are currently enforcing on a complaint basis.

Councilmember Buscher said she sees a ton of signs in her neighborhood, including signs for churches and new businesses.

City Planner Martin noted that if they do away with requiring permits for temporary signs then it can make enforcement much more difficult.

Councilmember Buscher stated she would like them to keep requiring permits as it will give the City the ability for enforcement if needed.

Councilmember Specht asked if they would have other mechanisms of enforcement if they did away with requiring permits.

City Attorney Knaak stated that they could regulate signs only based on size. He said if they wanted to get rid of these signs, they could prohibit temporary signs below a certain size.

Mayor Heineman noted that he does not want to do anything that could seem to take away free speech; however, he does see requiring permits as a way to help keep rights-of-way clean and clear of these temporary signs. He asked the Council if they would like to see proactive enforcement of this or if the current complaint-based system is enough.

Councilmember Buscher agreed that she would not want someone to feel that their free speech was taken away but she wants to ensure the City looks clean and is not covered in signs.

Mayor Heineman said this could be a slippery slope. He stated he does not think it is a wise idea to take away their ability to enforce.

Planning Manager Larson added that Public Works goes and picks up signs when they receive a complaint. He said it would be much more efficient if they could go out on dedicated runs to remove signs rather than just run when they receive a complaint.

Councilmember Stewart asked if they only pick up signs when there are complaints or if they have a dedicated day to pick up all signs that receive complaints in a certain period.

Planning Manager Larson said they pick up signs when they receive a complaint.

Councilmember Stewart suggested having Staff pick up every sign throughout the City every 45 days.

Mayor Heineman noted that signs like those for the Parade of Homes are up for about six weeks. He asked if the Parade of Homes ever requests sign permits from the City.

City Planner Martin said no.

Councilmember Buscher asked what kinds of temporary signs are currently permitted.

Mayor Heineman noted that every sign that is put up should have a permit under the current code.

City Planner Martin shared that sandwich signs are not allowed anywhere outside of the COR.

City Administrator Hagen added that no signs are currently allowed in rights-of-way.

Councilmember Riley stated that keeping the permit requirement gives the City the ability to enforce the code when needed. He noted that since they are not currently having issues with the current enforcement process, he thinks it can remain a complaint basis.

Councilmember Stewart explained that it does not make sense to her to require permits for temporary signs and to not allow sandwich signs outside of the COR. She asked how this is helping the City's businesses generate traffic if they are outside of the COR.

City Planner Martin said they want to address this concern with these updates.

Planning Manager Larson added that these updates are not proposing to make anything more restrictive than it already is. He said they have taken a very hands-off approach to the enforcement of temporary signs due to the Highway 10 construction.

Councilmember Stewart noted that if someone has a sign in their own yard, they would still be required to have a permit, and she would not want to permit someone's use of their own yard.

City Planner Martin explained that these permits help them with location and size of these signs to make sure they are not too large and are not in the right-of-way.

Mayor Heineman stated if they did not require permitting for signs in someone's yard, then someone could make signs with profane language and have them in their yard, and the City would not be able to step in and do anything.

Councilmember Stewart recommended having a maximum size that would require permits on residential properties and anything smaller would not need a permit.

Mayor Heineman asked what the process would be if they wanted to try out this process but want to change it again in the future.

City Planner Martin said if the Council adopted the ordinance with these updates, if they wanted to change it in the future, they would have to adopt another ordinance.

Councilmember Specht asked if residents would still be able to apply for variances from this code.

Community Development Director Hanson shared that they have an appeals process as the size of signs typically do not meet the hardship requirements for variances.

City Attorney Knaak shared that City Planner Martin has done a great job at preparing these updates and they do a great job at addressing any potential issues. He added that there is so much money involved in bigger, electrical signs that he is concerned could be an issue. He explained that a lot of other cities deal with issues of temporary signs by giving their Public Works a directive that if any signs are seen in rights-of-way, then they are allowed to pick up the sign and remove it. He said that they can regulate the time, place, and manner of signs without worrying about infringing on free speech, which could get them in legal trouble.

Councilmember Specht asked if signs attached to someone's fence is considered a temporary sign.

City Attorney Knaak said yes.

Councilmember Specht said he is still in favor of not requiring permits for any sizes on personal property.

Councilmember Stewart stated she would like to see the maximum size without a permit be four feet by eight feet.

Councilmember Specht asked what decides if a permit is approved since they cannot regulate the content.

City Planner Martin said they would apply the same rules as they do for permanent signs by looking at where the sign will be, how big it will be, and how long it will be out.

Mayor Heineman asked if they want to have a separate permit for signs in rights-of-way.

City Administrator Hagen asked if they could allow special event signage in the rights-of-way, but not other advertising signs.

City Attorney Knaak said no and explained that this has gotten other cities in legal trouble in the past.

Councilmember Stewart reiterated that she still likes the idea of collecting signs and throwing them out every once and a while.

Councilmember Buscher asked if there would be a way they can allow any events that are in collaboration with the City to not need a permit.

City Attorney Knaak said that whatever they do needs to be consistently enforced.

Councilmember Riley asked if the signs that Public Works picks up are brought back to Public Works or are thrown out right away.

City Administrator Hagen said they are not being thrown out right away.

Mayor Heineman suggested putting a timeframe on permits of 60 days.

City Planner Martin suggested a shorter timeframe to ensure these signs are being kept in good repair.

Councilmember Olson asked if they could set a timeframe for a certain number of days before an event and beyond the event that these signs are allowed to be kept up.

City Attorney Knaak said that setting a timeframe around these events gets into defining what the sign is for, which has to do with looking at the content.

City Planner Martin shared that they could begin to educate residents and business owners about the requirements of a 45-day duration of these temporary signs so they can make preparations of when to put up signs and take them down surrounding an event.

Community Development Director Hanson noted that if they are looking at a duration of 45 days, they also need to consider how many times per year someone can apply for these permits. She explained that in other cities she has worked in she has seen people apply for another permit as soon as their other one expires. She asked if the 45 days needed to be consecutive.

Mayor Heineman suggested they make the 45 days consecutive and allow up to two permits per year.

City Administrator Hagen noted that church service signs are often in rights-of-way, which are typically only out for a few days at a time. He asked if this would be different if the signs are only up for a day or two rather than 45 days straight.

Planning Manager Larson stated if a church is putting up a sign on a Sunday morning and taking it down later that day, Public Works will likely never know about it.

City Attorney Knaak asked if they should incorporate a size restriction on right-of-way signs.

Planning Manager Larson added that they can only regulate the City rights-of-way, not the County rights-of-way, as nothing is allowed in those.

Councilmember Buscher asked about this permit fee.

City Administrator Hagen said it is \$25 per sign. He added that from a Staff perspective, it would be more efficient to not allow signs in rights-of-way, as Staff often has to maintain these areas and it will slow them down if they have to remove these signs and put them back up.

Councilmember Specht shared that he would still like to allow signs in the rights-of-way.

Councilmember Peters asked what proactive enforcement would look like.

Mayor Heineman said if Staff saw a sign somewhere it was not supposed to be, then they would remove it.

Councilmember Peters suggested putting some education on signs and permits in a newsletter.

Councilmember Specht stated he would like to continue to see enforcement be complaint-based.

City Planner Martin asked if there are any other questions or concerns with other parts of this code that the Council would like to discuss.

Councilmember Stewart asked if the A-frame signs are allowed to be everywhere, not just in the COR.

City Planner Martin said that as long as the sign is under 32 square feet then it would be allowed on private property without a permit.

The consensus of the Council was to move forward with the proposed sign code updates with not allowing temporary signs in City rights-of-way, allowing any sign smaller than four feet by eight feet to be on residential properties without a permit, but anything larger would require one, and continuing with reactive enforcement.

2.02: Newsletter Articles - Councilmember Corner

City Administrator Hagen reviewed the Staff report concerning Councilmember articles in the newsletters.

Councilmember Buscher noted that if a Councilmember did not want to write their own article for the newsletter, then the Council could agree on a topic that they all want to talk about and write an article collectively in place of the single Councilmember.

Councilmember Stewart asked how far in advance they would know it is their turn in the rotation to write the upcoming article.

City Administrator Hagen asked if they care what order they put everyone in the rotation.

Mayor Heineman suggested a random assignment and will let Councilmembers know ahead of time so they can prepare their article.

Councilmember Peters asked if they need to discuss with the other Councilmembers what topic they want to discuss in their article so that everyone is not talking about the same issue.

Mayor Heineman said everyone can talk about whatever topic they would like as long as it falls within the parameters.

The consensus of the Council was to allow each Councilmember to write an article once a year for the newsletter.

2.03: Coffee with a Councilmember

City Administrator Hagen reviewed the Staff report in regard to Coffee with a Councilmember events.

Councilmember Specht asked if they still do Coffee with a Cop events.

City Administrator Hagen said yes.

Mayor Heineman added that having these events does not mean that a Councilmember cannot still do this themselves on their own time.

Councilmember Buscher shared that she and Councilmember Riley had discussed allowing two Councilmembers at a time at these events with one Staff member.

City Administrator Hagen asked if these events would be held at City Hall.

Councilmember Riley noted if they do it somewhere in the community, then there would be a cost associated with it.

Mayor Heineman suggested holding these events on a quarterly basis and allowing Councilmembers to sign up to attend.

Councilmember Specht recommended they hold these events at different parks throughout the City.

City Administrator Hagen asked if they would want to have a morning and an evening session each quarter or if they would alternate them.

Mayor Heineman said he would not want to do two different sessions each quarter. He said if they do this, he wants to make sure that Councilmembers will actually sign up.

The consensus of the Council was to direct Staff to start planning these Coffee with a Councilmember events.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:54 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, April 8, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Michael Olson (attended remotely)
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
Assistant City Engineer Joe Feriancek

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. APPROVE AGENDA

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

A roll call vote was performed:

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

Motion carried.

3. PRESENTATIONS

3.01: New Board and Commission Member Ceremonial Oath of Office

Mayor Heineman gave the Oath of Office to new Parks and Recreation Commissioner Garth Andersen, and Planning and Zoning Commissioners Jeffrey Lubarski, Debra Musgrove, and Nichole Rudack.

4. CITIZEN INPUT

Nicole Rudack, 14608 Peridot Street NW, came forward and addressed the lack of participation in the leash laws and picking up animal waste in the neighborhoods by the COR, particularly The Gables and The Station. She suggested they install cameras in this area to encourage participation in these laws.

5. CONSENT AGENDA

Motion by Councilmember Riley, seconded by Councilmember Specht, to approve the following items on the Consent Agenda:

- 5.01: Receive February 2025 Financial Reports - General Fund, EDA and Enterprise Funds
- 5.02: Receive Cash and Investments for Period Ending March 31, 2025
- 5.03: Review 2025 Body Worn Camera Audit
- 5.04: 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
- 5.05: Approve Business License Applications.
- 5.06: Authorization to Hire a Building Maintenance Worker
- 5.07: 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.
- 5.08: 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
- 5.09: Adopt Resolution #25-072 Proclaiming April 25, 2025, as Arbor Day and the Month of May as Arbor Month
- 5.10: Adopt Resolution #25-074 Accepting Donation of Cash for Park Improvements.
- 5.11: Adopt Resolution #25-076 Approving Correction of Trail Easement Legal Description for Outlot B, Northfork and Outlot A, Northfork Trail Addition

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye

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Councilmember Olson aye
Councilmember Specht aye
Councilmember Peters aye
Mayor Heineman aye

Motion carried.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

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

Planning Manager Larson reviewed the Staff report in regard to the site plan review for a solar energy system at the Ramsey Landfill. He shared the Planning Commission’s recommendation of approval.

Alex Gast, Cedar Creek Energy, came forward and shared that they have been working with Connexus Energy to develop this land with a solar energy system that would serve the members of Connexus Energy. He noted that the anticipated life of this system would be 30 years or greater.

Councilmember Buscher said she is very excited about this project as she thinks it is important to utilize land like this for the City’s energy infrastructure. She asked about the community benefit planning.

Mr. Gast explained that as part of this project they intend to use their registered apprenticeship program, which would give 15% on-the-job training to electricians through apprenticeships.

Councilmember Specht asked what happens to the site after the 30-year lifespan.

Mr. Gast said they would typically repower the system after 30 years by recycling the current modules and installing new ones.

Councilmember Riley asked what opportunities they would be missing out on by allowing this development.

Planning Manager Larson said the land does not have soil that is suitable to support a building so they would not be able to use it for anything that would require a building. He stated this kind of system which would be placed on the ground, would work, but not much else. He noted this solar energy system would do something with land that they likely would not be able to do anything else with.

Councilmember Specht shared that he had gone and toured the location. He explained that when this was originally proposed, there were concerns that this could be an eyesore; however, after touring the land, the berms are very high and there would likely be very little visibility of the system. He added that there were also concerns in the past about this system being abandoned after its useful life, but recycling and reinstalling new modules would solve this concern. He stated that Connexus Energy is being required by the State to have certain amounts of solar energy, and this is a great place to do that. He shared his support for this.

Councilmember Olson asked about the stability of anchoring the solar energy system, given that the soil is not suitable to be built on.

Mr. Gast explained that they have performed a substantial amount of geotechnical exploration on the site. He said they would install a driven beam to a depth of around 10 feet into the soil to secure these systems to the ground. He noted that during wind events, the system would go into a wind stow mode, which would make the panels go flat and allow wind to pass over the system. He added that this has been signed off on by structural engineers.

Mayor Heineman asked if there will be any immediate benefits for Ramsey residents with this system.

Brian Burandt, CEO of Connexus Energy, came forward and shared that it is a well-known fact that Ramsey is growing, causing a greater electrical need. He explained that there is a mandate from the State to decarbonize their portfolio. He said that adding solar energy to this site would negate the need for additional substations and transmission lines.

Motion by Councilmember Peters, seconded by Councilmember Buscher, to adopt Resolution #25-065 approving a Site Plan Review for a Solar Energy System on the Ramsey Landfill Property.

Further Discussion:

Councilmember Buscher stated this would have a lot of benefits for the community, including a 20% tax coming to the City from the Minnesota Solar Production Tax. She shared her excitement for what this project would bring to Ramsey, including the apprenticeship program.

Debra Musgrove, 15247 Fluorine Street NW, came forward and shared that she is very familiar with this project. She noted that when this was originally discussed, there was going to be some land that the City would still be able to use for industry in the bottom corner of this site. She asked if this was still the case.

Planning Manager Larson reviewed the site map and showed the areas of the overall site that could potentially be developed into something else.

Ms. Musgrove asked about the parcel across the street.

City Administrator Hagen explained that the City did acquire land from the MPCA many years ago that is south of this site. He said they want to have conversations with the State down the road to acquire more land to further redevelop this area.

Mayor Heineman shared that he is typically not the biggest fan of solar energy; however, he understands that there is a State mandate for more solar energy. He added that there had been concerns in the past about this site being an eyesore, but if they do not move forward with this project, they would have to add more infrastructure in other areas that could be more of an eyesore than this would be. He said he will be supporting this.

Councilmember Olson stated when this was originally brought forward to the Council he voted against it out of concern it would be an eyesore. He shared that he has since toured the site and was able to see that it would not be an eyesore with the trees and berms in place. He noted that with the State mandate, something like this has to happen, and the proposed site is an ideal spot.

A roll call vote was performed:

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

Motion carried.

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

Assistant City Engineer Feriancek reviewed the Staff report concerning Sorteberg's street reconstruction project. He shared that the low bid came from Park Construction Company in the amount of \$423,698.35, which is 29% lower than the engineer's estimate.

Councilmember Peters asked if they had ever used Park Construction Company in the past.

Assistant City Engineer Feriancek said yes and added that most recently, they did the MSA overlay and they are also subcontractors for the Highway 10 Gateway project.

Councilmember Specht asked what they will be doing with the savings from this project.

City Administrator Hagen said they will have to see where the rest of the bids come in for this year's street projects. He noted that if they are able to save money this year with bids coming in lower than estimated, then this money would stay in the street fund to be used for future projects.

Motion by Councilmember Riley, seconded by Councilmember Specht, 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.

A roll call vote was performed:

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

Motion carried.

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

Planning Manager Larson reviewed the Staff report in regard to the code amendments to Chapters 2, 10, 26, 105, 106, and 109 of City Code.

Motion by Councilmember Stewart, seconded by Councilmember Buscher, to adopt Ordinance #25-05 Amending Chapters 2, 10, 26, 105, 106, and 109 of City Code.

Further Discussion:

Councilmember Specht thanked Staff for their hard work on these amendments.

A roll call vote was performed:

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

Motion carried.

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

Planning Manager Larson reviewed the Staff report concerning the amendments to Chapter 26 of City Code relating to rental residential dwelling units.

Councilmember Stewart shared that she does not think this amendment is polished to the best of its ability, and she will not be supporting this.

Councilmember Buscher said she will also not be supporting this as she feels as though Staff has the best knowledge on these matters, and what they had originally was the best practice.

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

Further Discussion:

Mayor Heineman shared his appreciation for Staff's work on this. He said they did a great job at working together to give more rights to the property owners and increase privacy rights to the renters.

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.

Motion by Councilmember Peters, seconded by Councilmember Riley, to adopt Resolution #25-073 adopting a Rental Inspections Procedures Policy.

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. MAYOR, COUNCIL AND STAFF INPUT

8.01: Legislative Update

City Administrator Hagen reviewed the legislative update. He shared that he went to the Capitol last week to testify for the water treatment funding bonding bill, which was in front of the House. He announced upcoming meetings and events.

Councilmember Riley reminded residents to file their taxes before April 15.

Councilmember Buscher shared that St. Katharine Drexel is holding their Easter Egg Hunt this Saturday at 1:00 p.m.

Councilmember Specht added that there is an Egg Paw-looza for pets being put on by the City on Saturday, April 19.

Mayor Heineman shared that there are currently positions open at the City and encouraged those interested to apply.

Councilmember Peters mentioned the 5K at Elmcrest Park on May 17.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion carried.

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: 04/22/2025

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	04/16/2025 01:54 PM
Brian Hagen	Brian Hagen	04/17/2025 12:18 PM
Form Started By: Wendy Schlueter		Started On: 04/16/2025 10:36 AM
Final Approval Date: 04/17/2025		

Report Name: License Report - License Types

Council Dates: 4/22/2025 to 4/22/2025

Status: Active, Inactive

License Type(s): Garbage Haulers, Gasoline Sales, Hemp, Low-Potency Edible Retailer Registration, Mobile Food Unit-90 Days, Mobile Food Unit-Annual, Pawnbroker, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey License Report - License Types

Printed: 4/17/2025

Page: 1

<u>Company</u>	<u>DBA</u>	<u>Complex Name</u>	<u>Applicant</u>	<u>Location</u>	<u>Exp. Date</u>	<u>Council Date</u>	<u>Status</u>
Mobile Food Unit-90 Days							
Kevin's Gyros			Kevin Tarnowski		7/30/2025	4/22/2025	A
Blegens Big Red Wagon Inc	The Big Red Wagon		Shawna Blegen		7/30/2025	4/22/2025	A
Taste Of Thai Chili			Tou Bee Yang		12/31/2025	4/22/2025	A
Top It LLC	Top It	Top It	Angela Carpenter		7/31/2025	4/22/2025	A
Mobile Food Unit-90 Days License Count: 4							
Mobile Food Unit-Annual							
Mason's LLC	Mason's Sno & More		Kathryn E Mason-Tierney		12/31/2025	4/22/2025	A
Anoka Lunch Money LLC	Baskin-Robbins & Jimmy John's		Scott Bennett		12/31/2025	4/22/2025	A
Mamas Taco Truck, Inc			Amanda L Johnson		12/31/2025	4/22/2025	A
LAR Concessions	LAR Concessions		Linda Reinke		12/31/2025	4/22/2025	A
Hydration Shuttle LLC			Soua Yang		12/31/2025	4/22/2025	A
MT Kitchen		MT Kitchen	Mai Tong Vang		12/31/2025	4/22/2025	A
Mobile Food Unit-Annual License Count: 6							
Special Events							
Minnesota Weapons Collectors Association Inc		Adrenaline Sports Center	Tracey Darwin	8310 147th La NW	4/28/2025	4/22/2025	A
Special Events License Count: 1							
Temporary Intoxicating							
Northern Starz Childrens Theatre	Northern Starz Center for Performing Arts	Northern Starz Theatre Co	Rachel Anne Bohnsack	5300 Alpine Dr NW 200	5/18/2025	4/22/2025	A
Temporary Intoxicating License Count: 1							
Total Licenses: 12							

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Strive for high organizational morale and employee retention**Title:**

Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division

Purpose/Background:

The purpose of this case is to request the City Council to hire a Police Officer, backfilling a current Police Officer vacancy.

Human Resources conducted an internal and external recruitment. Mr. Jesse Overlie met the necessary training and experience threshold and was invited to take part in the City's interview process, the physical agility fitness testing and the "shoot/don't shoot" video scenario activity. Staff selected Mr. Overlie as a finalist to be advanced through the pre-employment background testing. At this time, staff is recommending Mr. Overlie for the position of Police Officer with the City of Ramsey.

Mr. Overlie is an experienced sworn officer. The terms and conditions of his employment are bound by labor agreement article number 23.5, as follows: The EMPLOYER shall have the right to hire a new EMPLOYEE as a Lateral Entry. The EMPLOYER will generally attempt to hire new EMPLOYEES at Step 1 unless experience and qualifications indicate a different placement on the schedule. The EMPLOYER may start an EMPLOYEE at any level within the salary range the EMPLOYER determines appropriate, but no higher than the top wage step. New officers will not be given lateral seniority for vacation rights. New officers will not be accelerated on the longevity pay steps.

With the City Council's authorization, Mr. Overlie will start as the City's newest Police Officer on or near Monday, May 12, 2025. Mr. Overlie, as with all new Police Officers, will serve a 1-year probationary period and will be subject to the City's Personnel Policy and the LELS Patrol Labor Agreement.

Funding Source:

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

Recommendation:

To hire Mr. Jesse Overlie as full-time Police Officer, effective on or near Monday, May 12, 2025, at \$43.599 per hour, which is step 3 of the 2025 wage scale.

Outcome/Action:

Motion to hire Mr. Jesse Overlie as full-time Police Officer, effective on or near Monday, May 12, 2025, at \$43.599 per hour, which is step 3 of the 2025 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox

Brian Hagen

Form Started By: Colleen Lasher

Final Approval Date: 04/17/2025

Reviewed By

Brian Hagen

Date

04/17/2025 12:18 PM

Started On: 04/15/2025 01:55 PM

CC Regular Session

Meeting Date: 04/22/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-088 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 3, 2025 through April 16, 2025.

Purpose/Background:

Adopt Resolution #25-088 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 3, 2025 through April 16, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-088 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 3, 2025 through April 16, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-088 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 3, 2025 through April 16, 2025.

Attachments

Bills List 04/22/2025
Resolution 25-088

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/16/2025 02:23 PM
Brian Hagen	Brian Hagen	04/17/2025 04:00 PM
Form Started By: Jennifer Morrison		Started On: 04/16/2025 02:10 PM
Final Approval Date: 04/17/2025		

RAMSEY CITY COUNCIL MEETING
4.22.2025
BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepays 4.3.25 - 4.16.25	\$ 420,329.17
Accounts Payable 4.3.25 - 4.16.25	445,419.78
Payroll 4.11.25	269,454.91
Debt Service	
Pay Estimates- Projects	379,271.27

TOTAL SUBMITTED FOR APPROVAL THIS MEETING
(Invoices Available for Reviewal)

\$ 1,514,475.13

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2025 Y.T.D.
PREPAIDS	\$ 292,321.87	\$ 3,772,637.80
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	1,660,723.81	4,891,929.26
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	303,235.07	2,000,929.13
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		3,534,554.77

TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED

\$ 2,256,280.75

\$ 14,200,050.96

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Council Check Register by GL
Council Check Register and Summary

4/3/2025 - 4/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120632	4/3/2025		100351 NCPERS GROUP LIFE INS						Continued...	
		336.00	APR 2025 LIFE PREMIUMS		130807	704800042025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		336.00								
120633	4/3/2025		111525 OFFICE OF THE SECRETARY OF STATE							
		120.00	NOTARY FEE- A GREEN		130804	NOTARY-GREEN	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
		120.00								
120634	4/3/2025		100391 POSTMASTER							
		2,592.66	POSTAGE SPRING REC. DAY PC		130802	SPRING RECYLER PC	9604.6249		MISCELLANEOUS OPERATING SUPPLYRECYCLING FUND	
		2,592.66								
120635	4/3/2025		120188 SKAFF, WAYNE							
		200.00	WATER EFF REBATE 25-W SKAFF		130799	032525	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
120636	4/3/2025		121788 THAYER, ROBYN							
		200.00	WATER EFF REBATE 25-R THAYER		130798	032625	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
120637	4/3/2025		121791 TOWN CENTER GARDENS CONDOMINIUMS							
		100.00	DAMAGE DEP REF 8.16.24		130801	DDR 08162024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120676	4/10/2025		100012 ACE SOLID WASTE INC							
		39,004.00	APRIL RECYCLING		130952	11737057T067 APR 2025	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		160.68	APR 2025 REFUSE/RECYCLING		130955	11741922T067 APR 2025	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		105.49	APR 2025 WASTE SERVICES		130965	11737064T067 APR 2025	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		372.34	APR 2025 WASTE SERVICES		130965	11737064T067 APR 2025	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDINGS
		582.76	APR 2025 WASTE SERVICES		130965	11737064T067 APR 2025	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		105.49	APR 2025 WASTE SERVICES		130965	11737064T067 APR 2025	9601.6374		REFUSE/RECYCLING	WATER FUND
		105.50	APR 2025 WASTE SERVICES		130965	11737064T067 APR 2025	9602.6374		REFUSE/RECYCLING	SEWER FUND
		542.76	APR 2025 WASTE SERVICES		130965	11737064T067	9604.6249		MISCELLANEOUS OPERATING SUPPLYRECYCLING FUND	

Council Check Register by GL
Council Check Register and Summary

4/3/2025 - 4/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120685	4/10/2025		120112 FAULKNER, KAITLYN AND MAX						Continued...	
120686	4/10/2025		100622 FROLIK, SYLVIA							
		223.07	ACCT 722600 15463 TUNGSTEN ST		130854	722600	9601.4651		WATER REVENUE	WATER FUND
		223.07								
120687	4/10/2025		115798 GABLES TERRACE TOWNHOMES							
		100.00	DAMAGE DEP REF 11.1.23		130972	DDR 11012023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120688	4/10/2025		121815 KING BAGUETTE INC							
		8,697.50	SAC AND WAC LOAN KING BAGUETTE		130953	RES #25-068	9230.6246		MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHORIT
		5,183.50	SAC AND WAC LOAN KING BAGUETTE		130953	RES #25-068	9601.4606		DEVELOPER FEES (WAC)	WATER FUND
		13,881.00								
120689	4/10/2025		121819 LEGACY TITLE							
		214.51	ACCT 729044 7349 E RAMSEY PKWY		130855	729044	9601.4651		WATER REVENUE	WATER FUND
		214.51								
120690	4/10/2025		118975 MONUMENT TITLE LLC							
		180.71	ACCT 734663 14612 SNOWY OWL ST		130856	734663	9601.4651		WATER REVENUE	WATER FUND
		180.71								
120691	4/10/2025		118008 REALTECH TITLE LLC							
		202.00	ACCT 733056 5040 143RD LANE NW		130857	733056	9601.4651		WATER REVENUE	WATER FUND
		202.00								
120692	4/10/2025		118008 REALTECH TITLE LLC							
		399.88	ACCT 733059 5587 154TH LANE NW		130858	733059	9601.4651		WATER REVENUE	WATER FUND
		399.88								
120693	4/10/2025		118008 REALTECH TITLE LLC							
		264.47	ACCT 733972 7034 168TH LANE NW		130859	733972	9601.4651		WATER REVENUE	WATER FUND
		264.47								
120694	4/10/2025		117038 RESULTS TITLE							
		74.85	ACCT 723088 15161 TONTO ST NW		130860	723088	9601.4651		WATER REVENUE	WATER FUND
		74.85								
120695	4/10/2025		121820 RIDGE, BRENDA							
		20.04	ACCT 721935 4781 153RD AVE NW		130861	721935	9601.4651		WATER REVENUE	WATER FUND

Council Check Register by GL
Council Check Register and Summary

4/3/2025 -- 4/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120695	4/10/2025	20.04	121820 RIDGE, BRENDA						Continued...	
120696	4/10/2025	91.48	121821 XIONG, KAYLA AND XIONG, CAROLYN MAI DER							
		91.48	ACCT 735076 5843 ALPINE DR NW		130862	735076	9601.4651		WATER REVENUE	WATER FUND
1007806	4/4/2025	326.99	116114 AVESIS THIRD PARTY ADMINISTRATORS							
		326.99	APR 2025 VISION PREMIUMS		130809	3216659	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
1007848	4/11/2025	21.70	116893 GRAF, MATT							
		21.70	2.2.25 ON CALL WARMING HOUSE		130948	02022025	0452.6249		MISCELLANEOUS OPERATING SUPPLY PARK & RECREATION	
1007849	4/11/2025		119638 O'REILLY AUTO PARTS							
		.18-	EARLY PAY DISCOUNT		130954	6193-198651	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		9.00	UNIT 571 WIPER BLADE		130954	6193-198651	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		1.24-	EARLY PAY DISCOUNT		130957	6193-198036	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		64.92	BUILDING #411		130957	6193-198036	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.83-	EARLY PAY DISCOUNT		130958	6193-198031	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		41.33	BUILDING #411		130958	6193-198031	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.14-	EARLY PAY DISCOUNT		130959	6193-198055	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		56.93	UTILITIES EX MARK #621		130959	6193-198055	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		22.00-	CORE RETURN		130960	6193-198331	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.90-	EARLY PAY DISCOUNT		130961	6193-198030	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		217.14	POLICE #395		130961	6193-198030	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.44-	EARLY PAY DISCOUNT		130962	6193-198480	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		22.14	CHIPPER #619		130962	6193-198480	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.85-	EARLY PAY DISCOUNT		130963	6193-198569	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		42.52	STREETS #680		130963	6193-198569	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.02-	EARLY PAY DISCOUNT		130964	6193-198584	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		51.00	PARKS #620		130964	6193-198584	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.06-	EARLY PAY DISCOUNT		130966	6193-198876	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		52.96	UTILITIES TRK. #612		130966	6193-198876	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.31-	EARLY PAY DISCOUNT		130967	6193-198864	9605.6257		OTHER VEHICLE PARTS	STORM WATER UTILITY
		15.65	SWEEPER #691		130967	6193-198864	9605.6257		OTHER VEHICLE PARTS	STORM WATER UTILITY
		.46-	EARLY PAY DISCOUNT		130968	6193-198880	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		23.05	POLICE #342		130968	6193-198880	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.26-	EARLY PAY DISCOUNT		130969	6193-199225	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		13.20	POLICE #351		130969	6193-199225	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

Council Check Register by GL
Council Check Register and Summary

4/3/2025 -- 4/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1007849	4/11/2025		119638 O'REILLY AUTO PARTS						Continued...	
		576.15								
1007850	4/11/2025		116813 SCHMIDT, KATIE							
		62.23	4.3.25 MILEAGE LMC WRKSHOP		130949	04032025	0130.6334		MILEAGE REIMBURSEMENT	ADMINISTRATION
		7.50	4.3.25 PARKING LMC WRKSHJOP		130949	04032025	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		69.73								
1007851	4/11/2025		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC							
		57.95	FIRE ALARM MONITORING APR		130950	150-1681-6340	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
						APR 2025				
		52.95	PW FIRE PANEL MONT/TEST		130951	150-1681-4280	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
						APR 2025				
		52.95	FS#2 FIRE PANEL MONIT		130951	150-1681-4280	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
						APR 2025				
		37.45	7550 SUNWOOD MONITORING		130951	150-1681-4280	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
						APR 2025				
		36.90	PW MONITORING		130951	150-1681-4280	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
						APR 2025				
		48.95	RAMP FIRE PANEL TEST/MONIT		130951	150-1681-4280	9240.6315		MISCELLANEOUS PROFESSIONAL SERPARKING RAMP MAINTENANCE	
						APR 2025				
		27.95	YOUTH FIRST FIRE PANEL MONIT		130951	150-1681-4280	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SERRALF FUNDED PROJECTS	
						APR 2025				
		315.10								
9904082	4/8/2025		107885 DEPARTMENT OF LABOR AND INDUSTRY							
		3,866.03	MARCH 2025 SURCHARGE		130811	040825	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		77.44	MARCH 2025 SURCHARGE		130811	040825	9101.4604		SURCHARGES	GENERAL FUND
		3,788.59								
97041125	4/11/2025		118579 ND CHILD SUPPORT DIVISION							
		287.08			130869	04082512345515	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
97041525	4/15/2025		108768 COMDATA NETWORK INC							
		2,414.79	ZOOM - LIC & TAXES REFUND		130991	MAR 2025	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
						FREDRICKSON				
		196.54	ZOOM-SALES TAX REFUND		130991	MAR 2025	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
						FREDRICKSON				
		2,639.40	ZOOM -LICENSE ADD		130991	MAR 2025	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
						FREDRICKSON				

Council Check Register by GL
Council Check Register and Summary

4/3/2025 - 4/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
97041525	4/15/2025		108768 COMDATA NETWORK INC						Continued...	
		95.88	ARLO CAM - YR SUBSCRIPTION		130992	MAR 2025 BLOOD	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		1,349.10	FLEET FARM - TRASH BAGS		130992	MAR 2025 BLOOD	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		768.85	TARGET - YOS GIFTS		130993	MAR 2025	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		40.00	LMC LOSS CONT. GREEN&LAUBACH		130994	MAR 2025 LASHER	0130.6335		TRAINING	ADMINISTRATION
		278.77	GASOLINE		130995	MAR 2025 PD	0211.6223		GASOLINE	POLICE PROTECTION
						FUEL				
		54.90	FORESTRY SUPPLIERS-TAPE		130996	MAR 2025	0191.6208		MISCELLANEOUS OFFICE SUPPLIES	PLANNING & ZONING
						ANDERSON				
		510.32	HOME DEPOT-5 GAL HOMER BUCKETS		130996	MAR 2025	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
						ANDERSON				
		125.00	MAHCO - TRAINING VERBEEK		130997	MAR 2025 LARSON	0191.6335		TRAINING	PLANNING & ZONING
		39.47	FACEBK BIZ EXPO MARKETING		130998	MAR 2025	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHORITY
						SULLIVAN				
		5.19	ECM - APG UNION SUBSCRIPTION		130998	MAR 2025	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORITY
						SULLIVAN				
		62.10	JIMMY JOHNS-3.2.25 INCIDENT		130999	MAR 2025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						DAHLBERG				
		691.02	WILLY MCCOYS-RESERVE BANQUET		130999	MAR 2025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						DAHLBERG				
		15.95	COBORNS-WATER		130999	MAR 2025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						DAHLBERG				
		272.00	AXON - MOUNTS		130999	MAR 2025	0211.6231		UNIFORMS & TURN-OUT GEAR	POLICE PROTECTION
						DAHLBERG				
		369.33	VEHICLE FUEL		131000	MAR 2025 FIRE	0220.6223		GASOLINE	FIRE PROTECTION
						FUEL				
		169.86	HAMPTON INN-TRAINING		131001	MAR 2025 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		123.20	HOLIDAY INN -TRAINING		131001	MAR 2025 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		250.00	FBINAA - MEMBERSHIP FEES		131001	MAR 2025 BLUML	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		79.60	TLO TRANSUNION - ONLINE INVEST		131002	MAR 2025	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
						FRANKFURTH				
		2,793.00	ECKBERG LAMMERS - TRAINING		131002	MAR 2025	0211.6335		TRAINING	POLICE PROTECTION
						FRANKFURTH				
		242.40	WAL-MART - TRAINING SUPPLIES		131002	MAR 2025	0237.6241		COMMUNITY POLICING SUPPLIES	SAFETY CAMP
						FRANKFURTH				
		247.51	JIMMY JOHNS - HOME ALONE LUNCH		131002	MAR 2025	0237.6331		TRAVEL & LODGING	SAFETY CAMP
						FRANKFURTH				
		219.00	MN LEAP CONFERENCE - TORSETH		131003	MAR 2025	0211.6335		TRAINING	POLICE PROTECTION
						TORSETH				

Council Check Register by GL
Council Check Register and Summary

4/3/2025 - 4/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
97041525	4/15/2025		108768 COMDATA NETWORK INC						Continued...	
		50.00	MN LEEP MEMBERSHIP - TORSETH		131003	MAR 2025	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
			TORSETH							
		152.22	COBORNS-WEBB RETIRE, RCRD MTG		131003	MAR 2025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
			TORSETH							
		549.00	HOME DEPOT- BATTERIES		131004	MAR 2025 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		213.99	GALLS-BOOTS, SHIRTS		131004	MAR 2025 KOHNER	0220.6231		UNIFORMS & TURN-OUT GEAR	FIRE PROTECTION
		595.17	AMAZON-SM TOOLS, PRES WASHER		131004	MAR 2025 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		278.00	DISCOUNT TIRE-UNIT 561 TIRES		131004	MAR 2025 KOHNER	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		504.24	AMAZON- WALL MT WASHER		131004	MAR 2025 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		107.36-	GALLS-BOOT RETURN		131004	MAR 2025 KOHNER	0220.6231		UNIFORMS & TURN-OUT GEAR	FIRE PROTECTION
		48.70	GASOLINE		131005	MAR 2025	0311.6223		GASOLINE	STREET MAINTENANCE
			STREETS FUEL							
		26.12	FRIENDLY CHEV-MOUNT PD #395		131006	MAR 2025 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		65.35	GREENMILL TRAINING LUNCH		131007	MAR 2025 NELSON	9601.6335		TRAINING	WATER FUND
		443.14	PUZZLEYOU - PUZZLECOMP PUZZLES		131008	MAR 2025 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		112.74	FACEBOOK- PROGRAM ADS MARCH		131008	MAR 2025 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		6.60-	SHUTTERFLY TAX REFUND		131008	MAR 2025 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		1,549.39	VISTAPRINT- HD PROMOS		131008	MAR 2025 PROULX	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		<u>13,304.62</u>								
98041125	4/11/2025		115568 ALERUS FINANCIAL NA							
		10,474.36			130868	04082512345514	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>10,474.36</u>								
98041525	4/15/2025		100629 MN DEPT OF REV SALES TX							
		197.03	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9101.4305		RENTAL FEES	GENERAL FUND
		2.52	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.81	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9101.4308		SALES OF MAPS & PUBLICATIONS	GENERAL FUND
		.83-	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		941.62	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		11.33	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		11.33	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		33.99	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		5.25	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		.19	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		.19	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		.57	MAR 2025 SALES/TRANS/USE TAX		130990	04152025	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		<u>1,204.00</u>								
99040425	4/4/2025		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							

Council Check Register by GL
 Council Check Register and Summary

4/3/2025 - 4/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99427894	4/11/2025		101306 IRS						Continued...	
99502624	4/11/2025		100601 MN DEPT OF REV WH							
		17,483.67			130875	0408251234557	9101.2172		STATE WITHHOLDING	GENERAL FUND
		<u>17,483.67</u>								
99794701	4/11/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		34,533.74			130873	0408251234555	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		45,733.84			130874	0408251234556	9101.2183		PERA-EMPLOYER	GENERAL FUND
		<u>80,267.58</u>								
		<u>420,329.17</u>	Grand Total							

Payment Instrument Totals

Checks	184,758.00
EFT Payments	234,261.50
A/P ACH Payment	<u>1,309.67</u>
Total Payments	420,329.17

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 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
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Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
102953	AMERIGAS OF ANOKA		PV	130932	001	00999	3/31/2025	806206952	61.65		102953	AMERIGAS OF ANOKA
	AMERIGAS OF ANOKA								61.65			
	P O BOX 660288											
	DALLAS TX 75266-0288											
									61.65			
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL		PV	130980	001	00999	3/31/2025	411	11,513.00		100040	ANOKA COUNTY FIRE PROTECTION COUNCIL
	ANOKA COUNTY FIRE PROTECTION COUNCIL								11,513.00			
	1710 COUNTY HIGHWAY 10											
	SPRING LAKE PARK MN 55432											
									11,513.00			
100063	ASPEN MILLS		PV	130880	001	00999	3/28/2025	351427	323.74		100063	ASPEN MILLS
	ASPEN MILLS								323.74			
	8201 C CENTRAL AVE NE		PV	130884	001	00999	4/1/2025	351611	86.80			
	SPRING LAKE PARK MN 55432											
									86.80			
			PV	130893	001	00999	3/31/2025	351696	261.99			
									261.99			
			PV	130894	001	00999	3/31/2025	351685	261.99			
									261.99			
			PV	131024	001	00999	4/7/2025	351994	311.61			
									311.61			
									1,246.13			
117516	BEST OUTDOOR SERVICES		PV	130839	001	00999	4/1/2025	10619	3,565.39		117516	BEST OUTDOOR

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
												SERVICES
	BEST OUTDOOR SERVICES								3,565.39			
	3098 162ND LANE NW		PV	130840	001	00999	4/1/2025	10517	893.88			
	ANDOVER MN 55304											
									Summary Total			
									893.88			
									Payment Amount			
									4,459.27			
117919	CENTURY COLLEGE		PV	130974	001	00999	4/1/2025	1287489	2,300.00		117919	CENTURY COLLEGE
	CENTURY COLLEGE								Summary Total			
	BUSINESS OFFICE								2,300.00			
	3300 CENTURY AVENUE N											
	WHITE BEAR LAKE MN 55110								Payment Amount			
									2,300.00			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	130919	001	00999	4/1/2025	15497965	49.15		100167	CORNERSTONE FORD
	CORNERSTONE FORD								Summary Total			
	17219 HIGHWAY 10 NW								49.15			
	PO BOX 304											
	ELK RIVER MN 55330								Payment Amount			
									49.15			
116390	ELECTRIC MOTOR REPAIR INC		PV	131031	001	00999	4/3/2025	478947	35.00		116390	ELECTRIC MOTOR REPAIR INC
	ELECTRIC MOTOR REPAIR INC								Summary Total			
	2010 NORTH 4TH STREET								35.00			
	MINNEAPOLIS MN 55411								Payment Amount			
									35.00			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
119694	ELK RIVER PRINTING		PV	130981	001	00999	2/27/2025	190472	284.65		119694	ELK RIVER PRINTING
	ELK RIVER PRINTING								284.65			
	596 DODGE AVE NW											
	ELK RIVER MN 55330											
									284.65			
110760	FIRE SAFETY USA, INC		PV	130897	001	00999	4/3/2025	199783	905.00		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC								905.00			
	3253 19TH STREET NW											
	ROCHESTER MN 55901											
									905.00			
110388	FRATTALLONE'S HARDWARE AND GARDEN		PV	130842	001	00999	4/4/2025	44501/J	76.24		110388	FRATTALLONE'S HARDWARE AND GARDE
	FRATTALLONE'S HARDWARE AND GARDEN								76.24			
	4100 S HOUSTON LEVEE RD		PV	130844	001	00999	4/1/2025	44499/J	18.58			
	COLLIERVILLE TN 38017								18.58			
									94.82			
120442	GOLIATH TOOLS		PV	130941	001	00999	4/4/2025	16740	153.25		120442	GOLIATH TOOLS
	GOLIATH TOOLS								153.25			
	1434 - 138TH LANE NW		PV	130942	001	00999	4/4/2025	16738	13.95			
	ANDOVER MN 55304								13.95			
									167.20			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number ltm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100814	HACH COMPANY HACH COMPANY 2207 COLLECTIONS CENTER DR CHICAGO IL 60693		PV 131018 001 00999	4/2/2025	14441614	55.19		100814	HACH COMPANY
			Summary Total			55.19			
			Payment Amount			55.19			
117332	HEARTLAND TIRE INC HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303		PV 130928 001 00999	4/2/2025	9046095	105.62		117332	HEARTLAND TIRE INC
			Summary Total			105.62			
			Payment Amount			105.62			
121838	IDIGITAL OUTDOOR LLC IDIGITAL OUTDOOR LLC 3235 OAK RIDGE LOOP E WEST FARGO ND 58103	REFUND ESCROW BALANCE	PV 131039 001 00999	4/15/2025	A120085	451.67		121838	IDIGITAL OUTDOOR LLC
			Summary Total			451.67			
			Payment Amount			451.67			
101247	INTERSTATE ALL BATTERY CENTER INTERSTATE ALL BATTERY CENTER 3560 MAIN ST NW COON RAPIDS MN 55448-1002		PV 130943 001 00999	4/3/2025	1901201012107	47.70		101247	INTERSTATE ALL BATTERY CENTER
			Summary Total			47.70			
			Payment Amount			47.70			

CITY OF RAMSEY
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Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
121840	JAVA COMPANIES	REFUND ESCROW BALANCE	PV	131042	001	00999	4/15/2025	A118380	7,337.31		121840	JAVA COMPANIES
	JAVA COMPANIES 879 SCHEFFER AVE ST PAUL MN 55102			Summary Total					7,337.31			
				Payment Amount					7,337.31			
120359	LANGUAGE LINE SERVICES INC		PV	130903	001	00999	3/31/2025	11575600	12.36		120359	LANGUAGE LINE SERVICES INC
	LANGUAGE LINE SERVICES INC PO BOX 202564 DALLAS TX 75320-2564			Summary Total					12.36			
				Payment Amount					12.36			
100256	LANO EQUIPMENT INC		PV	130911	001	00999	3/28/2025	02-1142006	664.05		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					664.05			
			PV	130927	001	00999	3/31/2025	02-1142185	545.29			
				Summary Total					545.29			
			PV	130939	001	00999	4/7/2025	02-1143572	178.04			
				Summary Total					178.04			
			PV	130940	001	00999	4/7/2025	02-1143473	502.22			
				Summary Total					502.22			
				Payment Amount					1,889.60			
121779	LB CARLSON LLP	Inv #247150	PV	131022	001	00999	4/10/2025	247150	3,435.00		121779	LB CARLSON LLP
	LB CARLSON LLP			Summary Total					3,435.00			

CITY OF RAMSEY
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 Pay Through Date 4/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	605 HIGHWAY US 169 N STE 650 MINNEAPOLIS MN 55441					3,435.00			
	Payment Amount								
121839	LIL EXPLORERS	REFUND ESCROW BALANCE	PV 131040 001 00999	4/15/2025	A119532	4,439.56		121839	LIL EXPLORERS
	LIL EXPLORERS 6004 PELICAN WAY COLLEGE GROVE TN 37046					4,439.56			
	Summary Total								
	Payment Amount								
107138	M AND G TRAILER SALES		PV 130926 001 00999	3/28/2025	156492	38.99		107138	M AND G TRAILER SALES
	M & G TRAILER SALES 9387 HWY 10 NW RAMSEY MN 55303					38.99			
	Summary Total								
	Payment Amount								
100270	MACQUEEN		PV 130936 001 00999	4/7/2025	P64047	64.06		100270	MACQUEEN
	MACQUEEN 1125 7TH STREET E ST PAUL MN 55106					64.06			
	Summary Total								
	Payment Amount								
102219	MAGNEY CONSTRUCTION, INC	PAY APP 22 #21-09 RAMSEY WTP	PV 131009 001 09601	4/16/2025	21-09 #22	379,271.27		102219	MAGNEY CONSTRUCTIC INC
	MAGNEY CONSTRUCTION, INC					379,271.27			
	Summary Total								

CITY OF RAMSEY
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 Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	1401 PARK ROAD CHANHASSEN MN 55317								379,271.27			
				Payment Amount								
103472	MAILING SOLUTIONS MAILING SOLUTIONS 2951 100TH CT NE #150 BLAINE MN 55449-5126		PV	131034	001	00999	4/9/2025	43247	296.92		103472	MAILING SOLUTIONS
				Summary Total					296.92			
				Payment Amount					296.92			
121127	MASTERS TELECOM LLC MASTERS TELECOM LLC 1225 NW 17TH AVE STE 101 DELRAY BEACH FL 33445		PV	130945	001	00999	4/5/2025	56657	65.58		121127	MASTERS TELECOM LLC
				Summary Total					65.58			
			PV	130946	001	00999	1/5/2025	51038	65.57			
				Summary Total					65.57			
				Payment Amount					131.15			
112858	MIDWAY FORD MIDWAY FORD 2777 NORTH SNELLING AVENUE ROSEVILLE MN 55113		PV	130933	001	00999	4/4/2025	635690	5.00		112858	MIDWAY FORD
				Summary Total					5.00			
			PV	130938	001	00999	4/2/2025	878449	298.10			
				Summary Total					298.10			
				Payment Amount					303.10			
118388	MITCHELL 1 MITCHELL 1		PV	130916	001	00999	3/24/2025	1B32449122	80.00		118388	MITCHELL 1
				Summary Total					80.00			

Payment Group Control Number 3989
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 Payment Instrument Check Payment
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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
25029 NETWORK PLACE CHICAGO IL 60673-1250					80.00		
		Payment Amount					
100330 MN FIRE SRV CERTIFICATION BRD		PV 130975 001 00999	3/31/2025	13755	262.00		100330 MN FIRE SRV CERTIFICATION BRD
MN FIRE SRV CERTIFICATION BRD PO BOX 490667 BLAINE MN 55449					262.00		
		Summary Total			262.00		
		Payment Amount			262.00		
115543 NATURAL ENDEAVORS LANDSCAPING INC	6701 Hwy 10 Prop Mgmt	PV 130890 001 00999	4/1/2025	2023 MAR 2025	210.00		115543 NATURAL ENDEAVORS LANDSCAPING INC
NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE NW ANDOVER MN 55304					210.00		
		Summary Total			210.00		
		Payment Amount			210.00		
121461 NEWEGG BUSINESS INC		PV 130984 001 00999	4/8/2025	1305421354	28.22		121461 NEWEGG BUSINESS INC
NEWEGG BUSINESS INC PO BOX 31001-2895					28.22		
		Summary Total			28.22		
		PV 130985 001 00999	4/8/2025	1305421424	44.89		
					44.89		
		Summary Total			44.89		
		PV 131016 001 00999	4/9/2025	1305423186	17.00		
					17.00		
		Summary Total			17.00		
		Payment Amount			90.11		

CITY OF RAMSEY
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Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
119299	OPPIDAN	PARTIAL ESCROW REFUND	PV	131041	001	00999	4/15/2025	A118509	56,508.18		119299	OPPIDAN
	OPPIDAN								56,508.18			
	400 WATER STREET SUITE 200											
	EXCELSIOR MN 55331											
									56,508.18			
									56,508.18			
108182	PARENT CUSTOM HOMES LLC	REFUND ESCROW BALANCE	PV	131038	001	00999	4/15/2025	A120869	83.69		108182	PARENT CUSTOM HOME LLC
	PARENT CUSTOM HOMES LLC								83.69			
	13654 VAN BUREN STREET NE #400											
	HAM LAKE MN 55304-4211											
									83.69			
									83.69			
104920	PRECISION DRIVING CENTER MHSRC RANGE	Anderson Lohse Erickson	PV	131027	001	00999	4/10/2025	337900-11692	1,575.00		104920	PRECISION DRIVING CENTER MHSRC RANG
	MHSRC RANGE								1,575.00			
	720 4TH AVENUE SOUTH											
	ST CLOUD MN 56301-4498											
									1,575.00			
									1,575.00			
112959	PREMIUM WATERS INC		PV	130895	001	00999	3/31/2025	621332-03-25	41.07		112959	PREMIUM WATERS INC
	PREMIUM WATERS INC								41.07			
	P O BOX 9128		PV	130896	001	00999	3/31/2025	621331-03-25	54.56			
	MINNEAPOLIS MN 55480-9128								54.56			
									54.56			
									95.63			

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 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
 Pay Through Date 4/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									1,980.00			
119466	STANDARD SPRING PARTS		PV	130913	001	00999	3/31/2025	408110	2,274.20		119466	STANDARD SPRING PARTS
	STANDARD SPRING PARTS 2015 GATEWAY BOULEVARD ARDEN HILLS MN 55112								2,274.20			
									2,274.20			
114958	TENNANT SALES AND SERVICE COMPANY		PV	130930	001	00999	3/28/2025	921185775	1,110.63		114958	TENNANT SALES AND SERVICE COMPANY
	TENNANT SALES AND SERVICE COMPANY P O BOX 71414 CHICAGO IL 60694-1414								1,110.63			
									1,110.63			
121837	TIFFANY, SANDRA	REFUND ESCROW BALANCE	PV	131037	001	00999	4/15/2025	A120957	642.15		121837	TIFFANY, SANDRA
	SANDRA TIFFANY 104 WESTBROOK CT COLLINSVILLE IL 62234								642.15			
									642.15			
119653	UNIVERSAL APPAREL	MayJun Ramsery Resident ads	PV	130846	001	00999	4/1/2025	12452	1,399.50		119653	UNIVERSAL APPAREL
	UNIVERSAL APPAREL PO BOX 341								1,399.50			

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Payment Group Control Number 3989
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
 Pay Through Date 4/23/2025

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
	112 MAIN ST S STE 1 BRAHAM MN 55006											
									Payment Amount			
									1,399.50			
	120500 UNLIMITED SUPPLIES INC		PV	131043	001	00999	4/11/2025	490020	225.72		120500	UNLIMITED SUPPLIES INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441								Summary Total			
									225.72			
									Payment Amount			
									225.72			
									Total Amount to be Processed			
									583,766.21			
									Total Number of Payments to be Processed			
									43			

Payment Group Control Number 3990
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 4/23/2025

Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
106639 3M			PV	130937	001	00999	4/7/2025	9433485879	657.00		106639 3M	
	3M			Summary Total					657.00			
	P O BOX 844127											
	DALLAS TX 75284-4127			Payment Amount					657.00			
117651 ACCESS MECHANICAL INC			PV	130820	001	00999	3/24/2025	022321-4682	1,287.50		117651 ACCESS MECHANICAL INC	
	ACCESS MECHANICAL INC			Summary Total					1,287.50			
	15901 FOX STREET NW											
	ANDOVER MN 55304			Payment Amount					1,287.50			
111385 ACHIEVE SERVICES INC			PV	130826	001	00999	4/2/2025	37958	110.60		111385 ACHIEVE SERVICES INC	
	ACHIEVE SERVICES INC			Summary Total					110.60			
	1201 89TH AVENUE NE											
	BLAINE MN 55434			Payment Amount					110.60			
119144 ADVANCED ENGINEERING AND ENV SERV (AE2S)			PV	131019	001	00999	4/8/2025	102053	29,041.18		119144 ADVANCED ENGINEERING AND ENV SERV (AE2S)	
	ADVANCED ENGINEERING AND ENV SERV			Summary Total					29,041.18			
	4050 GARDEN VIEW DRIVE STE 200											
	GRAND FORKS ND 58201			Payment Amount					29,041.18			
100625 ALEX AIR APPARATUS INC			PV	130976	001	00999	3/31/2025	9437	312.40		100625 ALEX AIR APPARATUS	

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 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 4/23/2025

Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
	ALEX AIR APPARATUS INC 312 OAK STREET SOUTH NEW LONDON MN 56273			Summary Total					312.40			INC
			PV	130977	001	00999	3/31/2025	9434	1,030.47			
				Summary Total					1,030.47			
			PV	130978	001	00999	3/31/2025	9435	1,037.57			
				Summary Total					1,037.57			
				Payment Amount					2,380.44			
117343	AMAZON CAPITAL SERVICES INC		PV	130814	001	00999	3/31/2025	1QH9-7DCQ-DNGJ	447.15		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184	PD Use		Summary Total					447.15			
			PV	130885	001	00999	3/31/2025	1KLT-XCG9-CX31	125.03			
				Summary Total					125.03			
		PD Use	PV	130886	001	00999	3/31/2025	1TMN-47PQ-G1DN	335.31			
				Summary Total					335.31			
			PV	130889	001	00999	3/31/2025	1CLN-YVCL-9WG6	587.80			
				Summary Total					587.80			
			PV	130912	001	00999	3/31/2025	1YJW-VWG7-FNXM	383.44			
				Summary Total					383.44			
				Payment Amount					1,878.73			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	130817	001	00999	3/28/2025	B250327M	492.00		107587	ANOKA COUNTY TREASURY DEPARTMENT
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029			Summary Total					492.00			
			PV	130918	001	00999	3/31/2025	HWYSQ42024	273.36			
				Summary Total					273.36			

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 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 4/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name	
Payment Amount									765.36				
121798	BAUER COMPANIES		PV	130828	001	00999	3/26/2025	1011	4,000.00		121798	BAUER COMPANIES	
	BAUER COMPANIES 2286 40TH STREET SOMERSET WI 54025		Summary Total							4,000.00			
Payment Amount									4,000.00				
100647	BOLTON AND MENK INC		PV	130944	001	00999	3/18/2025	0358664	189.00		100647	BOLTON AND MENK INC	
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900		Summary Total							189.00			
			PV	130986	001	00999	3/17/2025	0358578	1,261.50				
			Summary Total							1,261.50			
			PV	130987	001	00999	3/17/2025	0358594	472.00				
			Summary Total							472.00			
			PV	130988	001	00999	3/17/2025	0358595	1,953.00				
			Summary Total							1,953.00			
			PV	131021	001	00999	3/17/2025	0358591	1,266.50				
			Summary Total							1,266.50			
			PV	131028	001	00999	3/17/2025	0358593	681.00				
			Summary Total							681.00			
			PV	131029	001	00999	3/17/2025	0358582	16,265.00				
			Summary Total							16,265.00			
			PV	131030	001	00999	3/17/2025	0358583	295.50				
			Summary Total							295.50			
Payment Amount									22,383.50				

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Company Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
103641	BOYER TRUCKS		PV	130907	001 00999	3/28/2025	093P31217	2,511.98		103641	BOYER TRUCKS
	BOYER TRUCKS						Summary Total	2,511.98			
	P O BOX 335						Payment Amount	2,511.98			
	BRIGHTON CO 80601										
116845	CADY BUSINESS TECHNOLOGIES INC		PV	130901	001 00999	4/1/2025	107900	572.92		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC						Summary Total	572.92			
	3030 HARBOR LANE SUITE 104		PV	130902	001 00999	4/1/2025	107965	39.00			
	PLYMOUTH MN 55447						Summary Total	39.00			
			PV	130906	001 00999	4/1/2025	108045	6,040.56			
							Summary Total	6,040.56			
							Payment Amount	6,652.48			
116439	CANTEEN REFRESHMENT SERVICES		PV	131014	001 00999	4/9/2025	MSP125000	354.27		116439	CANTEEN REFRESHMENT SERVICES
	CANTEEN REFRESHMENT SERVICES						Summary Total	354.27			
	P O BOX 91337						Payment Amount	354.27			
	CHICAGO IL 60693-1337										
116197	CINTAS CORPORATION		PV	130899	001 00999	4/4/2025	4226314839	60.14		116197	CINTAS CORPORATION
	CINTAS CORPORATION						Summary Total	60.14			
	CINTAS LOC #4K		PV	130931	001 00999	4/3/2025	4226208661	105.95			

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Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
	P O BOX 650838								105.95			
	DALLAS TX 75265-0838		PV	131046	001	00999	4/10/2025	4226988958	49.41			
									Summary Total			
									49.41			
									Payment Amount			
									215.50			
119666	CONWAY SHIELD INC		PV	130892	001	00999	2/3/2025	0532478	126.26		119666	CONWAY SHIELD INC
	CONWAY SHIELD INC								Summary Total			
	14100 WEST CLEVELAND AVE								126.26			
	NEW BERLIN WI 53151								Payment Amount			
									126.26			
100144	DEHN OIL COMPANY		PV	130915	001	00999	3/28/2025	112057	3,052.50		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY								Summary Total			
	6735 141ST AVENUE NW		PV	130934	001	00999	4/4/2025	112107	2,695.20			
	RAMSEY MN 55303								Summary Total			
			PV	130935	001	00999	4/4/2025	112108	2,985.50			
									Summary Total			
									2,985.50			
									Payment Amount			
									8,733.20			
117489	DISPLAY SALES COMPANY		PV	130929	001	00999	4/1/2025	INV6441	1,195.00		117489	DISPLAY SALES COMPANY
	DISPLAY SALES COMPANY								Summary Total			
	SUITE 112								1,195.00			
	6300 W OLD SHAKOPEE ROAD								Payment Amount			
	BLOOMINGTON MN 55438								1,195.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Company Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
118116	DTN LLC DTN LLC 18205 CAPITOL AVENUE SUITE 100 OMAHA NE 68022		PV	130923	001 00999	4/1/2025	210-00156462	496.65		118116	DTN LLC
							Summary Total	496.65			
							Payment Amount	496.65			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082	Inv 03 2025	PV	130813	001 00999	3/31/2025	03 2025	6,644.04		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
							Summary Total	6,644.04			
							Payment Amount	6,644.04			
100158	ECM PUBLISHERS INC ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433		PV	130837	001 00999	3/28/2025	1041720	55.00		100158	ECM PUBLISHERS INC
							Summary Total	55.00			
							Payment Amount	55.00			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128		PV	130878	001 00999	3/28/2025	DL02172521B	2,297.28		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
							Summary Total	2,297.28			
			PV	130887	001 00999	4/2/2025	DL032725-21	61.05			
							Summary Total	61.05			
		NEW SQUAD 347	PV	130888	001 00999	4/2/2025	DL032725-20	1,537.45			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									1,537.45			
									3,895.78			
113321	FACTORY MOTOR PARTS CO		PV	130921	001	00999	4/1/2025	6-1693867	44.88		113321	FACTORY MOTOR PART- CO
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107								44.88			
									44.88			
100143	FERGUSON WATERWORKS # 2518		PV	130843	001	00999	3/31/2025	0544483	547.40		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817								547.40			
									547.40			
106962	FIRE		PV	130979	001	00999	4/9/2025	7402	1,000.00		106962	FIRE
	FIRE-FIRE INSTRUCTION & RESCUE EDUCATION 12137 NORTHGATE LANE PO BOX 810 CROSSLAKE MN 56442								1,000.00			
									1,000.00			
106870	FIRE EQUIPMENT SPECIALTIES, INC		PV	130898	001	00999	4/3/2025	21441	76.63		106870	FIRE EQUIPMENT SPECIALTIES, INC

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Company Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	FIRE EQUIPMENT SPECIALTIES, INC 425 BERKSHIRE LANE N PLYMOUTH MN 55441		Summary Total					76.63			
			Payment Amount					76.63			
106869	FORESTRY SUPPLIERS INC FORESTRY SUPPLIERS INC 205 WEST RANKIN STREET P.O. BOX 8397 JACKSON MS 39284-8397		PV	130841	001 00999	4/1/2025	669154-00	356.66		106869	FORESTRY SUPPLIERS INC
			Summary Total					356.66			
			Payment Amount					356.66			
100200	GOPHER STATE ONE CALL INC GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317		PV	130845	001 00999	3/31/2025	5030701	367.20		100200	GOPHER STATE ONE CALL INC
			Summary Total					367.20			
			Payment Amount					367.20			
100650	GRAINGER GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001		PV	130822	001 00999	3/31/2025	9456776625	338.67		100650	GRAINGER
			Summary Total					338.67			
			PV	130973	001 00999	4/7/2025	9463864422	308.14			
			Summary Total					308.14			
			Payment Amount					646.81			
103027	H AND L MESABI		PV	130917	001 00999	3/31/2025	14651	1,705.04		103027	H AND L MESABI

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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
H AND L MESABI 1205 7TH AVE E PO BOX 909 HIBBING MN 55746		Summary Total			1,705.04		
		Payment Amount			1,705.04		
112160 HOLIDAY COMPANIES HOLIDAY COMPANIES 6000 CLEARWATER DR STE 300 MINNETONKA MN 55343		PV 130881 001 00999	4/1/2025	046801042500	208.25		112160 HOLIDAY COMPANIES
		Summary Total			208.25		
		Payment Amount			208.25		
119037 HOLSTAD & KNAAK, PLC HOLSTAD & KNAAK, / NORTH STAR LAW GROUP 1295 BANDANA BLVD N STE 335 ST PAUL MN 55101	March Legal	PV 130821 001 00999	3/28/2025	03282025	4,150.00		119037 HOLSTAD & KNAAK, PLC
		Summary Total			4,150.00		
		Payment Amount			4,150.00		
118946 HOTSY MINNESOTA HOTSY MINNESOTA 2951 100TH COURT NE SUITE 100 BLAINE MN 55449		PV 130908 001 00999	3/28/2025	24790	351.82		118946 HOTSY MINNESOTA
		Summary Total			351.82		
		Payment Amount			351.82		
104027 INK WIZARDS INC INK WIZARDS INC 9958 HIGHWAY 10 NW		PV 130883 001 00999	4/1/2025	11518	330.00		104027 INK WIZARDS INC
		Summary Total			330.00		
		PV 131023 001 00999	4/10/2025	11568	110.00		

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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
ELK RIVER MN 55330		Summary Total			110.00		
		Payment Amount			440.00		
100258 LEAGUE OF MINNESOTA CITIES		PV 130824 001 00999	3/21/2025	427597	15.00		100258 LEAGUE OF MINNESOTA CITIES
LEAGUE OF MN CITIES FINANCE DEPT		Summary Total			15.00		
		PV 130827 001 00999	3/28/2025	427944	15.00		
145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044		Summary Total			15.00		
		PV 131033 001 00999	4/4/2025	428214	15.00		
		Summary Total			15.00		
		Payment Amount			45.00		
106616 MARTIN MCALLISTER, INC		PV 130825 001 00999	3/31/2025	16783	650.00		106616 MARTIN MCALLISTER, INC
MARTIN MCALLISTER, INC 7650 EDINBOROUGH WAY #550 EDINA MN 55435		Summary Total			650.00		
		Payment Amount			650.00		
100283 MENARDS COON RAPIDS		PV 131011 001 00999	4/4/2025	39397	66.87		100283 MENARDS COON RAPID
MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448		Summary Total			66.87		
		Payment Amount			66.87		
100284 MENARDS ELK RIVER		PV 130838 001 00999	3/28/2025	12664	99.81		100284 MENARDS ELK RIVER

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Payee Number	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077								Summary Total 99.81 125.79			
								Summary Total 125.79			
								Payment Amount 225.60			
100285 MET COUNCIL ENVIRONMENTAL SRV MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513	Inv # 1185291	PV	130812	001	00999	4/1/2025	0001185291	106,470.79		100285	MET COUNCIL ENVIRONMENTAL SRV
								Summary Total 106,470.79			
								Payment Amount 106,470.79			
119825 METRO CREATIVE GRAPHICS INC METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039		PV	130819	001	00999	3/31/2025	378597	99.00		119825	METRO CREATIVE GRAPHICS INC
								Summary Total 99.00			
								Payment Amount 99.00			
108208 METRO PRODUCTS INC METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432		PV	130909	001	00999	3/26/2025	185525	7.08		108208	METRO PRODUCTS INC
								Summary Total 7.08			
		PV	130910	001	00999	3/26/2025	185526	382.36			
								Summary Total 382.36			
								Payment Amount 389.44			
100289 METRO SALES INC		PV	130815	001	00999	4/1/2025	INV2755241	1,603.53		100289	METRO SALES INC

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Payee	Stub	Document	Due	Invoice	Payment	Discount	Supplier
Number	Name / Mailing Address	Ty Number Itm Co	Date	Number	Amount	Taken	Number Name
METRO SALES INC		Summary Total			1,603.53		
ATTN: ACCOUNTS RECEIVABLE							
250 N RIVER RIDGE CIRCLE SUITE 100							
BURNSVILLE MN 55337							
		Payment Amount			1,603.53		
100341 MTI DISTRIBUTING INC		PV 131044 001 00999	4/9/2025	1468020-00	40.09		100341 MTI DISTRIBUTING INC
MTI DISTRIBUTING INC		Summary Total			40.09		
SDS 12-1900							
P O BOX 86							
MINNEAPOLIS MN 55486-1900							
		Payment Amount			40.09		
100345 NAPA AUTO PARTS ELK RIVER		PV 130914 001 00999	3/31/2025	287448	22.30		100345 NAPA AUTO PARTS ELK RIVER
NAPA AUTO PARTS ELK RIVER		Summary Total			22.30		
17137 YALE STREET NW		PV 130920 001 00999	4/1/2025	287582	406.88		
ELK RIVER MN 55330		Summary Total			406.88		
		PV 130924 001 00999	4/3/2025	287891	1,006.68		
		Summary Total			1,006.68		
		PD 130925 001 00999	4/23/2025	287917	162.00-		
		Summary Total			162.00-		
		PV 131010 001 00999	4/7/2025	288259	60.00		
		Summary Total			60.00		
		Payment Amount			1,333.86		

114775 NEOGOV PV 130905 001 00999 4/3/2025 INV-133187 5,296.71 114775 NEOGOV

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 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 4/23/2025

Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
NEOGOV 300 CONTINENTAL BLVD SUITE 565 EL SEGUNDO CA 90245		Summary Total			5,296.71		
		Payment Amount			5,296.71		
121799 NINJAONE LLC NINJAONE LLC 3687 TAMPA RD STE #200 OLDSMAR FL 34677		PV 130818 001 00999	3/30/2025	INV88243219	8,025.60		121799 NINJAONE LLC
		Summary Total			8,025.60		
		Payment Amount			8,025.60		
100363 NORTHERN SANITARY SUPPLY CO NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433		PV 130823 001 00999	4/1/2025	210769	422.29		100363 NORTHERN SANITARY SUPPLY CO
		Summary Total			422.29		
		PV 131013 001 00999	4/9/2025	210829	294.94		
		Summary Total			294.94		
		Payment Amount			717.23		
115071 NORTHLAND OCCUPATIONAL HEALTH NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303		PV 130829 001 00999	3/31/2025	24784	200.00		115071 NORTHLAND OCCUPATIONAL HEALTH
		Summary Total			200.00		
		PV 131015 001 00999	4/9/2025	24871	530.00		
		Summary Total			530.00		
		Payment Amount			730.00		

Payment Group Control Number 3990
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 4/23/2025

Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
111488	POPP.COM INC		PV	130816	001	00999	3/31/2025	992873047	175.58		111488	POPP.COM INC
	POPP.COM INC								175.58			
	620 MENDELSSOHN AVE NO SUITE 101											
	GOLDEN VALLEY MN 55427											
									175.58			
121041	RED WING BUSINESS		PV	131045	001	00999	4/10/2025	20250410114394	200.00		121041	RED WING BUSINESS
	ADVANTAGE ACCOUNT											ADVANTAGE ACCOUNT
	RED WING BUSINESS ADVANTAGE ACCOUNT								200.00			
	PO BOX 844329											
	DALLAS TX 75284-4329								200.00			
									200.00			
121170	RIDGEWAY AND ASSOCIATES		PV	130879	001	00999	3/31/2025	3165	140.00		121170	RIDGEWAY AND
	RIDGEWAY AND ASSOCIATES											ASSOCIATES
	1030 COUNTY ROAD E WEST #140								140.00			
	SHOREVIEW MN 55126											
									140.00			
									140.00			
116092	ROADKILL ANIMAL CONTROL		PV	130922	001	00999	3/31/2025	03312025	660.00		116092	ROADKILL ANIMAL
	ROADKILL ANIMAL CONTROL											CONTROL
	520 HAROLD DRIVE								660.00			
	BURNSVILLE MN 55337											
									660.00			
									660.00			

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3990
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 4/23/2025

Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name	
119121	SLOTH INSPECTIONS INC		PV	130891	001	00999	3/31/2025	03312025	7,619.14		119121	SLOTH INSPECTIONS INC	
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					7,619.14				
				Payment Amount					7,619.14				
110313	SUMMIT FIRE PROTECTION		PV	130904	001	00999	3/28/2025	3132955	253.90		110313	SUMMIT FIRE PROTECTION	
	SUMMIT FIRE PROTECTION P O BOX 851675 MINNEAPOLIS MN 55485-1675			Summary Total					253.90				
			PV	131012	001	00999	4/9/2025	3167057	456.00				
				Summary Total					456.00				
			PD	131025	001	00999	4/23/2025	3169479	253.90-				
				Summary Total					253.90-				
			PV	131026	001	00999	4/10/2025	3169481	164.90				
				Summary Total					164.90				
				Payment Amount					620.90				
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	130830	001	00999	3/31/2025	30174	279.01		100485	TIMESAVER OFF SITE SECRETARIAL INC	
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					279.01				
			PV	130831	001	00999	3/31/2025	30172	410.51				
				Summary Total					410.51				
			PV	130832	001	00999	3/31/2025	30220	172.00				
				Summary Total					172.00				
			PV	130833	001	00999	3/31/2025	30219	197.25				

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3990
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 4/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			Summary Total			197.25			
			PV 130834 001 00999	3/31/2025	30212	172.00			
			Summary Total			172.00			
			PV 130835 001 00999	3/31/2025	30210	172.00			
			Summary Total			172.00			
			PV 130836 001 00999	3/31/2025	30215	172.00			
			Summary Total			172.00			
			Payment Amount			1,574.77			
121813	VERIFIED FIRST LLC		PV 131035 001 00999	3/31/2025	INV-000535634	201.50		121813	VERIFIED FIRST LLC
	VERIFIED FIRST LLC PO BOX 246 SPOKANE WA 99210		Summary Total			201.50			
			Payment Amount			201.50			
106351	WATER LABORATORIES, INC		PV 131017 001 00999	4/5/2025	10436	690.00		106351	WATER LABORATORIES, INC
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330		Summary Total			690.00			
			Payment Amount			690.00			
100529	WENDELL'S INC	Name Plates/Tags	PV 130847 001 00999	3/28/2025	3033736	58.39		100529	WENDELL'S INC
	WENDELL'S INC 6601 BUNKER LAKE BLVD	Name Plt/Tag-Garth Andersen	Summary Total			58.39			
			PV 130848 001 00999	4/3/2025	3035073	11.68			

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 3990
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/PACH Payment
 Pay Through Date 4/23/2025

Payee	Stub	Document	Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Name
	PO BOX 458								
	RAMSEY MN 55303-0458								
Summary Total								11.68	
Payment Amount								70.07	
Total Amount to be Processed								240,924.84	
Total Number of Payments to be Processed								56	

Checks - 583,766.21

ACH - 240,924.84

Total A/P - 824,691.05

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-088

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 3, 2025 THROUGH APRIL 16, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 3, 2025 through April 16, 2025 in the amount of \$1,514,475.13 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 April 3, 2025 through April 16, 2025 in the amount of \$1,514,475.13.

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 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 04/22/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-078 Approving a Development Agreement for Cedar Creek Energy.

Purpose/Background:

The City Council approved the Site Plan Review for a solar energy system on a portion of the Ramsey Landfill property on April 8, 2025. The execution of a Development Agreement is a condition of that approval. Attached is the proposed Development Agreement that guarantees that all the site improvements will be completed according to plan, correctly, and in a timely manner. The Development Agreement is similar to others that the Council has seen over the years, except that it has been modified from the general template as no building is being constructed with this project.

Recommendation:

Staff recommends approval of the Development Agreement.

Outcome/Action:

Motion to Adopt Resolution #25-078 Approving a Development Agreement for Cedar Creek Energy.

Attachments

Resolution #25-078
Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 12:33 PM
Form Started By: Todd Larson		Started On: 04/09/2025 01:11 PM
Final Approval Date: 04/17/2025		

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

RESOLUTION #25-078

**RESOLUTION APPROVING A DEVELOPMENT AGREEMENT
FOR CEDAR CREEK ENERGY**

RECITALS

1. Cedar Creek Energy, hereafter referred to as “Permittee”, properly applied for Site Plan Review and approval for a solar energy system and associated site improvements a portion of the properties generally known as 14730 Sunfish Lake Blvd. NW and 6501 Sunwood Drive NW and legally described as:

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 minutes 07 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 of 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’); and

2. The Subject Property is owned by the State of Minnesota; and
3. The Permittee is the contractor hired by the owner of the Subject Property; and
4. That on April 8, 2025, the City Council approved the Site Plan Review of the solar energy system.

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 Development Agreement for the associated site improvements, contingent upon:
 - a. Approval by the City Attorney as to legal form.
 - b. Construction plans approved by the City Engineer.
 - c. The Permittee obtaining a permit through the Lower Rum River Watershed Management Organization.
- 2) The Mayor and City Administrator are authorized to sign the Development Agreement.

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 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

**CEDAR CREEK ENERGY
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

This Agreement (hereinafter the “Agreement”) is dated as of this 22nd day of April, 2025, and is by and between the City of Ramsey, a Minnesota municipal corporation (the “CITY”) and Cedar Creek Energy, a Minnesota business corporation (domestic) (the “PERMITTEE”).

Recitals

- A. The PERMITTEE is in contract with The State of Minnesota (the “STATE”), the fee title owner of land generally known as 14730 Sunfish Lake Boulevard Northwest, Ramsey, MN 55303 and legally described as:

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 minutes 07 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 of 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**”)

- B. That on January 10, 2025, the **CITY** received a Land Use Application from Jason Breiland on behalf of Cedar Creek Energy (the “**PERMITTEE**”) requesting a Site Plan Review as part of a proposal to construct a solar energy system and associated site improvements on the **Subject Property** (cumulatively, the “**Site**”).
- C. That on March 27, 2025, the Planning Commission reviewed and recommended approval of the Site Plan Review.
- D. That on April 8, 2025, the City Council adopted Resolution #25-065, which approved the Site Plan Review for the proposed **Site**.
- E. The **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **CITY**.

Agreement

SECTION I REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

- 1. **City Code Compliance.** The **CITY** approves the site plan (the “Site Plan(s)” or “Plan(s)”) conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code.
- 2. **Conformance with the Plans.** The **Subject Property** shall be developed in accordance with the final site plans prepared by Emmons & Oliver Resources, Inc., dated February 18, 2025, and updated March 10, 2025. The **Plans** remain subject to: (a) City Staff’s review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY’s** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY’s** files.
- 3. **Incorporation of All City Code Requirements.** That the recitals above and the applicable provisions of the City Charter, Subdivision Code, and Zoning Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.
- 4. **State Building Code Compliance.** The accessory structure(s) shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief. The **PERMITTEE** herein agrees to post “No Parking” signs along driveways in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief.
6. **Required On-Site Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans**. The Required Improvements and the allocated costs therefor are as follows:

Required Site Improvement	Cost	75% of Cost Release Amount
a. Site work (including lot grading and access road)	\$42,400.00	\$31,800.00
b. Landscaping (including seeding and tree transplanting)	\$70,000.00	\$52,500.00
c. Site preparation (construction entrance and silt fencing)	\$15,160.00	\$11,370.00
TOTAL	\$127,560.00	\$95,670.00

("Required Improvements")

The **PERMITTEE** agrees to construct the **Required Improvements** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**, and in compliance with Staff review comments.

7. **Required Off-Site Improvements.** None.
8. **Required Improvements Completion Date.** The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the **Site**, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.
9. **Required Improvements Financial Guaranty.** In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Ninety-Five Thousand Six Hundred Seventy Dollars and No Cents (\$95,670.00)**, which is 75% of the **CITY's** estimated cost of the **Required Improvements** for the on-site and off-site improvements. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

At the request of **PERMITTEE**, the **CITY** shall, not more frequently than once monthly, release that part of the Financial Guaranty for any completed portion of the Required Improvements in the amount set forth in Section 6 that have been approved in writing by the **CITY**. Upon completion of the construction of all or any remaining of the **Required Improvements** and written approval by the **CITY**, the financial guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III

Paragraph 12 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE**'s default.

10. **Site Inspection Fees (Escrow)**. The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Six Thousand Three Hundred Seventy-Eight Dollars and No Cents (\$6,378.00)** (5% x \$127,560.00). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY**'s escrow account shall be refunded to the **PERMITTEE**.

SECTION II DEVELOPMENT FEE INFORMATION

The **Subject Property** are lots of record and the use as a solar energy system will not require any public or private water or sanitary sewer/septic service. Therefore, development fees are not collected.

SECTION III BUILDING PERMITS

11. **Requirements for Building Permit**. No building permit shall be issued for the solar energy system until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structures; (b) provided the **CITY** Building Official with a Certificate of Survey; (c) the financial guaranty described in Section I Paragraph 6 to the **CITY**; and (d) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable.

SECTION IV ON-SITE LANDSCAPING

12. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings (seeding and transplanted trees). Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Two Thousand One Hundred Sixty Dollars and No Cents (\$1,260.00)** [# plantings (24 trees) x cost/planting (\$300/tree) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY**'s written acceptance of said plantings as part of the **Required Improvements**.

At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY**, the maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION V GENERAL

13. **Boulevard and Area Restoration.** The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.
14. **Construction Site Maintenance.** The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.
15. **Construction, Hours and Entrance Signs.** The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.
16. **Estimated Cost.** It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.
17. **Site Plan Approval Expenses.** The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY**'s expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.
18. **Reimbursement to the City.** The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this **Agreement**, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

19. **Invalidity of Any Section.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this **Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of this **Agreement**.
20. **Proof of Authority.** When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this **Agreement**. This proof of authority may be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.
21. **Violation of This Permit.** If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.
22. **Agreement Binding on Successors and Assigns.** The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.
23. **Notices.** Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:

Cedar Creek Energy
Attn: Robert Applehof
3155 104th Lane NE
Blaine, MN 55449

TO THE STATE:

In Care Of: PCA Closed Landfill Program Unit
520 Lafayette Road N
St. Paul, MN 55155

TO THE CITY:

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

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THE PERMITTEE:

Cedar Creek Energy

By: _____
Robert J. Applehof
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Robert J. Applehof, the Chief Executive Officer of Cedar Creek Energy, a Minnesota Business Corporation (Domestic), on behalf of the company.

Notary Public

THE CITY:

CITY OF RAMSEY

By: _____
Ryan Heineman
Its: Mayor

By: _____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this _____ day of _____ 2025, by Ryan Heineman and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

Notary Public

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

This document reviewed by:
HKB Law, P.A.
413 Wacouta Street, Suite 550
St. Paul, MN 55101

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-079 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #25-079 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Background:

The proposed 2025 – 2034 Capital Improvement Plan (CIP) identifies Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47) 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 12, 2024, the Ramsey City Council adopted Resolution #24-310, accepting and awarding a proposal to Hydro-Klean, LLC for sewer cleaning and televising 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 #24-339, ordering plans and specifications for MSA Alpine Drive Reconstruction, Improvement Project #25-03.
- December 11, 2024, Ramsey staff held a public open house for said improvements.
- April 15, 2025, the Ramsey Public Works Committee recommended City Council approve plans and specifications and authorize advertisement for bids for said improvements.

Existing Conditions

This project proposes to reconstruct Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47). Nowthen Boulevard (CSAH 5) intersects the project, the project will stop at the Anoka County right-of-way on either side.

Alpine Drive between Sunfish Lake Boulevard (CR 57) and Nowthen Boulevard (CSAH 5) is 44-foot-wide urban section with an 8-foot bituminous trail on the north side of the street, and an 8-foot bituminous trail on the south side of the street on the western half of the area. The 2011 Anoka County signal upgrade at Sunfish Lake Boulevard included adding turn lanes for westbound Alpine Drive. The 2014 Anoka County signal upgrade at Nowthen Boulevard included adding turn lanes for eastbound Alpine Drive. The ADT for this segment of Alpine Drive is 2,900.

Alpine Drive between Nowthen Boulevard and Saint Francis Boulevard (TH 47) is a combination of 44-foot-wide urban and rural section with an 8-foot bituminous trail on the south side of the street, and an 8-foot bituminous trail between Krypton Street and TH 47 on the north side of the street. The Anoka County signal upgrade at Nowthen Boulevard from 2024, including turn lanes for westbound Alpine Drive, reconstructed approximately

740 linear feet of Alpine Drive east of Nowthen Boulevard (generally to Krypton Street). The ADT for this segment of Alpine Drive is 2,500. The total project length of Alpine Drive between Sunfish Lake Boulevard and TH 47 is approximately 1.02 miles.

Municipal sewer, watermain, and storm sewer exist within the project area. The sewer was televised to determine the condition of the pipes and structures, no issues were discovered.

Pavement History

Alpine Drive between CR 57 and CSAH 5 was constructed in 1991. Since construction, this segment has received three crack seal / seal coat treatments, the last in 2017. Alpine Drive between CSAH 5 and TH 47 was constructed in 1980 and overlaid in 2002. Since the overlay, this segment received one crack seal / seal coat treatment in 2009.

Review of the geotechnical report found clean soils under the pavement. However, groundwater was found within 3 feet of the pavement for an approximately 750-foot section of Alpine Drive which crosses a wetland west of CSAH 5. Staff have observed pavement rutting in this area, likely caused by the high groundwater.

Proposed Improvements

Due to the high groundwater previously noted, the project includes raising the profile, generally between Sodium Street to 250 feet west of CSAH 5. The profile rise varies, but at a maximum the road will be 20-inches higher than existing. By raising the profile, the bottom of the pavement section will achieve at least 30-inches of separation from groundwater, and address the observed pavement rutting. Associated with raising the profile, the concrete curb and gutter, storm sewer, and adjacent bituminous trail will be replaced in this stretch.

Alpine Drive is an MSA street and must meet MSA 10-ton pavement strength design requirements. Portions of Alpine Drive, approximately 900 lineal feet in total, which were rebuilt as part of the Anoka County traffic signal updates, are proposed to receive a 2-inch mill and overlay. The remaining project is proposed to have a street section of 4.5-inches of new bituminous pavement over 6-inches aggregate base. The aggregate base is proposed to be made of recycled reclamation material. Spot concrete curb and gutter repairs are proposed.

Alternate Bid

Bituminous trails exist throughout the project area. The project includes an alternate bid for reconstruction of the bituminous trail and associated pedestrian ramps. The trails are proposed to be reconstructed with the reclamation rehabilitation process, which will not alter the location of the trails and minimize disturbance.

Replacement of the trail is not included within the Capital Improvement Plan. The majority of the trail should qualify for MSA funding. This will be determined by MnDOT MSA staff during their plan review.

Utilities

Watermain, sanitary sewer and storm sewer exist throughout the project area. The project only includes storm sewer improvements. The project area being raised will require replacement of the storm sewer inlets and piping. Additionally, two corrugated metal pipe culverts are being upgraded to reinforced concrete pipe.

Additional Permitting

Alpine Drive is an MSA street, which requires review and approval by the MnDOT State Aid office prior to bidding the project. Because the project abuts both Anoka County and MnDOT right-of-way and will require temporary signage within said right-of-ways, permits from the respective organizations will be required.

Plans have been submitted to MnDOT MSA for review, significant comments are not anticipated.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
 - April 22, 2025
- Staff Receives Bids
 - May 21, 2025

- Council Awards Contract to the Lowest Responsible Bidder
 - May 27, 2025
- Contractor Begins Construction
 - Summer 2025
- Contractor Substantially Completes Construction
 - New bituminous in-place, topsoil and seed in-place
 - September 27, 2025
- Contractor Final Completion
 - Verify final restoration; punch list created
 - October 31, 2025

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday, April 25, and again on Friday, May 2, 2025, in the City’s official newspaper, the Anoka Union Herald. Plans are also advertised on the QuestCDN website, which directly notifies contractors interested in bidding these types of projects.

Additionally, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement webpages with the most current project information. This can be found on the City website, Engineering Department page.

Time Frame/Observations/Alternatives:

Observations:

Depending upon the MnDOT MSA review, plans and funding may be revised prior to bidding the project, though staff does not anticipate significant alterations. MnDOT MSA approval is required prior to opening bids for the project to be eligible to use MSA funds.

Alternatives:

Motion to adopt Resolution #25-079 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Funding Source:

Funding for this improvement is proposed to come from Municipal State Aid Funds and Storm Water Utility Funds. The alternative bid trail improvements are anticipated to be funded through Municipal State Aid Funds, final funding options are proposed to be presented at the time of project award. The final project costs may change from the estimate depending upon bid prices and actual construction quantities.

Funding Source	Estimated Project Costs	CIP Project Costs
Municipal State Aid Funds	\$1,443,532*	\$975,281
Storm Water Utility Funds	\$153,579	\$146,292
Project Total	\$1,597,111	\$1,121,573
<i>Alt Bid (MSA Funds)</i>	<i>\$324,660</i>	-
<i>Alt Bid (Trail Maint. Funds)</i>	<i>\$11,938</i>	-
<i>Alt Bid (Storm Water Funds)</i>	<i>\$861</i>	-
<i>Project Total w/Alt Bid</i>	<i>\$1,934,570</i>	-

*Approximately \$250,000 of the estimated Project Total is associated with raising the profile of Alpine Drive due to high groundwater.

Recommendation:

On April 15, 2025 the Ramsey Public Works Committee reviewed said improvements and recommended City Council approve the plans and specifications and authorize advertisement for bids.

Staff recommends adopting Resolution #25-079 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Outcome/Action:

Motion to adopt Resolution #25-079 approving plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Attachments

- Res 25-079
- 25-03 Title Sheet
- 25-03 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/16/2025 01:42 PM
Brian Hagen	Brian Hagen	04/17/2025 12:18 PM
Form Started By: Joe Feriancek		Started On: 04/10/2025 03:43 PM
Final Approval Date: 04/17/2025		

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

RESOLUTION #25-079

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR MSA ALPINE DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #25-03

WHEREAS, the City of Ramsey proposes to reconstruct Municipal State Aid (MSA) Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47) 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 \$4,800.00; 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 \$10,620.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-310, adopted November 12, 2024, the City Council accepted and awarded the proposal to Hydro-Klean, LLC, for sewer cleaning and televising of the project area in the amount of \$9,130.16; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-339, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for MSA Alpine Drive Reconstruction, Improvement Project #25-03; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for MSA Alpine Drive, Improvement Project #25-03.

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

- 1) The Ramsey City Council hereby approves plans and specifications prepared by the City Engineer and authorizes advertisement for bids for said improvements as City Improvement Project #25-03, MSA Alpine Drive Reconstruction, Improvement Project #25-03.

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 22nd day of April, 2025.

Mayor

ATTEST:

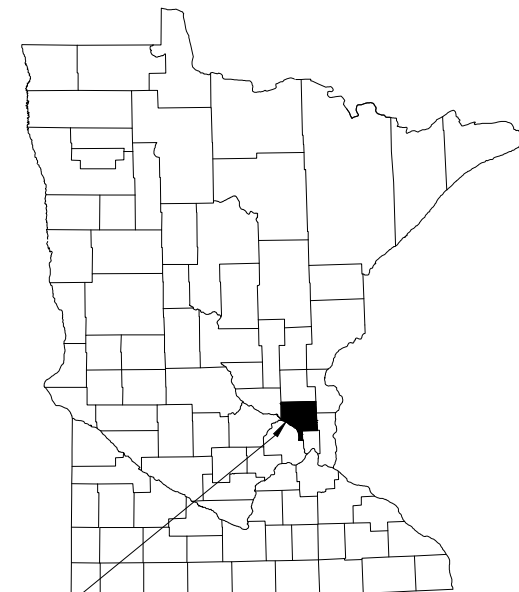
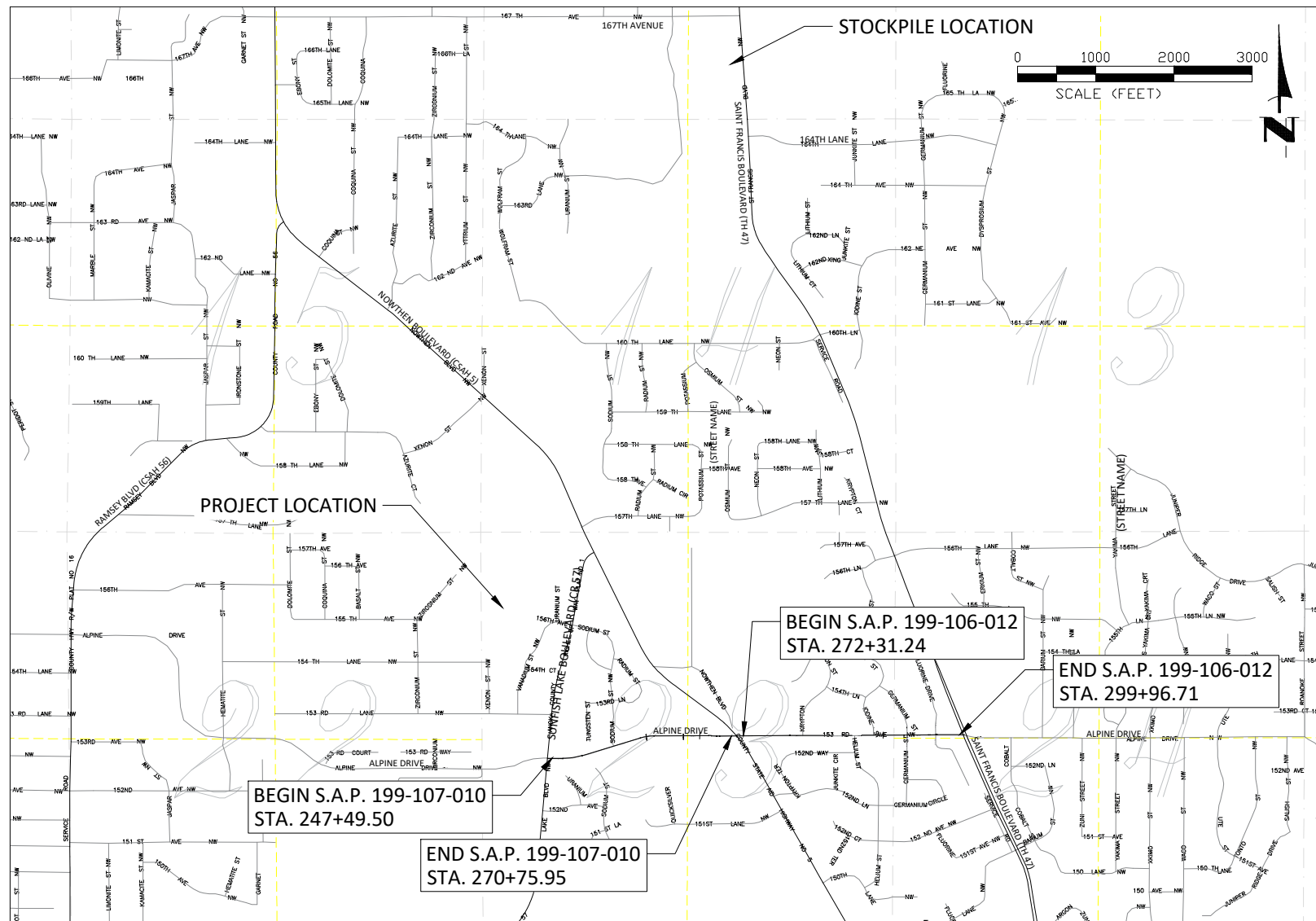
City Clerk

CITY OF RAMSEY

STREET CONSTRUCTION PLANS FOR BITUMINOUS RECLAMATION AND PAVING.

S.A.P. 199-106-012 & S.A.P. 199-107-010

S.A.P. LOCATED ON ALPINE DRIVE BETWEEN SUNFISH LAKE BOULEVARD (CR 57) AND SAINT FRANCIS BOULEVARD (TH 47) FROM NW 1/4 OF THE SW 1/4 OF S23, T32, R25 TO SW 1/4 OF THE NW 1/4 OF S24, T32, R25



CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DISTRICT: METRO

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 84 SHEETS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	TABULATIONS
04	ALIGNMENT LAYOUT
05-06	TYPICAL SECTIONS
07-09	CITY DETAILS
10	INTERSECTION DETAILS
11-16	MINDOT PEDESTRIAN RAMP DETAILS
17	MINDOT LOOP DETECTORS STANDARD PLAN
18-19	SWPPP
20-27	GRADING & EROSION CONTROL
28-35	EXISTING CONDITIONS & REMOVALS
36-43	STREET CONSTRUCTION
44-47	PAVEMENT MARKINGS
48-65	CROSS SECTIONS - CR 57 TO CSAH 5
66-84	CROSS SECTIONS - CSAH 5 TO TH 47

Mar 21, 2025 - 9:30am G:\Engineering\AutoCad Dwg\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Title Sheet.dwg

PROJECT	STA. TO STA.	GROSS LENGTH (FEET)	BRIDGE LENGTH (FEET)	NET LENGTH (FEET)	NET LENGTH (MILES)	ADT (2025)	ADT (2045)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED (MPH)	DESIGN SPEED NOT MET	NO. OF LANES	LANE WIDTH (FEET)	NO. OF SHOULDERS	SHOULDER WIDTH (FEET)	FUNCTIONAL CLASSIFICATION
S.A.P. 199-106-012	272+31.24 TO 299+96.71	2,765	0	2,765	0.5200	2,590	3,010	316,000	70	10	45	N/A	2	12	1 TO 2	0 TO 11	COLLECTOR
TRAIL S.A.P. 199-106-012 NORTH SIDE	278+59.97 TO 299+38.71	2,079	0	2,079	0.3900	N/A	N/A	N/A	70	N/A	20	299+12.42 TO 299+27.98 MATCH EXISTING	1	8	N/A	N/A	TRAIL
TRAIL S.A.P. 199-106-012 SOUTH SIDE	272+90.09 TO 299+95.82	2,706	0	2,706	0.5100	N/A	N/A	N/A	70	N/A	20	289+37.48 TO 289+62.22 MATCH EXISTING	1	8 TO 10	N/A	N/A	TRAIL
S.A.P. 199-107-010	247+49.50 TO 270+75.95	2,326	0	2,326	0.4400	3,020	4,590	433,000	70	10	45	N/A	2	12	1 TO 2	3 TO 10	COLLECTOR
TRAIL S.A.P. 199-107-010 NORTH SIDE	247+49.50 TO 270+75.95	2,288	0	2,288	0.4300	N/A	N/A	N/A	70	N/A	20	257+49.24 TO 257+79.76 MATCH EXISTING	1	8	N/A	N/A	TRAIL
TRAIL S.A.P. 199-107-010 SOUTH SIDE	247+49.50 TO 256+31.52	901	0	901	0.1700	N/A	N/A	N/A	70	N/A	20	256+20.38 TO 256+31.50 MATCH EXISTING	1	8	N/A	N/A	TRAIL

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 FERIAN  P.E. 57095 LIC. NO. DATE 03/21/25

APPROVED: _____ DATE _____
CITY ENGINEER, CITY OF RAMSEY

DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING

SHEET 01 OF 84 SHEETS



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

STOPPING SIGHT DISTANCE BASED ON:
3.5 FT - HEIGHT OF EYE
2.0 FT - HEIGHT OF OBJECT

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)

DATE	REVISION
	SAP 199-106-012
	SAP 199-107-010

**IP 25-03 MSA Alpine Drive (CR 57 / TH 47) Reconstruction
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)
MSA Alpine Drive	Alpine Drive	CR 57 / Pt 500 feet east of CR 57	510	Urban	6	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	Pt 500 feet east of CR 57 / CSAH 5	1944	Urban	5	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	CSAH 5 / Junkite Street	1297	Urban & Rural	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
	Alpine Drive	Junkite Street / TH 47	1621	Urban	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
MSA Alpine Drive (CR 57 / TH 47) Total Length			5372	1.017 mi.	* GPR Inconsistency with apparent base thickness, value could not be determined							

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-080 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #25-080 approving plans and specifications and authorizing advertisements for bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Background:

The proposed 2025 – 2034 Capital Improvement Plan (CIP) identifies numerous public streets across the City for pavement mill and overlay improvements in 2025. A street segment summary for the project is attached to this case.

Project History

- October 22, 2024, the Ramsey City Council adopted Resolution #24-295, accepting and awarding a proposal to Hakanson Anderson for a topographic survey 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 #24-342, ordering plans and specifications for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.
- April 15, 2025, the Ramsey Public Works Committed unanimously recommended City Council approve plans and specifications and authorize advertisement for bids for said improvements, and add the removal of the Radium Street center medians to the plans prior to bidding the project.

Project Scope

This project proposes pavement mill and overlay improvements to 3.50 miles of streets across eight (8) subdivisions within the City;

- Ramsey Town Center
- Ramsey Town Center 2nd
- Ramsey Town Center 4th
- Ramsey Town Center 6th
- Ramsey Town Center 7th
- Ramsey Town Center IP 05-22
- Rum River Hills
- Village of Sunfish Lake

The project totals 3.50 miles in length, all proposed areas are urban sections with varying street widths. Staff are not proposing any repairs to watermain or sanitary sewer with this project. Minor storm sewer structure repairs, typically re-grouting catch basins, is proposed. Additionally, pedestrian ramps will be brought up to current ADA compliance. The project includes a total of 69 pedestrian ramp replacements.

Ramsey Town Center 7th

The streets within Ramsey Town Center 7th; 146th Avenue between Center Street and Rhinestone Street, and

Traprock Street between 146th Avenue and East Ramsey Parkway, were constructed in 2005 with only the first lift of bituminous pavement. This project includes reclaiming the existing pavement, and placing two new lifts of bituminous pavement. During development, funds were received from Greenway Terrace and, more recently, the first phase of Parkside Townhomes, as a cost-share to pay for the wear course bituminous pavement. To date, the City has collected \$14,500.00 from Greenway Terrace and \$7,700.00 from Parkside Townhomes. Additional wear course fees will be collected as future phases develop frontage along 146th Avenue or Traprock Street.

Alternate Bid

Twenty-three (23) of the pedestrian ramps proposed to be replaced are connections to the trail system within The Draw Park, generally along Ramsey Parkway between Center Street and Ramsey Boulevard. The trail itself still has some useful life remaining, but is showing significant exposed aggregate. The plans include an alternate bid to mill and overlay the bituminous trails within The Draw Park. There are approximately 1,625 linear feet of trails. Overlaying the trails is not included within the CIP, and does not qualify to use Pavement Management Funds. Staff is proposing to use a portion of the \$126,000 budgeted trail maintenance funds to pay for the alternate bid.

Radium Street Median Islands

The Village of Sunfish Lake subdivision includes Radium Street between 146th Avenue and Sunwood Drive. Radium Street includes five separate 12-foot-wide raised median islands, with landscaping, made up of a mix of landscape rock, flowers, shrubs and trees.

The median islands are owned by the city. However, in past years the Home Owners Association performed landscaping and irrigation system maintenance. Over recent years, most ash trees have been removed from the median islands, and the HOA has not shown interest in continuing maintenance of the medians. There is no formal agreement between the HOA and the city for the maintenance of the medians, which must therefore fall upon the city if the HOA discontinues maintaining the median islands.

Based upon the annual ongoing costs associated with maintaining the Radium Street median islands, city staff recommends removing the median islands and paving the open areas to form a continuous pavement mat. After paving the median areas, Radium Street would be 39 feet wide as measured between the face of the curb on both sides. This is wide enough to allow for two lanes of traffic and parking on both sides of the street. Staff has estimated the project costs to remove the medians at \$98,500. Staff does not consider Pavement Management Funds as an appropriate funding source for this work, and would recommend Public Improvement Revolving (PIR) Funds. Based on staff and Public Works Committee recommendations, the plans will be updated to include removal of the Radium Street median islands prior to bidding. Staff also proposes to inform the HOA that the median islands are proposed to be removed as part of this project at no cost to the HOA.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
 - April 22, 2025
- Staff Receives Bids
 - May 21, 2025
- Council Awards Contract to the Lowest Responsible Bidder
 - May 27, 2025
- Contractor Begins Construction
 - Summer 2025
- Contractor Substantially Completes Construction
 - New bituminous in-place
 - August 30, 2025
- Contractor Final Completion
 - Verify final restoration; punch list created
 - September 27, 2025

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday, April 25, and again on Friday, May 2, 2025, in the City’s official newspaper, the Anoka Union Herald. Plans are also advertised on the QuestCDN website, which directly notifies contractors interested in bidding these types of projects.

Additionally, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement webpages with the most current project information. This can be found on the City website, Engineering Department page.

Time Frame/Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #25-080 approving plans and specifications and authorizing advertisements for bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Funding Source:

Funding for this Pavement Management Program project is proposed to come from Pavement Management Funds and Storm Water Utility Funds. The alternative bid trail improvements are anticipated to be funded through budgeted 2025 Trail Maintenance Funds. Estimated costs below include 14-percent indirect costs. The final project costs may change from the estimate depending upon bid prices and actual construction quantities.

Funding Source	Estimated Project Costs	CIP Project Costs
Pavement Management Funds	\$1,282,167.25	\$1,047,111
Storm Sewer Utility Funds	\$34,096.36	\$69,190
Total Project Costs	\$1,316,263.61	\$1,130,801
<i>Alt Bid Trail (Budgeted Maint.)</i>	<i>\$98,678.40</i>	-
<i>Project Total w/Alt Bid</i>	<i>\$1,414,942.01</i>	
<i>Radium Street Median Removal (PIR Funds)</i>	<i>\$98,500</i>	-

Recommendation:

Staff recommends adopting Resolution #25-080 approving plans and specifications and authorizing advertisements for bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

On November 19, 2024, the Ramsey Public Works Committee unanimously recommended City Council order plans and specifications for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07, including an alternative bid for overlaying the trail system within the Draw Park, and to include the removal of the Radium Street medians in the plans prior to bidding the project.

Outcome/Action:

Motion to adopt Resolution #25-080 approving plans and specifications and authorizing advertisement for bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Attachments

- 25-07 Title Sheet
- Res 25-080
- 25-07 Street Summary

Form Review

Inbox

Reviewed By

Date

Bruce Westby
Brian Hagen
Form Started By: Joe Feriancek
Final Approval Date: 04/17/2025

Bruce Westby
Brian Hagen

04/16/2025 03:37 PM
04/17/2025 12:18 PM
Started On: 04/10/2025 03:46 PM

CITY OF RAMSEY

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS

CITY IMPROVEMENT PROJECT NO. 25-07

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.

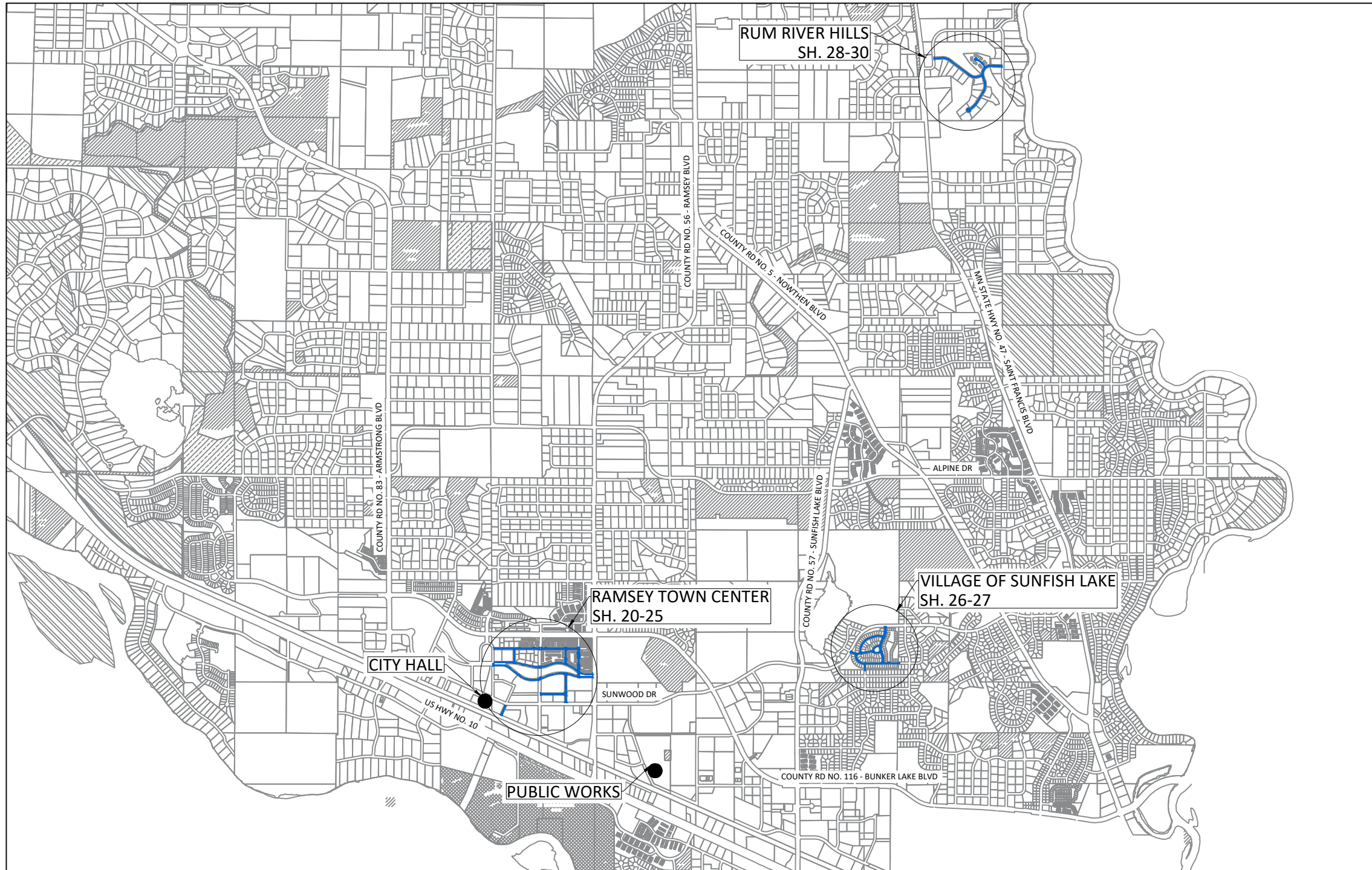
SHEET INDEX

THIS PLAN CONTAINS 30 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	TYPICAL SECTION
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06 - 11	MNDOT PEDESTRIAN RAMP DETAILS
12 - 17	PEDESTRIAN RAMP DETAILS
18 - 19	SWPPP
20 - 25	MILL & OVERLAY - RAMSEY TOWN CENTER
26 - 27	MILL & OVERLAY - VILLAGE OF SUNFISH LAKE
28 - 30	MILL & OVERLAY - RUM RIVER HILLS

LEGEND

	SANITARY MANHOLE		EASEMENT - DRAINAGE & UTILITY
	STORM SEWER MANHOLE		SECTION LINE
	CATCH BASIN MANHOLE		LOT LINE
	CATCH BASIN		ELECTRIC LINE
	CULVERT END SECTION		ELECTRIC LINE - BURIED
	HYDRANT		ELECTRIC LINE - OVERHEAD
	VALVE		GAS LINE
	TREE - CONIFEROUS		TELECOMMUNICATION LINE
	TREE - DECIDUOUS		TELECOMM - OVERHEAD
	SHRUB		FIBER OPTIC LINE
	LIGHT POLE		TREE LINE
	SIGN		LANDSCAPE
	MAILBOX		RETAINING WALL
	PEDESTAL - TELECOM		TREE SAVE FENCE
	PEDESTAL - ELECTRIC		SILT FENCE
	HAND HOLE		WATERMAIN
	DRIVE - BITUMINOUS		SANITARY SEWER
	DRIVE - CONCRETE		STORM SEWER
	DRIVE - GRAVEL		DRAIN TILE
	CONCRETE WALK		LANDSCAPE - ROCK
	BITUMINOUS TRAIL		LANDSCAPE - MULCH
	RESTORATION AREA		LANDSCAPE - RIP RAP
	MILL & OVERLAY BITUMINOUS PAVEMENT		
	FULL-DEPTH PAVEMENT SECTION		
	VALLEY GUTTER		
	REMOVE CONCRETE WALK		
	REMOVE BITUMINOUS TRAIL		
	REMOVE & REPLACE CONCRETE CURB & GUTTER		
	SAWCUT FULL DEPTH		



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.

XXXXX XXXXXX, P.E. DATE XX/XX/XX
 ASSISTANT CITY ENGINEER LIC. NO.

DATE	REVISION



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

Mar 25, 2025 - 1:23pm G:\Engineering\AutoCad Dwg\Projects N-Z\Overlays\25-07 2025 Neighborhood Overlay Plan Drawings\25-07 Title & SEQ.dwg

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

RESOLUTION #25-080

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2025 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #25-07

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous street segments in 2025 as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-295, adopted October 22, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of \$5,900.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-342, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

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

- 1) The Ramsey City Council hereby approves plans and specifications prepared by the City Engineer and authorizes advertisement for bids for said improvements as City Improvement Project #25-07, 2025 Neighborhood Pavement Overlay Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

**IP 25-07
2025 Neighborhood Pavement Overlay Improvements
Street Segment Summary**

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Ramsey Town Center	East Ramsey Parkway EB	Center Street / Rhinestone Street	1313	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Rhinestone Street / Peridot Street	704	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Peridot Street / Olivine Street	326	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Olivine Street / CR 56	424	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway WB	Center Street / Rhinestone Street	1208	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Rhinestone Street / Peridot Street	678	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Peridot Street / Olivine Street	410	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Olivine Street / CR 56	426	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	Peridot Street	Sunwood Drive / East Ramsey Parkway EB	774	Urban	Conc.	7	2004	Wear 2010	SC 2010	CS 2020			5.5	4.5	10.0
	<i>Ramsey Town Center Total</i>			<i>6263</i>	<i>1.19 mi.</i>										
Ramsey Town Center 2nd	146th Avenue	Peridot Street / Olivine Street	335	Urban	Conc.	7	2004	SC 2010	CS 2020				4.5*	6.0*	10.5*
	Olivine Street	East Ramsey Parkway WB / 146th Avenue	608	Urban	Conc.	7	2004	SC 2010	CS 2020				4.5*	6.0*	10.5*
	Peridot Street	East Ramsey Parkway WB / 146th Avenue	386	Urban	Conc.	7	2004	SC 2010	CS 2020				4.5*	6.0*	10.5*
	<i>Ramsey Town Center 2nd Total</i>			<i>1329</i>	<i>0.25 mi.</i>										
Ramsey Town Center 4th	145th Avenue	Rhinestone Street / Peridot Street	679	Urban	Conc.	7	2004	SC 2010	CS 2020				5.3	0**	5.3**
<i>Ramsey Town Center 4th Total</i>			<i>679</i>	<i>0.13 mi.</i>											
													* Per As-Built, GPR not available		
													** No Base Visible, GPR Data not available		
													*** No Wear Course Pavement; Rehabilitation Project		
Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Ramsey Town Center 6th	146th Avenue	Rhinestone Street / Peridot Street	664	Urban	Conc.	7	2005	SC 2010	CS 2020				5.3	6.3	11.6
<i>Ramsey Town Center 6th Total</i>			<i>664</i>	<i>0.13 mi.</i>											
Ramsey Town Center 7th	146th Avenue	Center Street / Rhinestone Street	1210	Urban	Conc.	6	2005	SC 2010					3.4***	6.0	9.4
	Traprock Street	East Ramsey Parkway WB / 146th Avenue	328	Urban	Conc.	6	2005	SC 2010					3.5***	6.3	9.8
	<i>Ramsey Town Center 7th Total</i>			<i>1538</i>	<i>0.29 mi.</i>										
Ramsey Town Center IP 05-22	Sapphire Street	Sunwood Drive / Veterans Drive	397	Urban	Conc.	7	2005	SC 2016	CS 2023				5.4	0**	5.4**
<i>Ramsey Town Center IP 05-22 Total</i>			<i>397</i>	<i>0.08 mi.</i>											

**IP 25-07
2025 Neighborhood Pavement Overlay Improvements
Street Segment Summary**

Rum River Hills	169th Avenue	170th Lane / Iodine Street	1422	Urban	Bit	6	1986	SC 1992	OL 2004	SC 2009	SC 2018	4.0	2.7	6.7
	Iodine Street	Helium Street / Cul-de-sac	1823	Urban	Bit	6	1986	SC 1992	OL 2004	SC 2009	SC 2018	3.8	1.8	5.6
	<i>Rum River Hills Total</i>		<i>3245</i>					<i>0.61 mi.</i>						
Village of Sunfish Lake	146th Avenue	146th Lane / Tungsten Way	393	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Avenue	Radium Street / East Edge of Plat	404	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Avenue	Tungsten Way / Radium Street	459	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane	Sodium Street / Park Circle	322	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane	Sunwood Drive / Sodium Street	287	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane North	Park Circle / Radium Street	244	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane South	Park Circle / Radium Street	219	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Radium Street	146th Lane / 146th Avenue	297	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Radium Street	Sodium Street / 146th Way South	409	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Radium Street	Sunwood Drive / Sodium Street	306	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Sodium Street	146th Lane / Radium Street	862	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Tungsten Way	146th Avenue / South Edge of Plat	161	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
<i>Village of Sunfish Lake Total</i>		<i>4363</i>					<i>0.83 mi.</i>							
2025 Neighborhood Pavement Overlay Total			18478					3.5 mi.						
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project														

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-081 Approving Professional Services Proposal to Prepare Plans and Specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #25-081 approving the professional services proposal from Bolton & Menk for the total not-to-exceed amount of \$118,347.00, including preparing plans and specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Background:

The 2025 – 2034 Capital Improvement Program (CIP) identifies Bunker Lake Boulevard between Armstrong Boulevard and 600 feet west of Jackal Street (the tie-in point from the 2018 project) for reconstruction in 2026. A street segment summary is attached to this case.

Project Scope

This project proposes to reconstruct Bunker Lake Boulevard in a similar fashion to the previously reconstructed Bunker Lake Boulevard and Puma Street segments. The existing street is 28-feet wide with concrete curb and gutter on the north side (westbound) and a rural section including a drainage swale on the south side (eastbound). The project proposes expanding the pavement to the south, to create a shared center left turn lane. The new eastbound lane is proposed to include concrete curb and gutter and the existing drainage swale is proposed to be filled in and replaced with underground storm sewer. Bunker Lake Boulevard is an Municipal State Aid (MSA) street, which will require it to be built to MSA standards, including a 10-ton pavement strength design. A bituminous trail exists on the north side of Bunker Lake Boulevard. The project does not propose to improve the existing trail. The western half of this segment has been developed with commercial/industrial users. The eastern half is generally not developed. A gas station is currently being proposed at the southwest corner of Bunker Lake Boulevard and Armstrong Boulevard. Coordination with proposed developments will be required during the project design. The project totals 0.47 miles in length.

Utilities

Sanitary sewer, watermain and storm sewer exist within the project area. Additional storm sewer will be required to replace the existing swale on the south side of Bunker Lake Boulevard. At this time, repairs to the existing sewer and watermain are not anticipated. However, the existing utilities will be tested during project design. If damage is found, the necessary utility repairs will be incorporated into the project.

Project Timelines

Staff are proposing to not prepare plans and specifications for this project. A proposal from Bolton & Menk, Inc. for engineering design services, including preparing final plans and specifications, is attached to this case.

The following are the proposed general project timelines:

April 22, 2025	City Council authorization to prepare plans and specifications
Spring 2025	Geotechnical investigation (RFP) and topographic survey (Bolton & Menk)
Summer 2025	Utility Testing (RFP)
Summer/Fall 2025	Prepare plans and specifications (Bolton & Menk)
Fall 2025	City Council approves plans, authorizes bidding

January 2026	Bid opening, City Council awards contracts
May – June 2026	Begin Construction
Summer 2026	Finish Construction

Bolton & Menk Design Services

Due to the 2026 project design workload as proposed in the 2025 – 2034 CIP, City Staff does not have the capacity to prepare plans and specifications for these improvements in time to bid the project in winter 2026 and be ready for early season construction. Bolton & Menk has provided a proposal for engineering design services including; coordinating project investigation, topographic survey, project design, preparation of project documentation and final plans, and project bidding. The proposal does not include construction inspection or construction administration. Bolton & Menk prepared the plans and specifications for both the Bunker Lake Boulevard reconstruction in 2018 and the Ferret Street Reconstruction in 2023, both of which tie into this project, making them uniquely familiar with the project area and associated design requirements. Bolton & Menk's proposed total not-to-exceed fee for Improvement Project 25-04 is \$118,347, and is included in the 23-percent indirect project costs associated with these improvements.

This project is proposed to be constructed as a stand-alone project. Staff proposes to bid and award 2026 projects as close together as practical, which generally allows for a better bidding environment for the City.

Notification:

If City Council orders plans and specifications for this improvement project, Staff will send notification letters to property owners impacted by these improvements.

Time Frame/Observations/Alternatives:

Observations:

Estimates are CIP level and will be updated during the design process. This project was moved up to 2026 to take advantage of available TIF 18 funds, which are required to be used by 2027.

Alternatives:

Motion to adopt Resolution #25-081 approving the professional services proposal from Bolton & Menk for the total not-to-exceed amount of \$118,347.00, including preparing plans and specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Funding Source:

Funding for this improvement is proposed to come from Public Improvement Revolving Funds, Tax Increment #18, and Storm Water Utility Funds. Additional funding could include Municipal State Aid funds.

Funding Source	Project Costs
Public Improvement Revolving Funds	\$391,000
Tax Increment #18	\$386,750
Storm Water Utility Funds	\$49,215
<i>Project Total</i>	<i>\$826,965</i>

Staff will be exploring if additional special assessments are recommended for adjacent developments to offset the costs for the final Bunker Lake Boulevard buildout.

Recommendation:

On April 15, 2025 the Ramsey Public Works Committee reviewed this improvement project and recommended City Council order plans and specifications and award the engineering design proposal from Bolton & Menk for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Staff recommends adopting Resolution #25-081 approving the professional services proposal from Bolton & Menk for the total not-to-exceed amount of \$118,347.00, including preparing plans and specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Outcome/Action:

Motion to adopt Resolution #25-081 approving the professional services proposal from Bolton & Menk for the total not-to-exceed amount of \$118,347.00, including preparing plans and specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Attachments

Res 25-081
CIP Sheet 26-01
BMI Design Services Proposal - 26-01
Draft 2026 PMP Map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/16/2025 04:00 PM
Brian Hagen	Brian Hagen	04/17/2025 12:18 PM
Form Started By: Joe Feriancek		Started On: 04/10/2025 03:48 PM
Final Approval Date: 04/17/2025		

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

RESOLUTION #25-081

RESOLUTION APPROVING PROFESSIONAL SERVICES PROPOSAL TO PREPARE PLANS AND SPECIFICATIONS FOR MSA BUNKER LAKE BOULEVARD RECONSTRUCTION, IMPROVEMENT PROJECT #26-01

WHEREAS, the City of Ramsey proposes to reconstruct Bunker Lake Boulevard between Armstrong Boulevard and 600 feet west of Jackal Street in 2026 as identified within the 2025-2034 10-Year Capital Improvement Program: and

WHEREAS, City Staff does not have the capacity to prepare plans and specifications for these improvements in time to bid the project in winter 2026 and be ready for early season construction; and

WHEREAS, proposals were received for engineering design services, including preparing final plans and specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01 for \$118,347.00 from Bolton & Menk, Inc.

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

- 1) The Ramsey City Council hereby orders plans and specifications and awards the engineering design proposal from Bolton & Menk, Inc. for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

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 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

Capital Improvement Plan Ramsey, MN

Project # 24-STR-011
 Project Name MSA- Bunker Lake Boulevard (Jackal SICR 83) Recon

Total Project Cost \$826,965
 Type Improvement
 Priority 1-Existing Obligation (High)
 Useful Life 60 years

Department Street Improvements
 Category Street Improvement
 Status Active

Description

Reconstruction of MSA Bunker Lake Boulevard between Jackal Street and Armstrong Boulevard. Includes addition of shared center lane.

Developer Fees: Oppidon paid \$200,000 and PSD estimated \$191,000 assessment

TIF 18 balance to offset MSA funds, an inter-fund loan will need to be established at the time the funds are used.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	826,965	0	0	0	0	0	0	0	0	826,965
Total	0	826,965	0	0	0	0	0	0	0	0	826,965

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Public Improvement Revolving Fund	0	391,000	0	0	0	0	0	0	0	0	391,000
Tax Increment #18	0	386,750	0	0	0	0	0	0	0	0	386,750
Storm Water Utility Fund	0	49,215	0	0	0	0	0	0	0	0	49,215
Total	0	826,965	0	0	0	0	0	0	0	0	826,965



Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

April 2, 2025

Joe Feriancek, P.E.
Assistant City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Design Services – Bunker Lake Boulevard

Dear Mr. Feriancek:

We understand that the City is proposing to reconstruct Bunker Lake Boulevard between Armstrong Boulevard and approximately 600 feet west of Jackal Street in 2026. The improvements are consistent with the City's current Capital Improvement Plan.

UNDERSTANDING

Based on communications with the City, we understand the following:

The City will obtain a geotechnical report for the corridor and will also provide sewer televising. These items are anticipated to be completed during the summer of 2025.

Traffic studies for this area were completed previously, but considered different development strategies. We will update the previous studies based on current development patterns. This will aid in determining the lane configuration needed along the roadway and also at the intersection with Armstrong Boulevard.

Through this section of roadway, westbound Bunker Lake Boulevard has an existing curb and eastbound Bunker Lake Boulevard is a rural section, including a swale. The intent is to salvage as much of the existing curb as possible, expand the roadway to the south, and create a shared center left turn lane to match the design to the west. For the existing curb line, we will verify existing slopes and inspect for settlement areas. We will also review the existing center median and determine which portions can remain in-place.

Widening will occur on the south side of the roadway and will include a curb and gutter. The existing swale will be filled and replaced with storm sewer pipe to convey runoff.

The reconstruction process is assumed to include reclaiming the existing bituminous and aggregate base, recycling that material, and paving over the top. We will also require the contractor to expose the subgrade and scarify and recompact the upper one foot of material.

We had previously depicted a trail along the south curblines. This will not be constructed as a part of this project.

The existing trail on the north side of the roadway will remain in-place. No improvements to the trail are proposed at this time.

There will be some coordination with developers/property owners along the corridor. The design may need to be adjusted to accommodate potential developments.

Bunker Lake Boulevard is Municipal State Aid (MSA) street, which means that MnDOT MSA approval will be required prior to bidding. An Anoka County permit will most likely also be required for work in the Armstrong Boulevard right of way.

A LRRWMO Permit will be required due to the new impervious surface. We will assist the City with obtaining this permit as a part of the design process.

The project schedule will require plans to be completed by the end of October 2025 to allow for bidding in December of 2025 or January 2026.

We understand that City staff will prepare all council cases and hold the open house meeting. We will provide a project layout for use by the City at the open house.

We have assumed the City will prepare any required feasibility report and/or council reports required.

SCOPE OF WORK

Bolton & Menk will assist the City with survey, design, and bidding related services for the project. Our work will include the following tasks:

- **Survey** – This task will include a topographic survey and drone image of the site. We will also complete a Gopher State One Call/map request, complete utility mapping, and complete base map preparation.
- **Traffic Study Update** – We will review past studies, review current development strategies, and provide recommendations related to lane configurations and turn lane lengths. This will not be an in-depth, comprehensive analysis, but instead will be a more general review of existing documentation.
- **Design** – Design services will generally include the following tasks:
 - Attendance at design meetings,
 - Site visits to review the existing roadways and adjacent properties, and
 - Construction Documents for the use of permitting, bidding and construction.
- **Public Streets and Utilities** - Design services to include:
 - We have assumed that Bunker Lake Boulevard will be designed to a 10-ton section, and will have a 3-lane, urban-section configuration, similar to the constructed section to the west,
 - A review of sanitary sewer televising report and incorporation of findings into the plans. We have assumed that manhole casting adjustments will be the only sanitary sewer improvements required for the project,
 - No watermain-related work is anticipated, other than valve box and fire hydrant adjustments, and

- We will prepare stormwater calculations for roadway improvements and implement storm sewer infrastructure improvements as needed.
- **Stormwater Related** - Stormwater design will include the following:
 - Gather the permitting history in the area and update the regional modeling to include adjacent developments, current Bunker Lake Boulevard storm sewer alignments, and regional stormwater management,
 - Verify existing stormwater management system design and proposed additional stormwater management systems, as needed,
 - Design stormwater management systems to ensure rate control, volume control, and water quality standards are met,
 - Develop proposed conditions MnDOT State Aid Hydraulics submittal, and
 - Develop and secure LRRWMO Stormwater Management and Erosion Control Permit.
- **Reviews** – We will review the final documents with the City and make revisions as needed.
- **Permits and Utilities** – We have assumed permits/approvals will be required as follows:
 - MnDOT State Aid,
 - Anoka County,
 - Lower Rum River Watershed Management Permit (New Impervious greater than 1 acre), and
 - NPDES (Contractor Obtained).
- **Bidding** – We will work with the City to solicit bids for the work.
- **Construction** – Our proposal does not include time after bid opening. A separate proposal can be provided at a later date for construction-related services.

PROPOSED FEES

The fees listed in the attached spreadsheet are estimates based on each task. While the actual fees required for each task may vary, the total amount of \$118,347.00 is a Not-to-Exceed amount.

SCHEDULE

We are prepared to begin services immediately after authorization from the City is received.

If there are any questions, please call me at (651) 968-7760.

Sincerely,

BOLTON & MENK, INC.



Kevin P. Kielb, P.E.

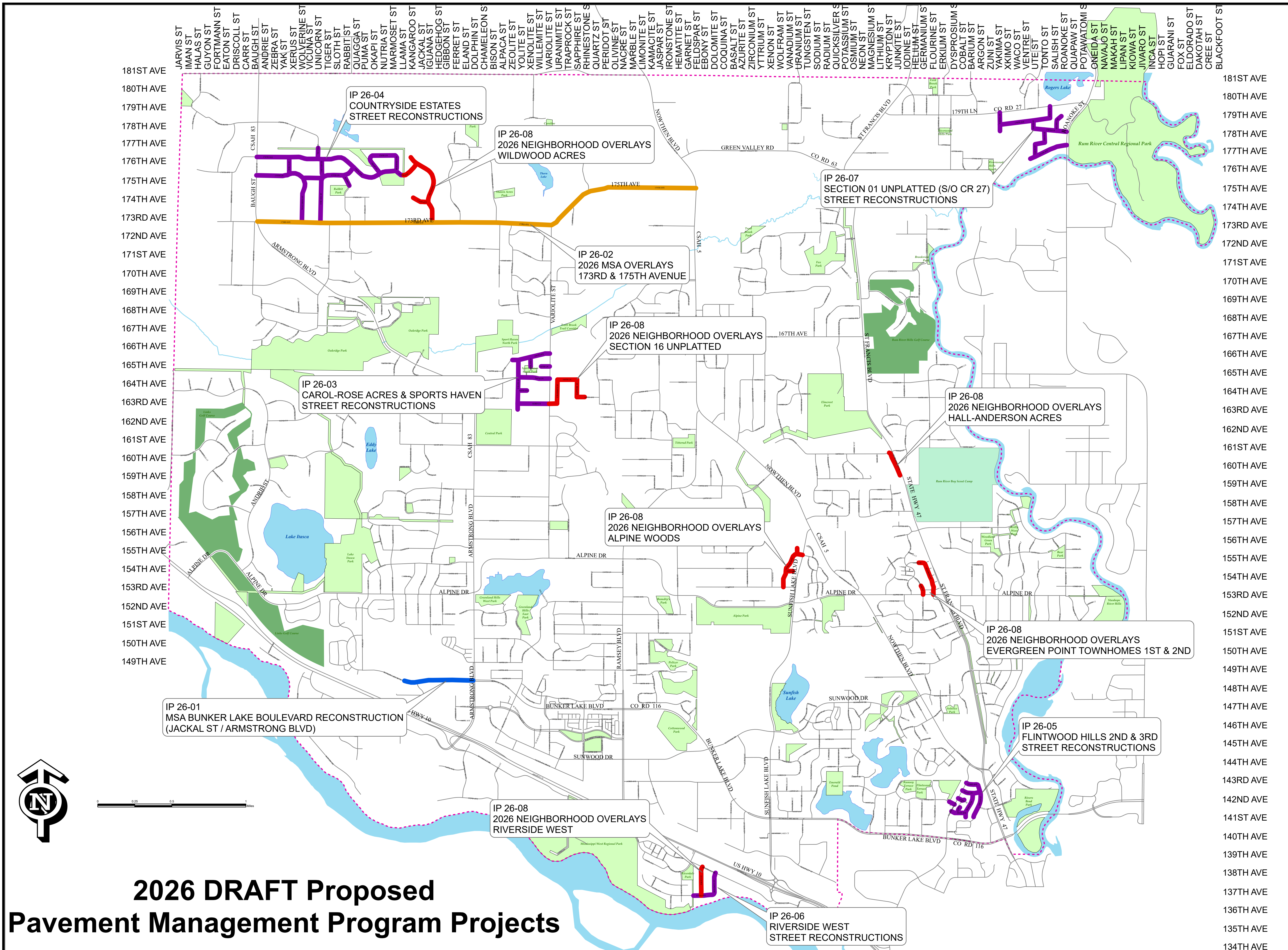
Principal Engineer

CC: Bruce Westby, Public Works Director / City Engineer

ATTACHMENT: Fee Spreadsheet

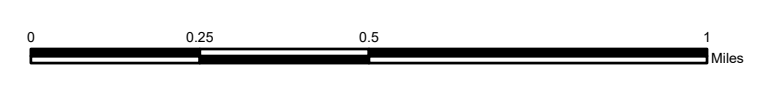
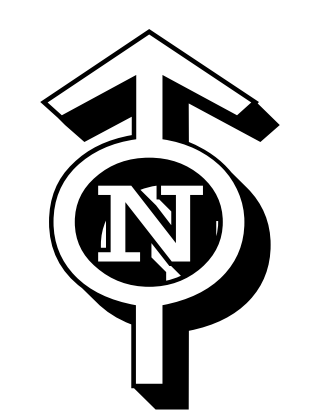
Detailed Cost Estimate

Client: City of Ramsey 2026 Bunker Lake Boulevard Reconstruction		Bolton & Menk, Inc.									
Task No.	Work Task Description	Principal Engineer	Associate Project Manager	Water Resources Engineer	Design Engineer	Design Technician	Project Surveyor	Survey Crew Manager	Clerical	Total Hours	Total Cost
1.0	Project Management	8	16	2			2			28	\$5,656
2.0	Topographic Survey		4		4	6	8	64		86	\$16,296
3.0	Preliminary Design Exhibits & Traffic Study Update	18	24		44	16			2	104	\$17,982
4.0	Final Design & State Aid Submittals	8	30	28	78	114			4	262	\$42,738
5.0	Permitting (LRRWMO and Anoka County)	3	8	34	134				1	180	\$31,175
6.0	Bidding Services	4	8		8				8	28	\$4,500
Total Hours		41	90	64	268	136	10	64	15	688	
Average Hourly Rate		\$223.00	\$189.00	\$227.00	\$158.00	\$142.00	\$197.00	\$195.00	\$104.00		
Bolton & Menk Subtotal		\$9,143	\$17,010	\$14,528	\$42,344	\$19,312	\$1,970	\$12,480	\$1,560		\$118,347
TOTAL PROPOSED FEES											\$118,347



Legend

- 2026 MSA Recon.
- 2026 MSA Overlay
- 2026 Overlay
- 2026 Reconstruction
- Streets
- MuniBndry
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks



2026 DRAFT Proposed Pavement Management Program Projects

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
169TH AVE
168TH AVE
167TH AVE
166TH AVE
165TH AVE
164TH AVE
163RD AVE
162ND AVE
161ST AVE
160TH AVE
159TH AVE
158TH AVE
157TH AVE
156TH AVE
155TH AVE
154TH AVE
153RD AVE
152ND AVE
151ST AVE
150TH AVE
149TH AVE
148TH AVE
147TH AVE
146TH AVE
145TH AVE
144TH AVE
143RD AVE
142ND AVE
141ST AVE
140TH AVE
139TH AVE
138TH AVE
137TH AVE
136TH AVE
135TH AVE
134TH AVE

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-082 Accepting Proposals for Topographic Surveys for 2026 Capital Improvement Program Projects.

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #25-082 accepting proposals for topographic surveys for 2026 Capital Improvement Program projects.

Background:

The current 2025 thru 2034 10-Year Capital Improvement Plan (CIP) proposes street reconstruction of the following streets in 2026:

- MSA Bunker Lake Boulevard between Jackal Street and Armstrong Boulevard (CSAH 83)
 - 0.47 miles of urban / rural section
 - Complete shared center turn lane design matching west of Jackal Street
 - Moved up to 2026 to use expiring TIF funds
- Carol-Rose Acres
 - 0.73 miles of rural section
 - Staff proposes to combine with Sports Haven subdivision due to proximity
- Countryside Estates
 - 3.17 miles of rural section
 - Staff proposes to prioritize due to project size
- Flintwood Hills 2nd & 3rd
 - 0.83 miles of urban section with concrete curb and gutter
- Riverside West
 - 0.28 miles of urban section with concrete curb and gutter
- Section 01 Unplatted (South of CR 27)
 - 1.44 miles of rural / urban section with bituminous curbing
- Sports Haven
 - 0.47 miles of rural section
 - Staff proposes to combine with Carol-Rose Acres subdivision due to proximity

The CIP proposes to mill and overlay the following streets in 2026:

- MSA 173rd Avenue and 175th Avenue between Armstrong Boulevard (CSAH 83) and Nowthen Boulevard (CSAH 5)
 - 3.05 miles of rural section
 - Staff proposes to soil correction and/or profile raise where 173rd Avenue crosses wetlands between Iguana Street and Puma Street
- Alpine Woods
 - 0.38 miles of urban section with concrete curb and gutter
- Evergreen Point Townhomes 1st & 2nd
 - 0.32 miles of urban section with concrete curb and gutter
- Hall-Anderson Acres (TH 47 Service Road only)
 - 0.17 miles of urban section with concrete curb and gutter
- Riverside West (Ebony Street only)

- 0.20 miles of urban section with concrete curb and gutter
- Section 16 Unplatted
 - 0.52 miles of rural section
- Wildwood Acres
 - 0.75 miles of rural section
- Generally, mill and overlay improvements only require topographic survey of the pedestrian ramps for ADA upgrades.

In total, the 2025 – 2034 CIP proposes to reconstruct approximately 7.39 miles and overlay 5.39 miles of public roads in 2026.

Staff require this topographic survey data to properly design the 2026 proposed improvement projects. Topographic surveys are essential to locate all existing site features and to create an existing ground surface, which is used as the basis for designing the project.

Street segment summaries and the 2025 Draft Pavement Management Program map are attached to this case for reference.

Notification:

If City Council accepts proposals, staff will mail letters to property owners within the project areas proposed to be included within the topographic survey area(s) to inform them of the proposed 2026 projects and the need for the topographic survey data.

Time Frame/Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #25-082 accepting proposals for topographic surveys for 2026 Capital Improvement Program projects.

Funding Source:

Funding for this work is proposed to come from a combination of Pavement Management Funds, Municipal State Aid Funds, and Storm Water Utility Funds.

Staff requested proposals from two (2) firms known to perform this type of work. Proposals were received from both firms, which are tabulated below.

Project	Bolton & Menk	Hakanson Anderson
IP 26-02 MSA Overlay Improvements	\$2,243.50	\$2,640.00
IP 26-02 Wetland Boundary Determination	\$5,800.00	\$2,920.00
IP 26-03 Carol-Rose Acres & Sports Haven Street Reconstructions	\$5,461.00	\$7,900.00
IP 26-04 Countryside Estates Street Reconstructions	\$14,528.50	\$16,500.00
IP 26-05 Flintwood Hills 2 nd & 3 rd Street Reconstructions	\$3,803.50	\$6,600.00
IP 26-06 Riverside West Street Reconstructions	\$1,366.00	\$2,650.00
IP 26-07 Section 01 Unplatted S/CR 27 Street Reconstructions	\$6,728.50	\$9,100.00
IP 26-08 2026 Neighborhood Pavement Overlay Improvements	\$1,268.50	\$3,000.00
<i>Total Amount for all projects</i>	<i>\$41,199.50</i>	<i>\$51,310.00</i>

Hakanson Anderson submitted the lowest responsible proposal for the topographic survey and wetland boundary determination for Improvement Project 26-02. Based on the submitted proposals, staff recommend accepting the proposals for Improvement Project 26-02 from Hakanson Anderson for the total amount of \$5,560.00. Hakanson Anderson is required to complete their work by July 31, 2025, per the schedule in the RFP.

Bolton & Menk submitted the lowest responsible proposal for the topographic surveys for Improvement Projects 26-03, 26-04, 26-05, 26-06, 26-07, and 26-08. Based on the submitted proposals, staff recommend accepting the proposals for Improvement Projects 26-03, 26-04, 26-05, 26-06, 26-07, and 26-08 from Bolton & Menk for the total amount of \$33,156.00. Bolton & Menk will be required to complete their work between May 30 and August 30, 2025, per the schedule in the RFP.

Recommendation:

Staff recommends adopting Resolution #25-082 accepting proposals for topographic surveys for 2026 Capital Improvement Program projects.

Outcome/Action:

Adopt Resolution #25-082 accepting proposals for topographic surveys for 2026 Capital Improvement Program projects.

Attachments

- 2026 PMP Street Summaries
- 2026 PMP CIP Sheets
- Draft 2026 PMP Map
- 2026 PMP Topo RFP
- Res 25-082

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/16/2025 04:13 PM
Bruce Westby	Bruce Westby	04/16/2025 04:32 PM
Brian Hagen	Brian Hagen	04/17/2025 12:18 PM
Form Started By: Joe Feriancek		Started On: 04/10/2025 03:51 PM
Final Approval Date: 04/17/2025		

IP 26-01
MSA Bunker Lake Boulevard Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA Bunker Lake Boulevard	Bunker Lake Boulevard	Jackal Street / Armstrong Boulevard (CSAH 83)	2463	Urban	Conc.	7	2011	CS					5.6	0**	**
		<i>Ramsey Town Center 6th Total</i>	<i>2463</i>	<i>0.47 mi.</i>											
MSA Bunker Lake Boulevard Total			2463	0.47 mi.											
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project															

IP 26-02
2026 MSA Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA 173rd Avenue & 175th Avenue	173rd Avenue	Armstrong Boulevard (CSAH 83) / Variolite Street	10483	Rural	n/a	7	2008	SC 2014	CS 2021				3.6	5.3	8.9
	175th Avenue	Variolite Street / Nowthen Boulevard (CSAH 5)	5635	Rural	n/a	7	2008	SC 2014	CS 2021				3.5	5.5	9.0
<i>MSA 173rd Avenue & 175th Avenue Total</i>			<i>16118</i>	<i>3.05 mi.</i>											
2026 MSA Pavement Overlay Total			16118	3.05 mi.											
													* Per As-Built, GPR not available		
													** No Base Visible, GPR Data not available		
													*** No Wear Course Pavement; Rehabilitation Project		

**IP 26-03
Carol-Rose Acres Sports Haven Street Reconstructions
Street Segment Summary**

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Carol-Rose Acres	163rd Lane	Yolite Street / Variolite Street	1120	Rural	n/a	2	1980	OL 1995	SC 2001	SC 2012			3.8	6.4	10.2
	164th Avenue	Yolite Street / CDS	315	Rural	n/a	3	1980	OL 1995	SC 2001	SC 2012			3.7	3.1	6.8
	164th Lane	Yolite Street / Variolite Street	1113	Rural	n/a	2	1980	OL 1995	SC 2001	SC 2012			3.4	3.2	6.6
	Yolite Street	163rd Lane / 164th Avenue	467	Rural	n/a	3	1980	OL 1995	SC 2001	SC 2012			3.6	3.0	6.6
	Yolite Street	164th Avenue / 164th Lane	473	Rural	n/a	2	1980	OL 1995	SC 2001	SC 2012			3.6	3.0	6.6
	Yolite Street	164th Lane / N EOP	169	Rural	n/a	3	1980	OL 1995	SC 2001	SC 2012			3.6	3.0	6.6
	Yolite Street	S EOP / 163rd Lane	208	Rural	n/a	3	1980	OL 1995	SC 2001	SC 2012			3.6	3.0	6.6
Carol-Rose Acres Total			3865	0.73 mi.											
Sports Haven	165th Lane	Variolite Street / CDS	305	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2001			4.0	4.2	8.2
	166th Avenue	W EOP / Variolite Street	1359	Rural	n/a	3	1981	SC 1987	OL 1996	SC 2002			4.4	2.0	6.4
	Xenolith Street	166th Avenue / CDS	348	Rural	n/a	2	1982	SC 1988	OL 1997	SC 2003			3.8	0**	**
	Yolite Street	S EOP / 166th Avenue	446	Rural	n/a	3	1983	SC 1989	OL 1998	SC 2004			3.6	2.8	6.4
Sports Haven Total			2458	0.47 mi.											
Carol-Rose Acres & Sports Haven Totals			6323	1.2 mi.											
<p align="right">* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project</p>															

**IP 26-04
Countryside Estates Street Reconstructions
Street Segment Summary**

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Countryside Estates	175th Lane	Baugh Street / Xerus Street	1180	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Rabbit Street / 176th Avenue	478	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Unicorn Street / Rabbit Street	735	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Wolverine Street / Unicorn Street	726	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Xerus Street / Wolverine Street	549	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	176th Avenue	175th Lane / Okapi Street	1111	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Baugh Street / Xerus Street	1154	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Marmoset / E EOP	337	Rural	n/a	3	1980	SC 1987	OL 1996	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Okapi Street / Marmoset Street	575	Rural	n/a	3	1980	SC 1988	OL 1997	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Unicorn Street / 175th Lane	1263	Rural	n/a	3	1980	SC 1989	OL 1998	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Vicuna Street / Unicorn Street	141	Rural	n/a	3	1980	SC 1990	OL 1999	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Xerus Street / Vicuna Street	1029	Rural	n/a	3	1980	SC 1991	OL 2000	SC 2002	SC 2012		2.9	3.3	6.2
	176th Lane	Okapi Street / Marmoset Street	851	Rural	n/a	3	1980	SC 1992	OL 2001	SC 2002	SC 2012		3.3	3.8	7.1
	Marmoset Street	176th Avenue / 176th Lane	574	Rural	n/a	3	1980	SC 1993	OL 2002	SC 2002	SC 2012		3.1	3.4	6.5
	Okapi Street	176th Avenue / 176th Lane	742	Rural	n/a	3	1980	SC 1994	OL 2003	SC 2002	SC 2012		3.0	3.5	6.5
	Rabbit Street	175th Lane / S EOP	420	Rural	n/a	3	1980	SC 1995	OL 2004	SC 2002	SC 2012		3.2	3.5	6.7
	Unicorn Street	175th Lane / 176th Avenue	638	Rural	n/a	3	1980	SC 1996	OL 2005	SC 2002	SC 2012		3.2	3.5	6.7
	Unicorn Street	Armstrong Boulevard (CSAH 83) / 175th Lane	1656	Rural	n/a	3	1980	SC 1997	OL 2006	SC 2002	SC 2012		2.7	3.5	6.2
	Vicuna Street	176th Avenue / N EOP	389	Rural	n/a	3	1980	SC 1998	OL 2007	SC 2002	SC 2012		3.3	2.9	6.2
	Wolverine Street	Armstrong Boulevard (CSAH 83) / 175th Lane	1603	Rural	n/a	3	1980	SC 1999	OL 2008	SC 2002	SC 2012		3.5	2.8	6.3
Xerus Street	175th Lane / 176th Avenue	605	Rural	n/a	3	1980	SC 2000	OL 2009	SC 2002	SC 2012		2.0	3.1	5.1	

Countryside Estates Total

16756

3.17 mi.

* Per As-Built, GPR not available

** No Base Visible, GPR Data not available

*** No Wear Course Pavement; Rehabilitation Project

IP 26-05
Flintwood Hills 2nd 3rd Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Flintwood Hills 2nd	141st Avenue	Dysprosium Street / Barium Street	518	Urban	Conc.	3	1985	SC 1989	SC 2001				2.0	3.1	5.1
	142nd Avenue	W EOP / Dysprosium Street	207	Urban	Conc.	5	1985	SC 1989	SC 2001				2.9	0**	**
	142nd Circle	Dysprosium Street / CDS	233	Urban	Conc.	3	1985	SC 1989	SC 2001				2.7	0**	**
	142nd Lane	Barium Street / Argon Street	273	Urban	Conc.	3	1985	SC 1989	SC 2001				2.3	2.3	4.6
	Argon Street	142nd Lane / 142nd Avenue	555	Urban	Conc.	3	1985	SC 1989	SC 2001				2.9	4.7	7.6
	Argon Street	S EOP / 142nd Avenue	399	Urban	Conc.	3	1987	SC 1989	SC 2001				2.9	4.7	7.6
	Barium Street	S EOP / 142nd Lane	912	Urban	Conc.	3	1985	SC 1989	SC 2001				2.4	5.4	7.8
	Cobalt Street	141st Avenue / CDS	207	Urban	Conc.	3	1985	SC 1989	SC 2001				2.8	0**	**
Flintwood Hills 2nd Total			3304	0.63 mi.											
Flintwood Hills 3rd	142nd Lane	Dysprosium Street / Barium Street	383	Urban	Conc.	3	1987	SC 1989	SC 2001				2.3	2.3	4.6
	143rd Avenue	Dysprosium Street / PC Argon Street	441	Urban	Conc.	3	1987	SC 1989	SC 2001				2.8	3.8	6.6
	Argon Street	Northerly PC of 143rd Avenue / 142nd Lane	242	Urban	Conc.	3	1987	SC 1989	SC 2001				2.9	4.7	7.6
Flintwood Hills 3rd Total			1066	0.2 mi.											
Flintwood Hills 2nd & 3rd Total			4370	0.83 mi.											
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project															

IP 26-06
Riverside West Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)	
Riverside West	137th Avenue	Dolomite Street / W EOP	726	Urban	Conc.	5	1992	SC 1996	SC 2003	SC 2011	SP 2024		2.3	5.8	8.1	
	Dolomite Street	Riverdale Drive / 137th Avenue	773	Urban	Conc.	4	1992	SC 1996	SC 2003	SC 2011	SP 2024		3.9	5.2	9.1	
Riverside West Total			1499													0.28 mi.
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project																

IP 26-07
Section 01 Unplatted (S/O CR 27) Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Section 01 Unplatted	177th Avenue	CSAH 7 / Tonto Street	1207	Rural	n/a	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.5	2.8	6.3
	177th Avenue	Tonto Street / Termini	187	Rural	n/a	4	1981	SC 1987	OL 2000	SC 2004	SC 2012		3.5	2.8	6.3
	178th Lane	E Section 01 / Salish Circle	358	Rural	n/a	2	1982	SC 1988	OL 2001	SC 2004	SC 2012	SP 2024	3.6	0**	**
	178th Lane	Salish Circle / Tonto Street	826	Rural	n/a	3	1983	SC 1989	OL 2002	SC 2004	SC 2012	SP 2024	3.6	0**	**
	179th Avenue	Tonto Street E / Tonto Street W	596	Urban / Rural	Bit	4	1984	SC 1990	OL 2003	SC 2004	SC 2012		4.4	2.7	7.1
	179th Avenue	Tonto Street W / Yakima Street	1200	Urban / Rural	Bit	3	1985	SC 1991	OL 2004	SC 2004	SC 2012		4.4	2.7	7.1
	Salish Circle	178th Lane / CDS	588	Rural	n/a	2	1986	SC 1992	OL 2005	SC 2004	SC 2012		4.1	0**	**
	Tonto Street	177th Avenue / 178th Lane	1252	Urban / Rural	Bit	3	1987	SC 1993	OL 2006	SC 2004	SC 2012	SP 2024	3.9	2.5	6.4
	Tonto Street	178th Lane / 179th Avenue	289	Urban / Rural	Bit	3	1988	SC 1994	OL 2007	SC 2004	SC 2012		3.9	2.5	6.4
	Tonto Street	179th Avenue / 179th Lane	418	Urban / Rural	Bit	4	1989	SC 1995	OL 2008	SC 2004	SC 2012		3.9	2.5	6.4
	Yakima Street	179th Avenue / Termini	227	Urban / Rural	Bit	3	1990	SC 1996	OL 2009	SC 2004	SC 2012		4.0	0**	**
	Yakima Street	179th Lane / 179th Avenue	430	Urban / Rural	Bit	3	1991	SC 1997	OL 2010	SC 2004	SC 2012		4.0	0**	**

Section 01 Unplatted (S/O CR 27) Total

7578

1.44 mi.

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

IP 26-08
2026 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Alpine Wood	154th Court	Vanadium Street / CDS	244	Urban	Conc.	6	2004	SC 2010	SC 2018				*		
	155th Avenue	Sunfish Lake Boulevard (CR 57) / Uranium Street	194	Urban	Conc.	6	2004	SC 2010	SC 2018				*		
	Uranimite Street	155th Avenue / N EOP	204	Urban	Conc.	6	2004	SC 2010	SC 2018				*		
	Vanadium Street	153rd Lane / 155th Avenue	1363	Urban	Conc.	6	2004	SC 2010	SC 2018				*		
Alpine Woods Total			2005	0.38 mi.											
Evergreen Point Townhomes 1st & 2nd	154th Lane	Fluorine Street / W EOP	184	Urban	Conc.	7	2003	SC 2008	SC 2017	CS 2024			*		
	Fluorine Street	Alpine Drive / N EOP	676	Urban	Conc.	7	2002	SC 2008	SC 2017	CS 2025			*		
	Fluorine Street	154th Lane / S EOP	521	Urban	Conc.	7	2003	SC 2008	SC 2017	CS 2026			*		
	Germanium Street	Alpine Drive / W EOP	324	Urban	Conc.	7	2002	SC 2008	SC 2017	CS 2027			*		
Evergreen Point Townhomes 1st & 2nd Total			1705	0.32 mi.											
Hall-Anderson Acres	TH 47 Service Road	S EOP / N EOP	899	Urban	Conc.	6	2006	SC 2011	SC 2017				3.8	8.1	11.9
Hall-Anderson Acres Total			899	0.17 mi.											
Riverside West	Ebony Street	Riverdale Drive / 137th Avenue	1034	Urban	Conc.	6	2005	SC 2011	CS 2021				3.4	7.2	10.6
Riverside West Total			1034	0.2 mi.											
Section 16 Unplatted	163rd Lane	Variolite Street / Uranimite Street	282	Rural	n/a	8	2006	SC 2011	CS 2019				3.8	4.0	7.8
	164th Avenue	Sapphire Street / PT 285ft East	278	Rural	n/a	8	2007	SC 2012	CS 2020				4.3	4.1	8.4
	164th Lane	Uranimite Street / Sapphire Street	698	Rural	n/a	8	2008	SC 2013	CS 2021				3.9	5.4	9.3
	Sapphire Street	164th Lane / 164th Avenue	616	Rural	n/a	8	2009	SC 2014	CS 2022				0**	0**	**
	Uranimite Street	163rd Lane / 164th Lane	852	Rural	n/a	8	2010	SC 2015	CS 2023				0**	0**	**
Section 16 Unplatted Total			2726	0.52 mi.											

IP 26-08
2026 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban /	Curb (Bit /	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA	Avg Agg. Base	Avg Section
Wildwood Acres	174th Avenue	Iguana Street / CDS	571	Rural	n/a	4	1989	SC 1998	OL 2008	SC 2014			4.0	2.3	
	176th Avenue	Iguana Street / W EOP	642	Rural	n/a	5	1990	SC 1999	OL 2009	SC 2015			3.4	4.3	
	Iguana Street	174th Avenue / 176th Avenue	1690	Rural	n/a	5	1991	SC 2000	OL 2010	SC 2016			3.6	3.5	
	Iguana Street	176th Avenue / CDS	302	Rural	n/a	5	1992	SC 2001	OL 2011	SC 2017			3.6	3.5	
	Iguana Street	CR 63 / 174th Avenue	779	Rural	n/a	5	1993	SC 2002	OL 2012	SC 2018			3.6	3.5	
Wildwood Acres Total			3984			0.75 mi.									
2026 Neighborhood Overlay Improvements Total			12353			2.34 mi.									
													* Per As-Built, GPR not available		
													** No Base Visible, GPR Data not available		
													*** No Wear Course Pavement; Rehabilitation Project		

Capital Improvement Plan Ramsey, MN

Project # 24-STR-011
 Project Name MSA- Bunker Lake Boulevard (Jackal SICR 83) Recon

Total Project Cost \$826,965
 Type Improvement
 Priority 1-Existing Obligation (High)
 Useful Life 60 years

Department Street Improvements
 Category Street Improvement
 Status Active

Description

Reconstruction of MSA Bunker Lake Boulevard between Jackal Street and Armstrong Boulevard. Includes addition of shared center lane.

Developer Fees: Oppidon paid \$200,000 and PSD estimated \$191,000 assessment

TIF 18 balance to offset MSA funds, an inter-fund loan will need to be established at the time the funds are used.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	826,965	0	0	0	0	0	0	0	0	826,965
Total	0	826,965	0	0	0	0	0	0	0	0	826,965

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Public Improvement Revolving Fund	0	391,000	0	0	0	0	0	0	0	0	391,000
Tax Increment #18	0	386,750	0	0	0	0	0	0	0	0	386,750
Storm Water Utility Fund	0	49,215	0	0	0	0	0	0	0	0	49,215
Total	0	826,965	0	0	0	0	0	0	0	0	826,965

Capital Improvement Plan Ramsey, MN

Project #	24-STR-001
Project Name	2026 MSA Overlays

Total Project Cost	\$1,290,087	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Overlying of MSA streets: 173rd/175th Avenue (Armstrong Boulevard/CSAH 5): includes soil correction area

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	1,290,087	0	0	0	0	0	0	0	0	1,290,087
Total	0	1,290,087	0	0	0	0	0	0	0	0	1,290,087

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
MSA	0	1,121,815	0	0	0	0	0	0	0	0	1,121,815
Storm Water Utility Fund	0	168,272	0	0	0	0	0	0	0	0	168,272
Total	0	1,290,087	0	0	0	0	0	0	0	0	1,290,087

Capital Improvement Plan Ramsey, MN

Project #	19-STR-011		
Project Name	Reconstruction Streets: Carol-Rose Acres		
Total Project Cost	\$513,774	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of Streets in Carol-Rose Acres: 163rd Lane, 164th Avenue, 164th Lane, and Yolite Street.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	513,774	0	0	0	0	0	0	0	0	513,774
Total	0	513,774	0	0	0	0	0	0	0	0	513,774

Funding Sources

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Pavement Management Fund	0	446,760	0	0	0	0	0	0	0	0	446,760
Storm Water Utility Fund	0	67,014	0	0	0	0	0	0	0	0	67,014
Total	0	513,774	0	0	0	0	0	0	0	0	513,774

Capital Improvement Plan Ramsey, MN

Project #	18-STR-003
Project Name	Reconstruction Streets: Sports Haven

Total Project Cost	\$330,786	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruct streets in Sports Haven: 165th Lane, 166th Avenue, Xenolith Street, Yollite Street

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay should be applied.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	330,786	0	0	0	0	0	0	0	0	330,786
Total	0	330,786	0	0	0	0	0	0	0	0	330,786

Funding Sources

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Pavement Management Fund	0	287,640	0	0	0	0	0	0	0	0	287,640
Storm Water Utility Fund	0	43,146	0	0	0	0	0	0	0	0	43,146
Total	0	330,786	0	0	0	0	0	0	0	0	330,786

Capital Improvement Plan Ramsey, MN

Project #	19-STR-017
Project Name	Reconstruction Streets: Countryside Estates

Total Project Cost	\$2,231,046	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of streets in Countryside Estates: 175th Lane, 176th Avenue, 176th Lane, Marmoset Street, Okapi Street, Rabbit Street, Unicorn Street, Wolverine Street and Xerus Street.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	2,231,046	0	0	0	0	0	0	0	0	2,231,046
Total	0	2,231,046	0	0	0	0	0	0	0	0	2,231,046

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Pavement Management Fund	0	1,940,040	0	0	0	0	0	0	0	0	1,940,040
Storm Water Utility Fund	0	291,006	0	0	0	0	0	0	0	0	291,006
Total	0	2,231,046	0	0	0	0	0	0	0	0	2,231,046

Capital Improvement Plan Ramsey, MN

Project #	21-STR-015		
Project Name	Flintwood Hills 2nd & 3rd Street Reconstruction		
Total Project Cost	\$1,168,308	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of streets within Flintwood Hills 2nd and Flintwood Hills 3rd subdivisions.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	1,168,308	0	0	0	0	0	0	0	0	1,168,308
Total	0	1,168,308	0	0	0	0	0	0	0	0	1,168,308

Funding Sources

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Pavement Management Fund	0	1,015,920	0	0	0	0	0	0	0	0	1,015,920
Storm Water Utility Fund	0	152,388	0	0	0	0	0	0	0	0	152,388
Total	0	1,168,308	0	0	0	0	0	0	0	0	1,168,308

Capital Improvement Plan Ramsey, MN

Project #	23-STR-009
Project Name	Riverside West Street Reconstruction

Total Project Cost	\$229,615	Department	Street Improvements
Type	Unassigned	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of 137th Avenue and Dolomite Street within the Riverside West subdivision.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures

Improvements Other than Building Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
	0	229,615	0	0	0	0	0	0	0	0	229,615
Total	0	229,615	0	0	0	0	0	0	0	0	229,615

Funding Sources

Pavement Management Fund	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
	0	199,665	0	0	0	0	0	0	0	0	199,665
Storm Water Utility Fund	0	29,950	0	0	0	0	0	0	0	0	29,950
Total	0	229,615	0	0	0	0	0	0	0	0	229,615

Capital Improvement Plan Ramsey, MN

Project #	23-STR-008
Project Name	Section 01 Unplatted (S/O CR 27) Street Recon

Total Project Cost	\$1,013,472	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of the streets within Section 01 Unplatted, south of CR 27.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	1,013,472	0	0	0	0	0	0	0	0	1,013,472
Total	0	1,013,472	0	0	0	0	0	0	0	0	1,013,472

Funding Sources

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Pavement Management Fund	0	881,280	0	0	0	0	0	0	0	0	881,280
Storm Water Utility Fund	0	132,192	0	0	0	0	0	0	0	0	132,192
Total	0	1,013,472	0	0	0	0	0	0	0	0	1,013,472

Capital Improvement Plan Ramsey, MN

Project # 21-STR-014
 Project Name 2026 Neighborhood Overlays

Total Project Cost \$681,477
 Type Improvement
 Priority 1-Existing Obligation (High)
 Useful Life 60 years

Department Street Improvements
 Category Street Improvement
 Status Active

Description

Overlaying of streets within the following subdivisions: Alpine Woods; Evergreen Point Townhomes 1st; Evergreen Point Townhomes 2nd; Hall-Anderson Acres (TH 47 Service Road only); Section 16 Unplatted (2006 Construction only); Riverside West (Ebony Street); Wildwood Acres

Justification

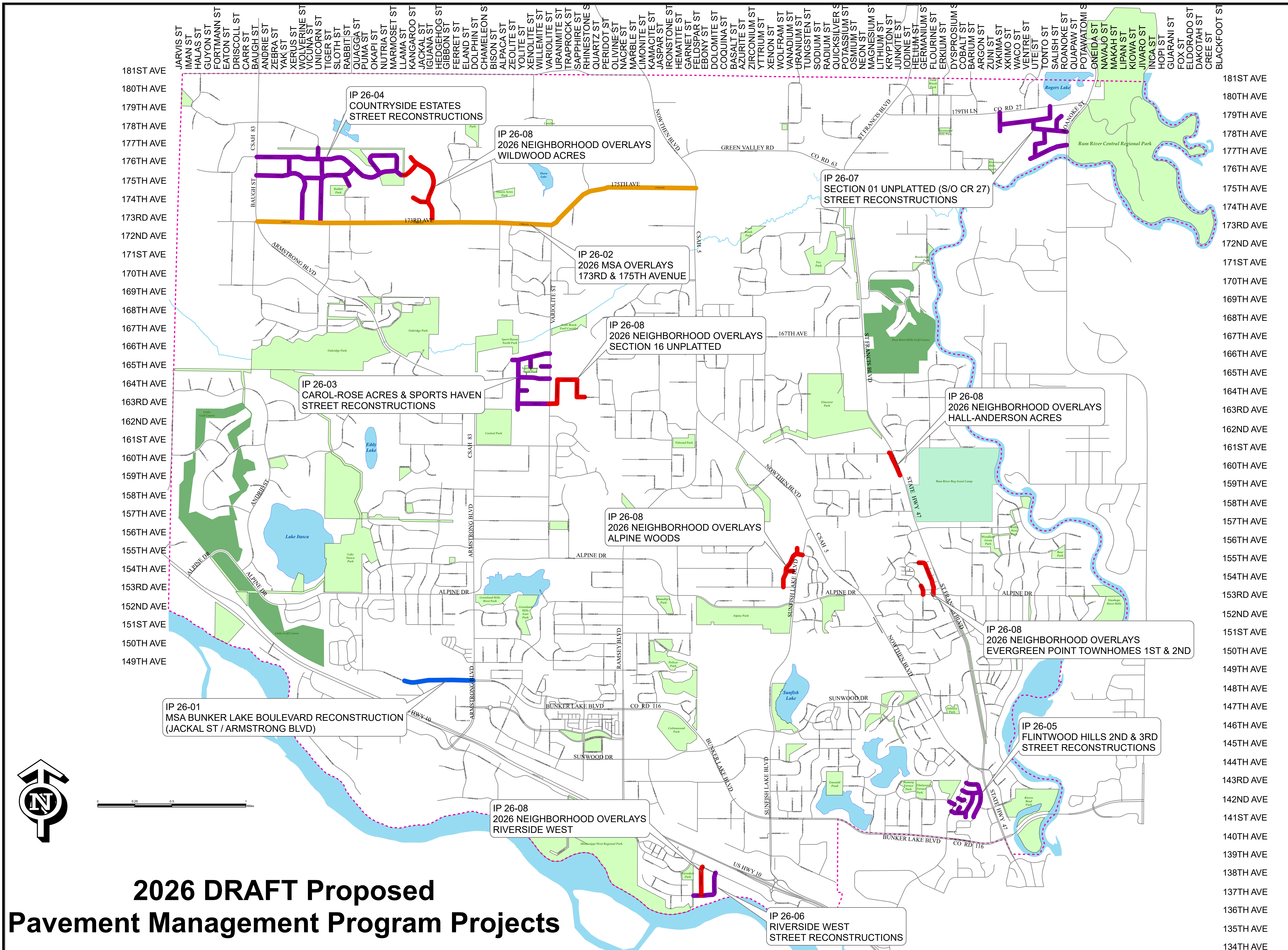
In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	681,477	0	0	0	0	0	0	0	0	681,477
Total	0	681,477	0	0	0	0	0	0	0	0	681,477

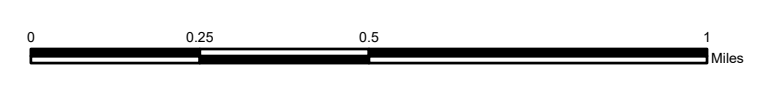
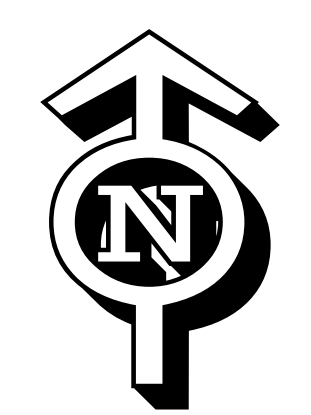
Funding Sources

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Pavement Management Fund	0	649,026	0	0	0	0	0	0	0	0	649,026
Storm Water Utility Fund	0	32,451	0	0	0	0	0	0	0	0	32,451
Total	0	681,477	0	0	0	0	0	0	0	0	681,477



Legend

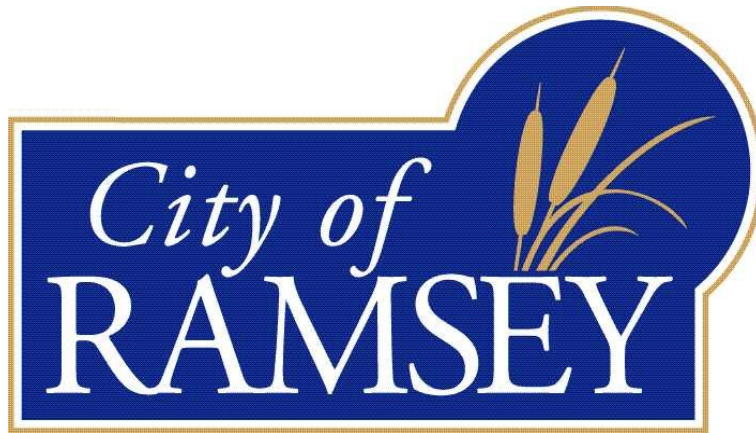
- 2026 MSA Recon.
- 2026 MSA Overlay
- 2026 Overlay
- 2026 Reconstruction
- Streets
- MuniBndry
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks



2026 DRAFT Proposed Pavement Management Program Projects

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
169TH AVE
168TH AVE
167TH AVE
166TH AVE
165TH AVE
164TH AVE
163RD AVE
162ND AVE
161ST AVE
160TH AVE
159TH AVE
158TH AVE
157TH AVE
156TH AVE
155TH AVE
154TH AVE
153RD AVE
152ND AVE
151ST AVE
150TH AVE
149TH AVE
148TH AVE
147TH AVE
146TH AVE
145TH AVE
144TH AVE
143RD AVE
142ND AVE
141ST AVE
140TH AVE
139TH AVE
138TH AVE
137TH AVE
136TH AVE
135TH AVE
134TH AVE

JARVIS ST
IMAN ST
HALAS ST
GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMA ST
OKAPI ST
NUTRIA ST
MARMOSSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON S
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOLITE ST
WILLEMITE ST
VARIOLITE ST
URANITE ST
TRAPROCK ST
SAPPHIRE ST
RHINESTONE S
QUARTZ ST
PERidot ST
OLIVINE ST
NAGRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
JASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
FELDSPAR ST
EBONY ST
DOLOMITE ST
COQUINA ST
AZURITE ST
ZIRCONIUM ST
YTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER S
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM S
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM S
FLOURINE ST
ERKLIUM ST
DYSPROSIUM S
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI S
ONEIDA ST
NAVAJO ST
MAKAH ST
LIPAN ST
KIOWA ST
JIVARO ST
INGA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST
BLACKFOOT ST



**REQUEST FOR PROPOSAL
PAVEMENT MANAGEMENT PROGRAM
2026 STREET RECONSTRUCTION PROJECTS
Topographic Survey
City of Ramsey**

ISSUE DATE
March 20, 2025

PROPOSAL MUST BE RECEIVED BY:
4:00 pm on Monday, April 14, 2025

EMAIL PROPOSAL TO:
JFeriancek@cityoframsey.com

or

DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Joe Feriancek
763-433-9893

INTRODUCTION: The City of Ramsey (City) is requesting proposals for the delivery of seven (7) topographic surveys for 2026 projects including;

1. IP 26-02 2026 MSA Overlay Improvements (Soil Correction Area)
 - a. 173rd Avenue between Puma Street and Iguana Street
 - i. Shots to 50-feet past intersections with side streets
 - ii. Shots of entire right of way (varies 66' to 120')
 - iii. Right of Way topo area is 4.51 acres
 - b. Street topo area is approximately 0.48 miles in total length
 - i. 31-foot wide rural section within minimal shoulder
 1. Culvert in middle (shots of culvert if exposed)
 2. Wetland adjacent; wetland boundary determination required
 - ii. Speed limit 55 mph; ADT 928
 - c. No municipal utilities in project area
2. IP 26-03 Carol-Rose Acres & Sports Haven Street Reconstructions
 - a. Right of Way is generally 66-feet wide
 - i. ROW Topo Area is 10.51 acres
 - b. Streets are approximately 1.20 miles in total length
 - i. 24-foot wide rural section
 1. Drainage includes swales and culverts
 - c. No municipal utilities in project area
3. IP 26-04 Countryside Estates Street Reconstructions
 - a. Right of Way is generally 66-feet wide
 - i. ROW Topo Area is 26.14 acres
 - b. Streets are approximately 3.17 miles in total length
 - i. 24-foot wide rural section
 1. Drainage includes swales and culverts
 - c. No municipal utilities in project area
4. IP 26-05 Flintwood Hills 2nd & 3rd Street Reconstructions
 - a. Right of Way is generally 66-feet wide
 - i. ROW Topo Area is 8.27 acres
 - b. Streets are approximately 0.83 miles in total length
 - i. 30-foot wide urban section
 1. Drainage includes concrete C&G with inlets in the gutter line
 - c. Municipal Water, Sewer, and Storm exist throughout project area
 - i. Shots at valves, hydrants, manhole rims, CB rims
5. IP 26-06 Riverside West Street Reconstructions
 - a. Right of Way is generally 66-feet wide
 - i. ROW Topo Area is 2.75 acres
 - b. Streets are approximately 0.28 miles in total length
 - i. 31-foot wide urban section
 1. Drainage includes concrete C&G with inlets in the gutter line
 - c. Municipal Water, Sewer, and Storm exist throughout project area

6. IP 26-07 Section 01 Unplatted S/CR 27 Street Reconstructions
 - a. Right of Way is generally 66-feet wide
 - i. ROW Topo Area is 11.60 acres
 - b. Streets are approximately 1.44 miles in total length
 - i. 24-foot wide mix rural & urban with bituminous curbing
 1. Drainage includes flumes, swales and culverts
 - c. No municipal utilities in project area

7. IP 26-08 2026 Neighborhood Pavement Overlay Improvements
 - a. Alpine Woods
 - i. 8 Pedestrian Ramp survey locations
 - ii. Single-family housing development
 - b. Evergreen Point Townhouses 1st & 2nd
 - i. 15 Pedestrian Ramp survey locations
 - ii. Town house development
 - c. Hall-Anderson Acres TH 47 Service Road
 - i. 1 Pedestrian Ramp survey location
 - ii. Single-family house development – low volume cul-de-sac
 - d. Shots required at the concrete joints for concrete walks within the topo area
 - i. Pedestrian Ramp Topo Area needs to be sufficient for ADA improvements
 1. Assumed 20 feet from center of pedestrian ramp

The scope of these surveys each include:

- a. Topographic Survey
- b. Contacting Gopher State One Call to locate utility markings
- c. Delivery of survey points in an Excel/CSV format
- d. Point Code listing

FIELD SURVEY REQUIREMENTS: The field survey is not limited to, but is expected to include the following:

- Elevations along the centerline, edge of bituminous pavement, top and bottom of swale, and boulevard up to the right-of-way at 50-foot stations and grade changes
 - Urban section areas shall include flowline and top back of curb shots
- Location and elevations on driveway edges and corners to the right-of-way
- Location and elevations of any storm sewer, sanitary sewer, watermain, utilities, structures, etc. within the survey area
 - Gopher One State locate calls shall be made prior to surveying
- Locations and elevations of trees/tree lines, landscaping, mailboxes, signage, fence lines, etc. within the survey area
- General top and bottom of slopes, and intermediate spot elevations in swales

SCHEDULE: A written schedule of the work shall be submitted identifying all work components and showing work start and completion dates required to comply with the schedule. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The final Topographic Survey must be delivered to the City by the date listed in the attached proposal sheet.

PROPOSAL SUBMITTAL: A lump sum quote for each project shall be submitted for the proposed work using the form at the end of this Request for Proposal (RFP).

COMMUNICATION WITH THE CITY: If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the RFP.

SUBMISSION: A signed copy of the attached proposal form is requested by **4:00 P.M. Monday, April 14, 2025**. E-mail proposals will be accepted and may be sent to Joe Feriancek; JFeriancek@cityoframsey.com. Or deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Joe Feriancek, Assistant City Engineer.

PROPOSAL UNDERSTANDING: By submitting a proposal, the Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION: Under no condition will any costs of preparation of the proposal be reimbursed by the City.

LICENSE AND INSURANCE: By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability \$1,000,000 per occurrence (written on an occurrence based form bodily injury and property damage); automobile liability \$1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 10:00 p.m., Monday through Friday.

WORK AND STAGING AREAS: The Contractor shall confine their work activities within City owned properties and right of way / easements. No equipment shall be left on City streets outside normal working hours.

TRAFFIC CONTROL: Work shall be conducted in conformance with the specifications set forth herein and in accordance with the latest edition of the Minnesota Department of Transportation Standard Specifications for Construction, which is incorporated by reference to these specifications.

PAYMENT: Invoices must be submitted to the City on a net 30-day basis, made out to the City of Ramsey Engineering Department including the project description, and must be submitted via email to accountspayable@cityoframsey.com. Payments may be made by EFT upon request, please submit EFT requests to accountspayable@cityoframsey.com. An IC 134 form will be required for final payment.

BASIS OF PAYMENT: Payment shall be made on a lump sum basis for all components of the work as specified in the RFP. The cost of any additional equipment, labor, materials, permits, tools and supplies which have not

been specifically identified in this section for payment, but are required to complete the work, shall be considered incidental to the project. The City is also requesting an hourly rate for additional survey work to be submitted, if we find a need to expand the project scope after reviewing the initial survey.

PROPOSAL

_____ accepts the terms and conditions herein and agrees to complete all work described herein, and to deliver the final Topographic Surveys to the City by the dates provided below.

IP 26-02 2026 MSA Overlay Improvements	
Topographic Survey & Wetland Boundary Determination due back July 31, 2025	
Description	Cost Extension
Topographic Survey Lump sum not-to-exceed amount	
Wetland Boundary Determination Lump sum not-to-exceed amount	
IP 26-03 Carol-Rose Acres & Sports Haven Street Reconstructions	
Topographic Survey due back August 30, 2025	
Description	Cost Extension
Topographic Survey Lump sum not-to-exceed amount	
IP 26-04 Countryside Estates Street Reconstructions	
Topographic Survey due back May 30, 2025	
Description	Cost Extension
Topographic Survey Lump sum not-to-exceed amount	
IP 26-05 Flintwood Hills 2nd & 3rd Street Reconstructions	
Topographic Survey due back June 30, 2025	
Description	Cost Extension
Topographic Survey Lump sum not-to-exceed amount	
IP 26-06 Riverside West Street Reconstructions	
Topographic Survey due back August 30, 2025	
Description	Cost Extension
Topographic Survey Lump sum not-to-exceed amount	
IP 26-07 Section 01 Unplatted Street Reconstructions	
Topographic Survey due back June 30, 2025	
Description	Cost Extension
Topographic Survey Lump sum not-to-exceed amount	
IP 26-08 2026 Neighborhood Overlay Improvements	
Topographic Survey due back August 30, 2025	
Description	Cost Extension
Topographic Survey Lump sum not-to-exceed amount	

Contractor Name _____

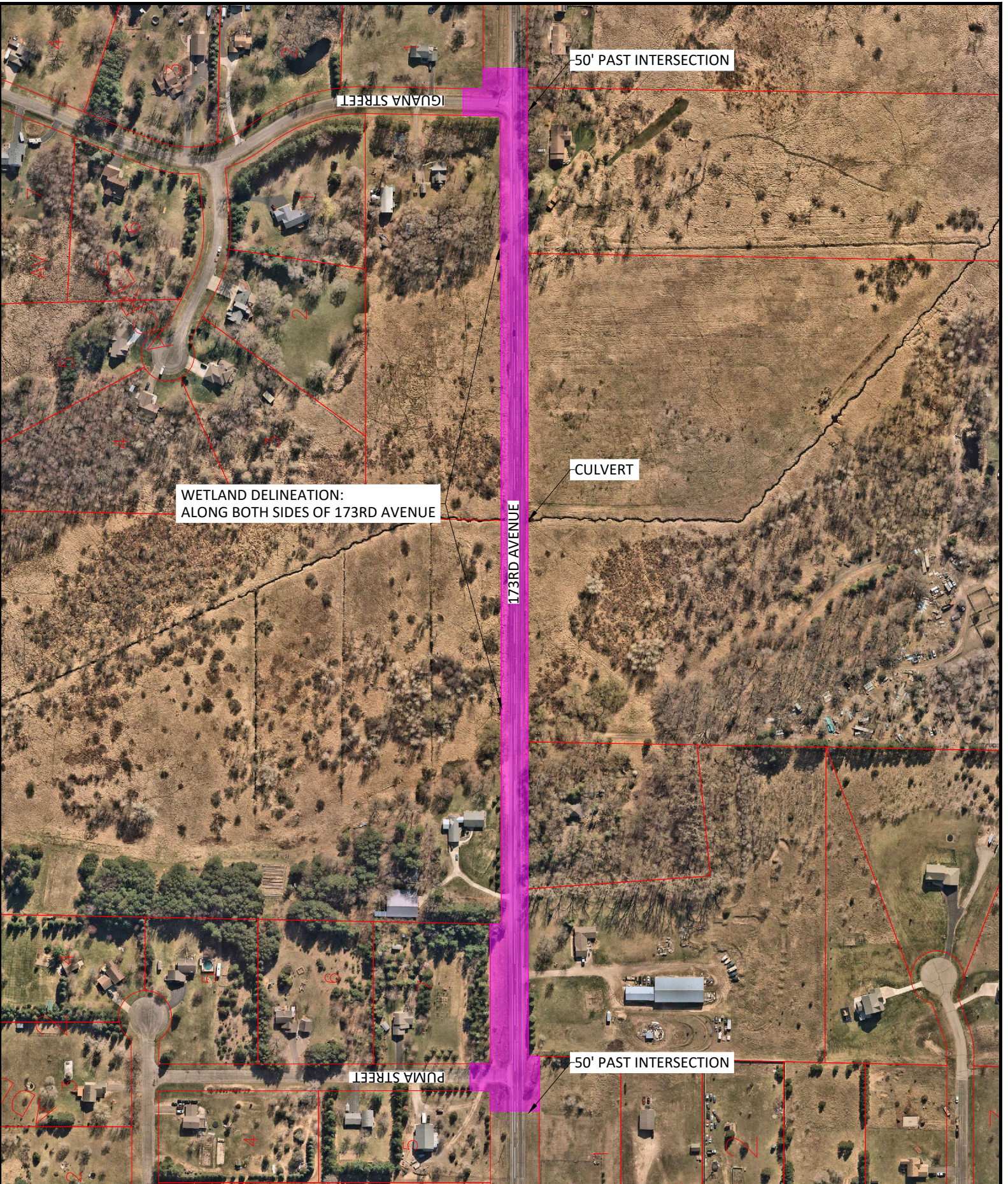
Owner or representative _____

Phone(s) _____

E-mail _____

Signature _____

Date _____



50' PAST INTERSECTION

IGUANA STREET

CULVERT

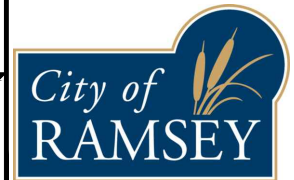
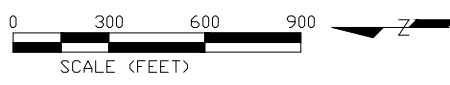
WETLAND DELINEATION:
ALONG BOTH SIDES OF 173RD AVENUE

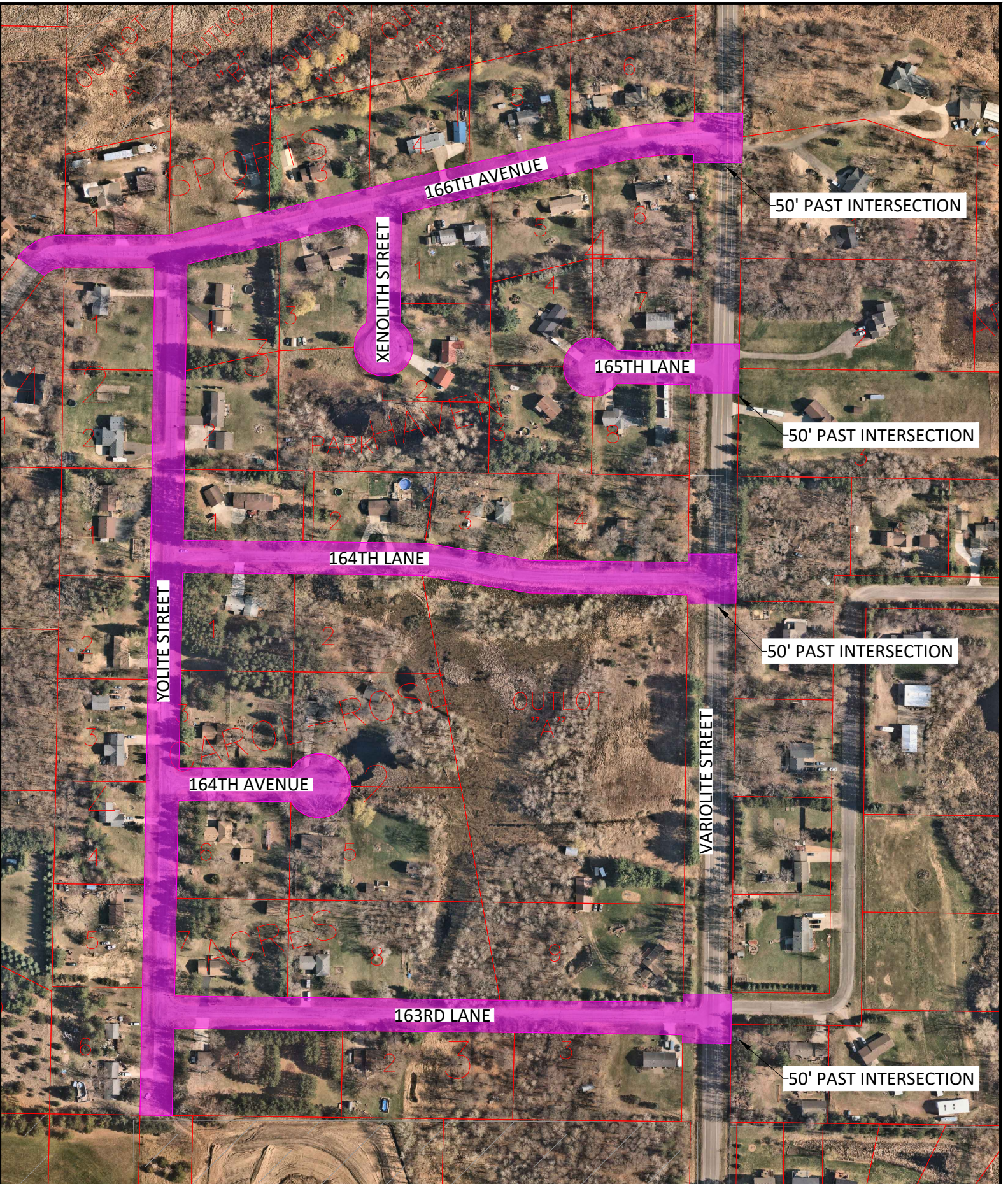
173RD AVENUE

50' PAST INTERSECTION

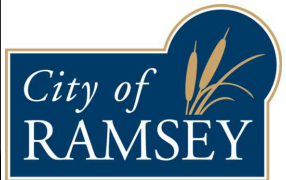
PUMA STREET

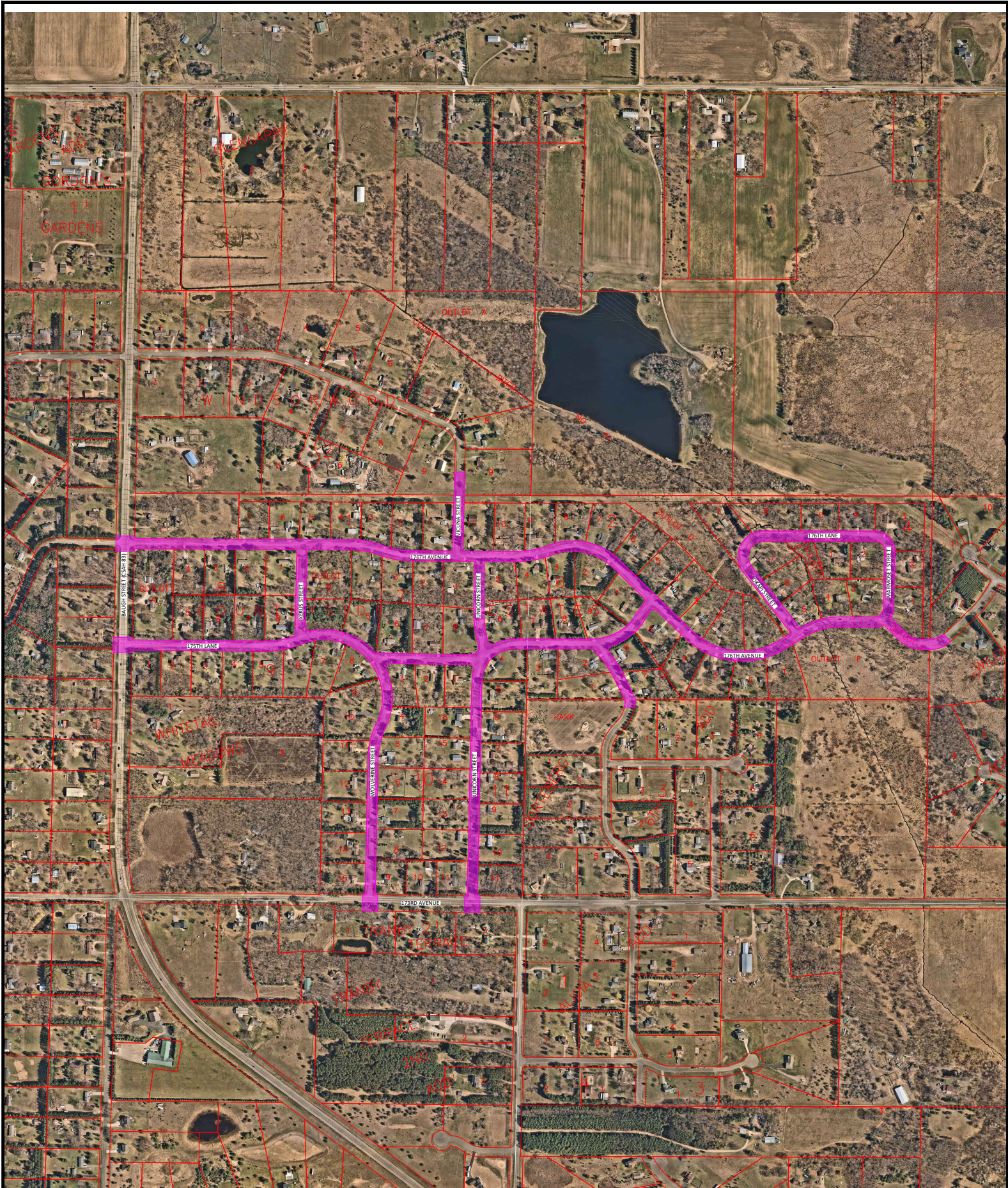
IP 26-01
2026 MSA OVERLAY IMPROVEMENTS
TOPOGRAPHIC SURVEY AREA



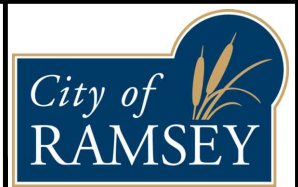
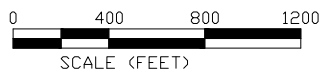


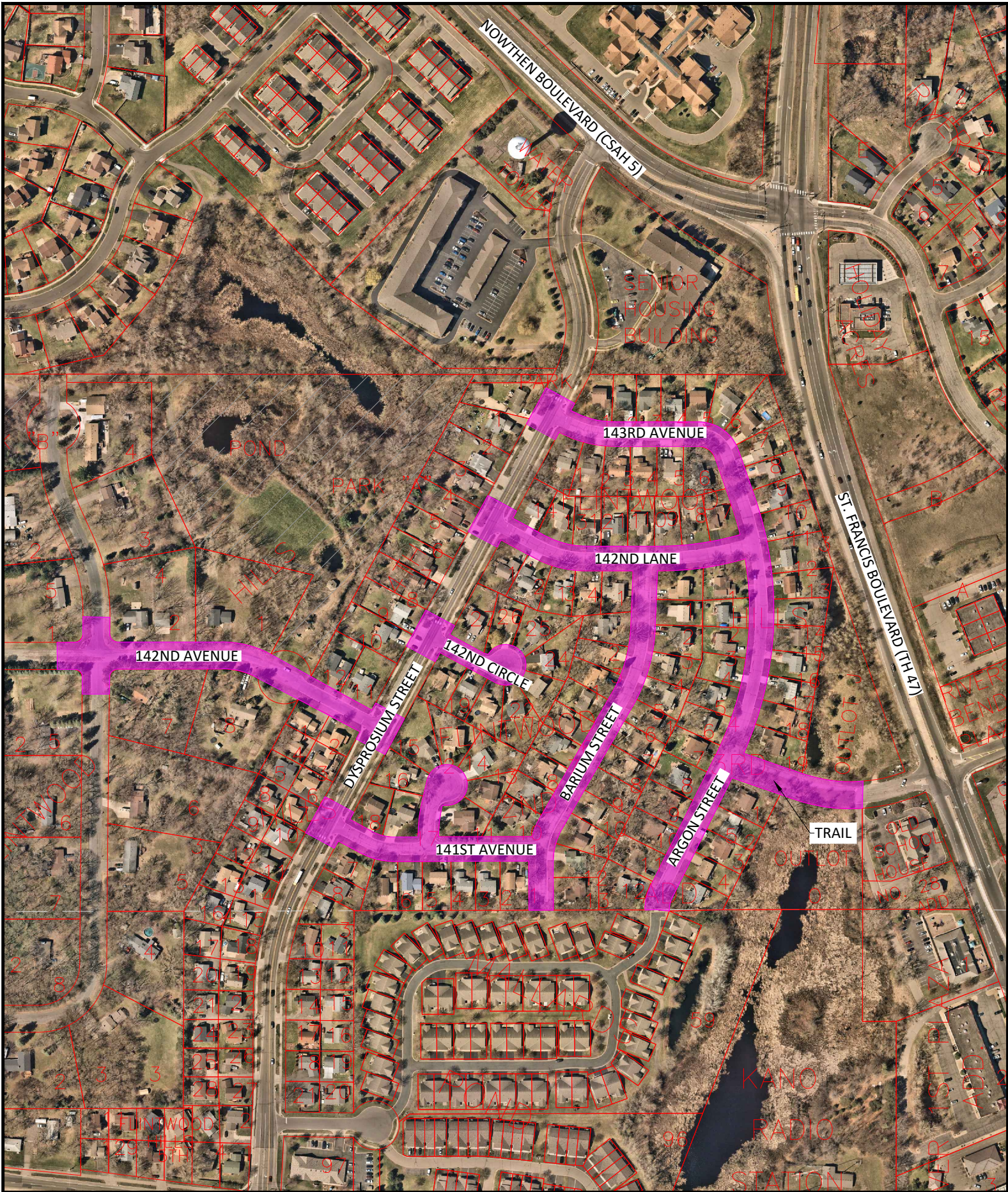
IP 26-03
 CAROL-ROSE ACRES & SPORTS HAVEN
 TOPOGRAPHIC SURVEY AREA



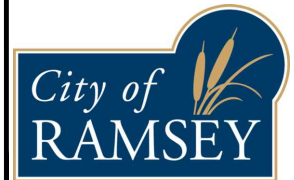


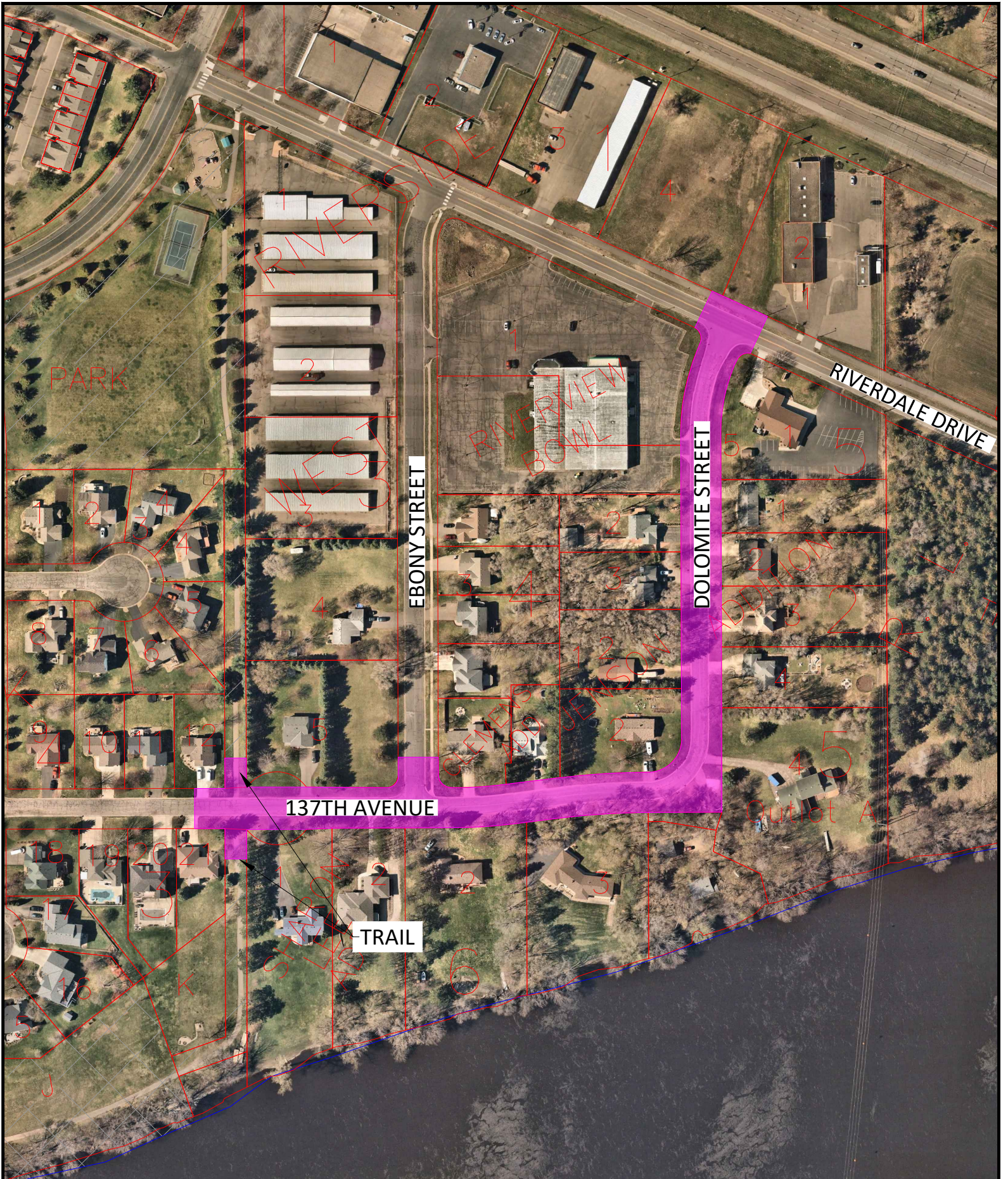
IP 26-04
COUNTRYSIDE ESTATES
TOPOGRAPHIC SURVEY AREA



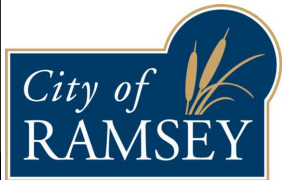
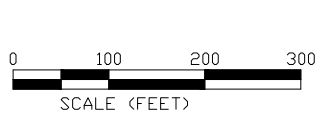


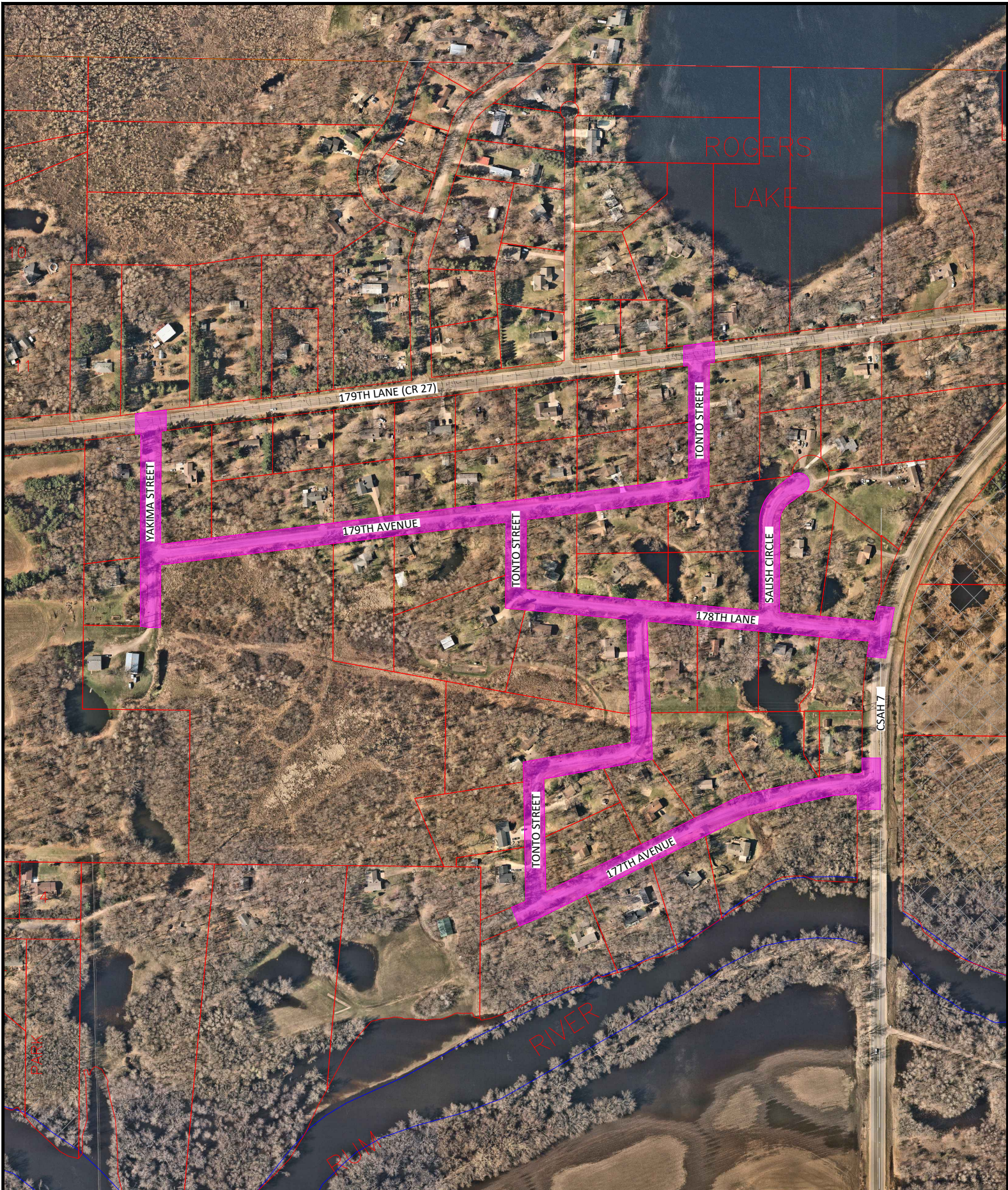
IP 26-05
 FLINTWOOD HILLS 2ND & 3RD
 TOPOGRAPHIC SURVEY AREA



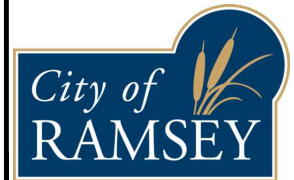
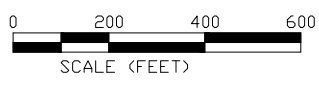


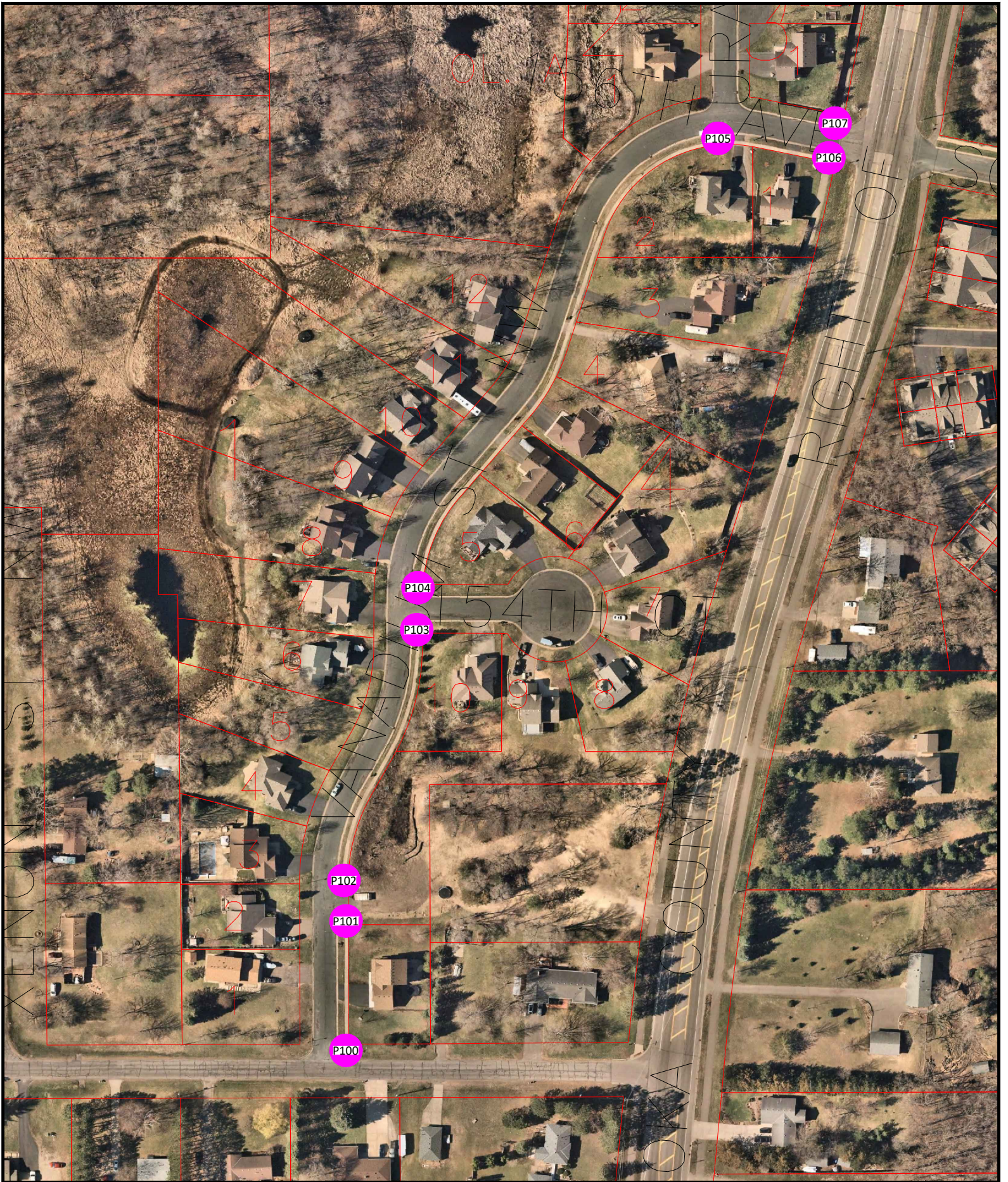
IP 26-06
 RIVERSIDE WEST
 TOPOGRAPHIC SURVEY AREA



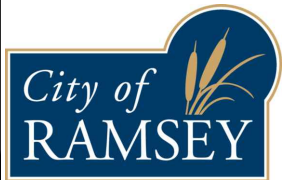


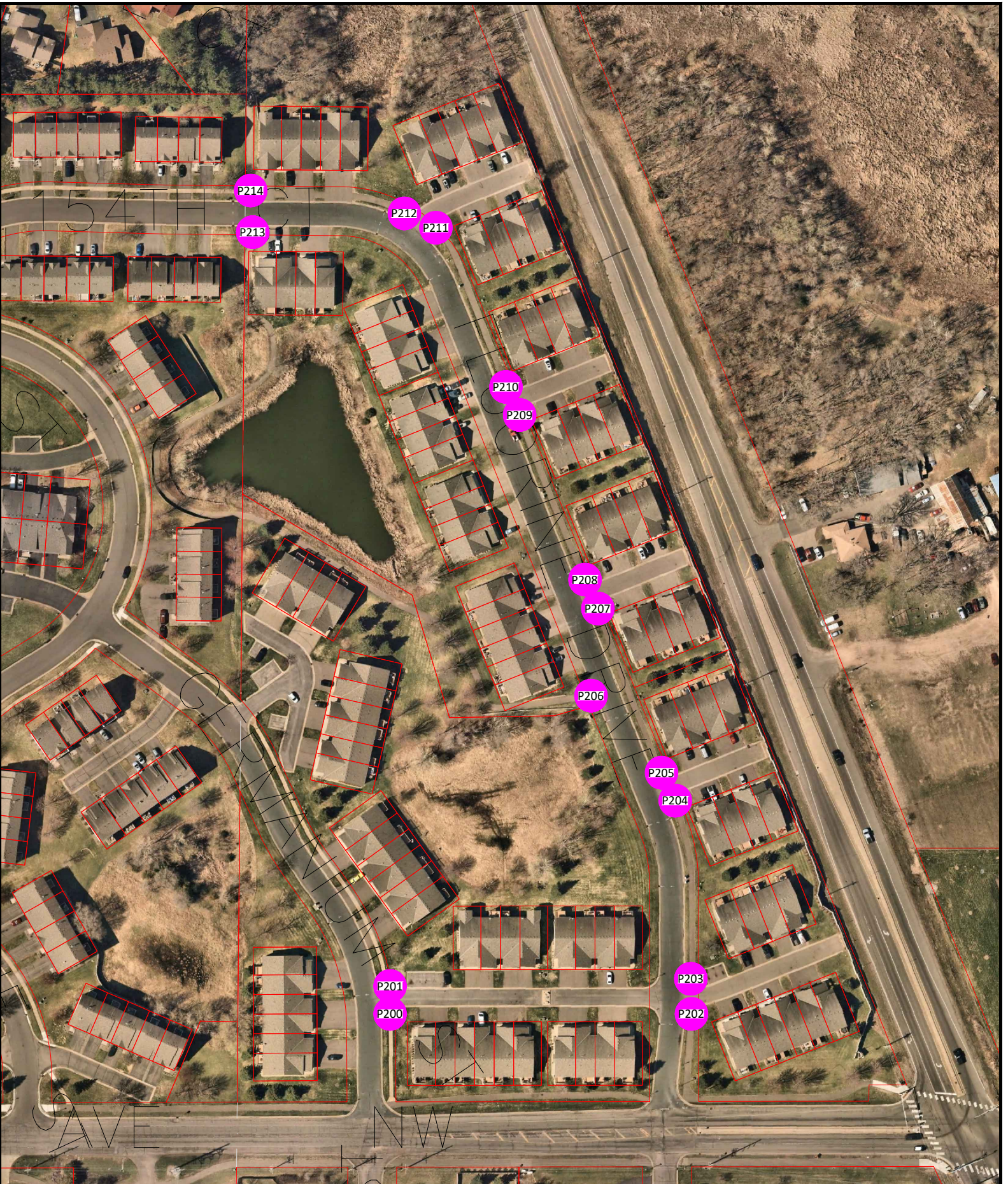
IP 26-07
SECTION 01 UNPLATTED S/O CR 27
TOPOGRAPHIC SURVEY AREA



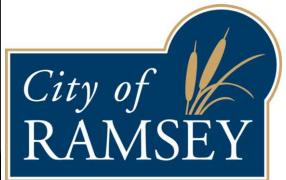


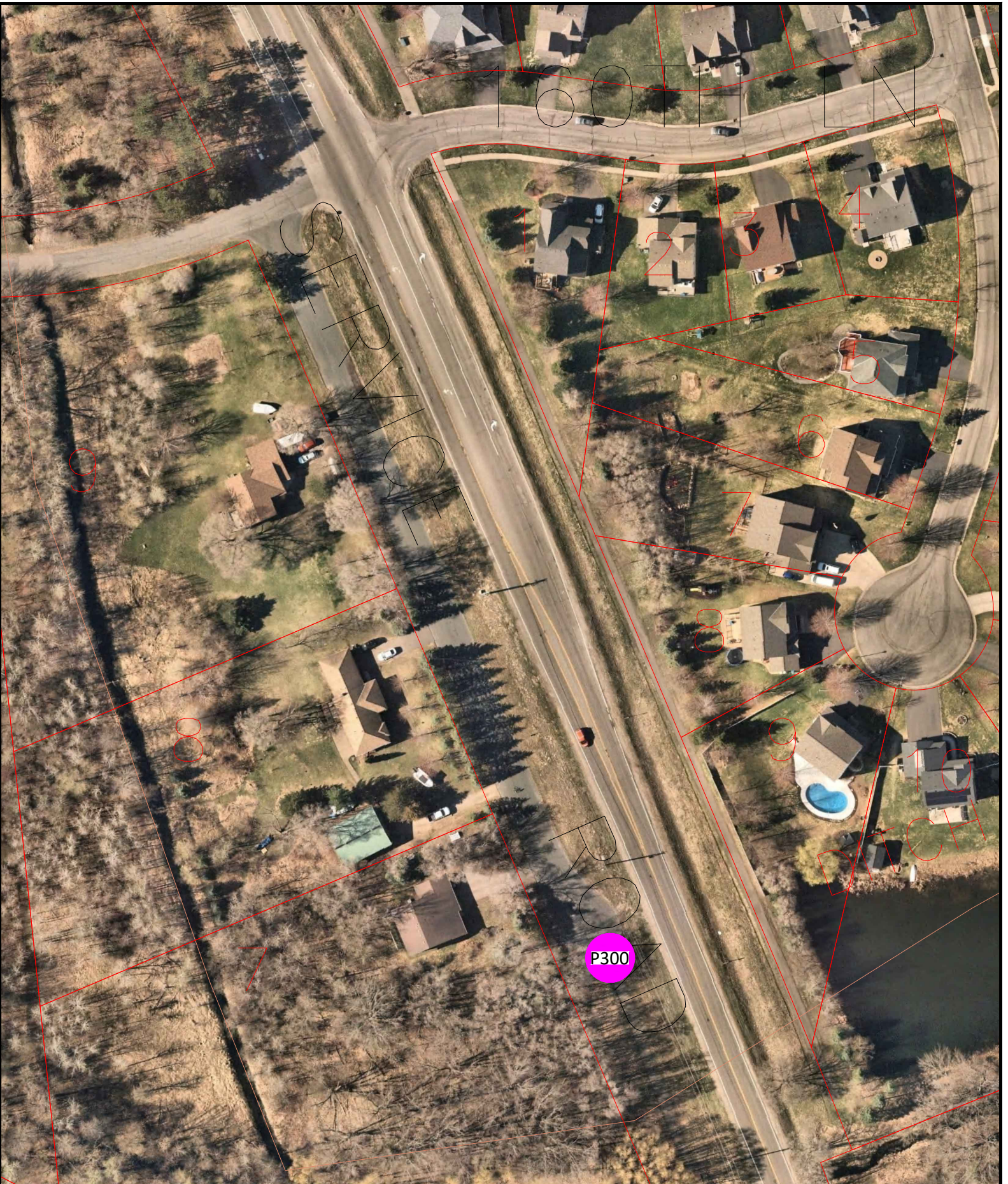
IP 26-08
 2026 NEIGHBORHOOD OVERLAY
 PEDESTRIAN RAMP TOPO
 ALPINE WOODS



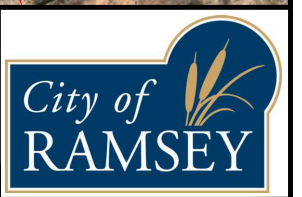
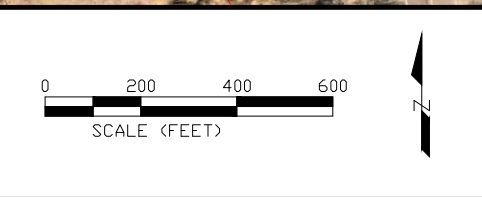


IP 26-08
2026 NEIGHBORHOOD OVERLAY
PEDESTRIAN RAMP TOPO
EVERGREEN POINT TOWNHOMES





IP 26-08
2026 NEIGHBORHOOD OVERLAY
PEDESTRIAN RAMP TOPO
HALL-ANDERSON ACRES (TH 47 SERVICE RD)



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

RESOLUTION #25-082

RESOLUTION ACCEPTING PROPOSALS FOR TOPOGRAPHIC SURVEYS FOR 2026 CAPITAL IMPROVEMENT PROGRAM PROJECTS

WHEREAS, the streets within the Carol-Rose Acres & Sports Haven subdivision, Countryside Estates subdivision, Flintwood Hills 2nd and 3rd subdivisions, Riverside West subdivision, Section 01 Unplatted subdivision, and Bunker Lake Boulevard (CR 116) between Jackal Street and Armstrong Boulevard (CR 83) are proposed to be reconstructed in 2026; and

WHEREAS, the streets Alpine Wood subdivision, Evergreen Point 1st and 2nd subdivision, Hall-Anderson Acres subdivision, Riverside West subdivision, Wildwoods Acres subdivision and Section 16 Unplatted subdivision are proposed to be milled and overlaid in 2026; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-044, adopted February 25, 2025, the City Council ordered the City Engineer to prepare request for proposals for 2026 Capital Improvement Program projects; and

WHEREAS, request for proposals were submitted to two (2) firms for the purpose of obtaining proposals for completing the proposed topographic surveys; and

WHEREAS, the two (2) topographic survey proposals received are tabulated below; and

Project	Bolton & Menk	Hakanson Anderson
IP 26-02 MSA Overlay Improvements	\$2,243.50	\$2,640.00
IP 26-02 Wetland Boundary Determination	\$5,800.00	\$2,920.00
IP 26-03 Carol-Rose Acres & Sports Haven Street Reconstructions	\$5,461.00	\$7,900.00
IP 26-04 Countryside Estates Street Reconstructions	\$14,528.50	\$16,500.00
IP 26-05 Flintwood Hills 2 nd & 3 rd Street Reconstructions	\$3,803.50	\$6,600.00
IP 26-06 Riverside West Street Reconstructions	\$1,366.00	\$2,650.00
IP 26-07 Section 01 Unplatted S/CR 27 Street Reconstructions	\$6,728.50	\$9,100.00
IP 26-08 2026 Neighborhood Pavement Overlay Improvements	\$1,268.50	\$3,000.00
<i>Total Amount for all projects</i>	<i>\$41,199.50</i>	<i>\$51,310.00</i>

WHEREAS, the proposal of Hakanson Anderson in the total amount of \$5,560.00 for Topographic Survey and Wetland Boundary Determination services in accordance with the prepared proposals is the lowest responsible proposal for Improvement Project 26-02 and their proposal shall be and hereby is accepted; and

WHEREAS, the proposal of Bolton & Menk in the total amount of \$33,156.00 for Topographic Survey services in accordance with the prepared proposals is the lowest responsible proposal for Improvement Projects 26-03, 26-04, 26-05, 26-06, 26-07, and 26-08 and their proposals shall be and hereby are 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 Hakanson Anderson for said topographic survey and wetland boundary determination services for Improvement Project 26-02 for and on behalf of the City of Ramsey.
- 2) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Bolton & Menk for said topographic survey services for Improvement Projects 26-03, 26-04, 26-05, 26-06, 26-07, and 26-08 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 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #25-083 Approving Grant Request From Restaurant Sign and Awning Program for King Baguette, Inc.

Purpose/Background:

The City of Ramsey City Council adopted the Restaurant Subsidy: Sign and Awning Program on July 24, 2018 per Resolution #18-158. This program along with the SAC and WAC deferral loan program was part of an initiative to encourage more investment in new restaurants in the City of Ramsey. To date, the Kitchen Table, Alison's Petite Pastries, Miss Iz Ice Cream and Chanticlear Pizza have been granted funds from the Sign and Awning Program. The \$1,500 check is issued to the applicant after completion of the project and Staff has taken photos of the completed project.

Staff has been working with King Baguette, Inc. this year to open up a new restaurant with drive-thru at 7912 Sunwood Drive NW, Unit 100 at Northstar Marketplace. The City Council approved the SAC and WAC loan for \$13,881 for this project on March 25, 2025. Staff is supportive of this request.

Staff has received a complete application and is looking for City Council approval of the grant request for \$1,500 from the Restaurant Sign and Awning Program.

Notification:

None required

Time Frame/Observations/Alternatives:

King Baguette, Inc. has signed a ten-year lease in Northstar Marketplance at 7912 Sunwood Drive NW, Unit 100. The proposed restaurant use meets the criteria of the Restaurant Sign Awning program. The applicant has received two bids (\$10,975 and \$10,096) for the onsite signage included as attachments to this case. King Baguette is going to go with Quality Sign Solutions as they will also be doing the work for their Drive Thru Ordering Kiosk, Staff is supportive of the grant request and is asking the Council to consider approval of the grant request of \$1,500.

Alternatives Include:

- 1) Adopt Resolution #25-083 Approving Grant Request From Restaurant Sign and Awning Program for King Baguette, Inc.
- 2) Deny Grant Request From Restaurant Sign and Awning Program for King Baguette, Inc.
- 3) Something Else.

Funding Source:

Funding would come from the EDA 9230.6246 (marketing). The Applicant is requesting a \$1,500 grant from the City Sign and Awning Program. This is the maximum allowable amount proposed under the program guidelines. The total estimated cost of the project is approximately \$11,950 and King Baguette would be responsible for the balance.

Recommendation:

The EDA met on April 10, 2025 and unanimously passed a motion Staff recommends approving a \$1,500 grant from the Restaurant Sign and Awning Program for King Baguette, Inc.

Outcome/Action:

Motion to Adopt Resolution #25-083 Approving Grant Request From Restaurant Sign and Awning Program for King Baguette, Inc.

Attachments

Site Location Map - King Baguette
ACTION - Resolution #25-083
Signed Sign Application
Quality Sign Solutions Quote and Graphics
Demars Quote and Graphics

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 04/17/2025

Reviewed By

Brian Hagen

Date

04/17/2025 12:18 PM

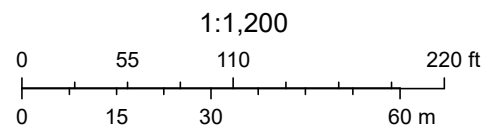
Started On: 04/11/2025 03:24 PM

King Baguette



3/4/2025, 3:01:05 PM

- Multi-units



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

RESOLUTION #25-083

RESOLUTION APPROVING GRANT FROM RESTAURANT SIGN AND AWNING PROGRAM FOR KING BAGUETTE, INC.

WHEREAS, City Staff worked with King Baguette, Inc. (The “Applicant”) to identify a Ramsey location for a hybrid service, sit down restaurant concept; and

WHEREAS, the Applicant has filled out a complete application for the Sign and Awning program at 7912 Sunwood Drive NW, Unit 100 and has requested \$1,500 to fund the signage for this new restaurant/bakery; and

WHEREAS, utilization of the Restaurant Sign and Awning program is based on the availability of EDA marketing funds (9230-6246) on an annual basis and is awarded on a case by case basis; and

WHEREAS, the Applicant has received two quotes and the cost for the restaurant signage is \$10,975; and

WHEREAS, The EDA met on April 10, 2025 and unanimously recommended awarding \$1,500 to King Baguette, Inc. from the Restaurant Sign and Awning program; and

WHEREAS, King Baguette Inc. is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of April 14, 2025.

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

- 1) That the City Council authorizes awarding a grant of \$1500 from the Restaurant Sign and Awning Program to King Baguette, Inc. to be funded through 9230-6246 (EDA Marketing); subject to Economic Development Manager review, and completion and inspection of the project.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

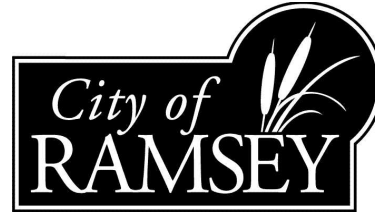
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

Approved 7.24.18



Restaurant Subsidy: Sign and Awning Program

The Program

The purpose of this program is to offer assistance to new Restaurants in The City of Ramsey to create or change their signs and awnings. The signs and awnings should be designed to enhance and compliment the community as well as attract customers. The Sign and Awning program uses a grant to fund the applicant's project. The grant amount is up to \$1,500. Only one Sign and Awning Program Grant shall be approved per new business. If the cost of the signs and awning exceeds \$1,500, the applicant is responsible for the difference.

Eligibility

Eligible applicants are new for-profit restaurant businesses operating in The City of Ramsey and apply within 12 months of opening to receive this assistance. All signs and awnings must be in compliance with The City of Ramsey zoning ordinance; including any required sign permits. The applicant and/or company must be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans.

The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

Application Process

The applicant must submit all required information. The Ramsey Economic Development Authority will make a recommendation on the Restaurant Subsidy: Sign and Awning Program. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance for Sign and Awning grants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of the Ramsey EDA Fund.

Contractor & Permits

A minimum of two bids per project must be obtained from contractors, the lower of which will be reimbursed, unless the work is done by the applicant. All required permits are the responsibility of the applicant.

***Important: Please work with sign professionals and be clear about the sign specifications (i.e. wood vs. metal) when soliciting bids.

Work Completion

Weather permitting; all projects must be completed within 120 days of the funding approval date. If work is completed prior to obtaining funding approval, the applicant can submit an application requesting reimbursement under the guidelines of this program. If the applicant is seeking reimbursement, a final invoice must be included with the application. The final invoice must be dated within 60 days of the date the EDA receives the application.

Disbursement Process

After an inspection by the city to verify completion of the work, a check will be issued payable to the program applicant. Before funds can be released, the following must be received by the EDA:

- 1) Final invoice from contractor (or materials list from supplier).
- 2) Photograph(s) of completed project.
- 3) Confirmation of city sign permit and final inspection.
- 4) Final inspection by the city's Economic Development Manager.

Restaurant Subsidy: Sign and Awning Program Application

Business Owner:

Cuong Phan

Property Owner/Management Contact Name:

Michelle Nichols

Business Name:

King Baguette

Address to be improved:

7912 Sunwood Drive Northwest

Phone(s): 763-232-4418

Email: cuongphan12@yahoo.com

Short Project Description:

Store front and Side Entrance Signs for King Baguette

Total Improvement Cost: \$10,975.00 Grant Request: \$1,500.00

Contractor Name Bid Amount

1. Jason Meyer (Quality Sign Company)
2. Tim Olson (Demars Sign Company)

Your application is not complete if you do not include:

1. Minimum two bids
(If you are doing the work yourself, attach a copy of the material costs on letterhead from the material supplier)
 1. Sketch/Image of Project
 2. Sign Permit
(You may apply without a permit, but EDA staff must receive it prior to disbursing funds)
 3. W-9 Form
 4. Photograph(s) of building prior to improvement

I AGREE with and UNDERSTAND the following:

I have read and am within the guidelines for the Sign & Awning Grant Program. I understand that if any information is incorrect or incomplete, my chances of receiving funding will be delayed and/or hindered.

Prop. Owner/Mgmt Name: Michelle Nichols

Signature: Michelle Nichols, as agent for owner

Date: 3/31/25

Applicant Name: Cuong Phan

Signature: Cuong Phan

Date: 3/25/2025

Applications will be reviewed in the order they are received.



Identify ♦ Inform ♦ Impact

Submitted To: Thao
Company: King Baguette
Job Location: Northstar Marketplace Job Description: Channel letters on Raceway, 2 Sets
City/State: Ramsey, MN
Phone: 763-232-4418

Quality Sign Solutions is pleased to submit the following specifications and estimates to fabricate and install:

Quantity two (2) sets of raceway mounted channel letters "KING BAGUETTE", 12" tall; Front elevation to have one (1) logo 22" tall and subcopy bar "BANH MI – PHO – BOBA TEA", and the rear elevation to have "DRIVE THRU"; LED illuminated, with black trim & returns - per drawing, installed.....\$10,975.00

Install only quantity one (1) drive thru menu board, footing/conduit/rebar cage by others....\$975.00

Total: \$11,950.00, plus extras listed below

Extra:

MN Sales Tax

City Permit(s) fee – to be determined and added to final invoice.

Electrical hook up by others (or can be subbed out for additional cost)

****Please Note**** Not responsible for buried obstacles not marked by Gopher One, e.g. irrigation lines, invisible dog fencing, underground speaker wire, communication lines, etc. Additionally, Quality Sign Solutions is not responsible for any accidental damage or loss.

Payment to be made as follows: Eleven Thousand Nine Hundred Fifty Dollars: (\$11,950.00)

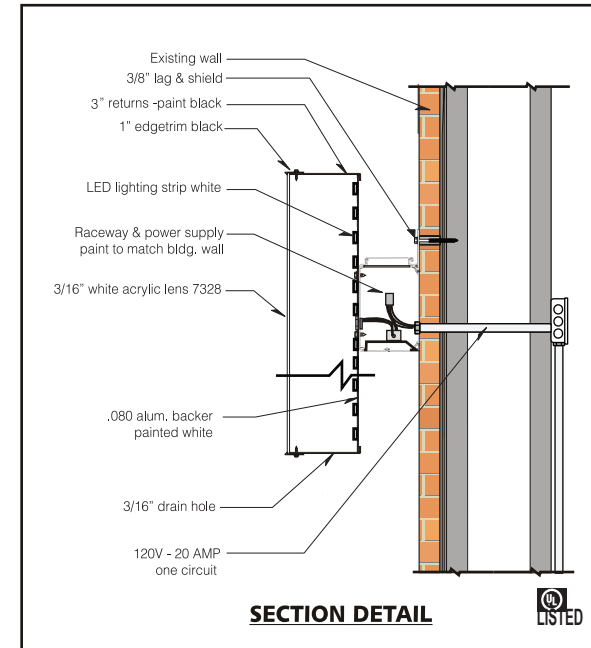
75% Down payment required (\$8,963.00) Balance due upon completion.

This proposal may be withdrawn if not accepted within 30 days.

This agreement, with all conditions noted is accepted by both parties, QSS and Submitted To.

Purchaser _____

Title _____

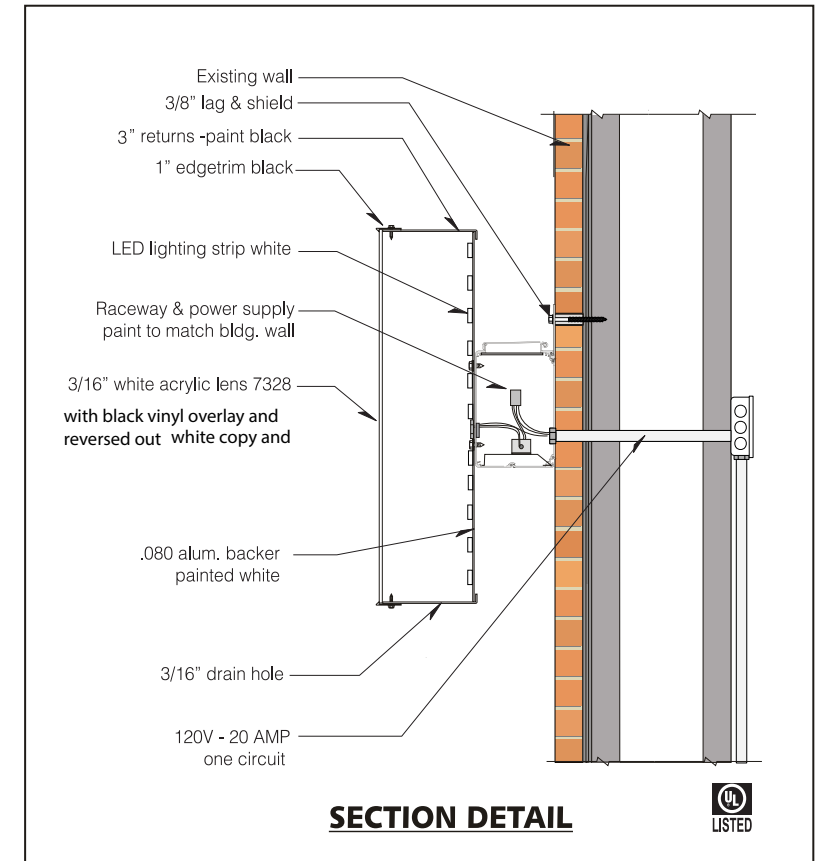


SPECIFICATIONS

12" channel LED letter raceway mounted
 White faces / White LEDs
 Black 1' edge trim / Black 4" returns

11' x 80 3/5" channel LED capsule
 Face with black opaque vinyl
 with copy reversed out and
 red translucent arrow applied.z





Channel LED letters on a raceway
 Scale 1/4" = 1'-0"
 qtal sq ft of sign 24.6





SHOP ADDRESS

410 93rd Avenue NW
 Coon Rapids, MN 55433
 Phone: (763) 786-5545
 Fax: (763) 786-5520

Estimate

Sales Person: Tim Olson

C U S T O M E R	Date	<u>01/17/25</u>
	Name	<u>King Baguette</u>
	Address	<u></u>
	City, State, ZIP	<u>Ramsey Mn</u>
	Phone number	<u>763-232-4418</u>
	Fax number	<u></u>
	Attn.	<u>Tracy</u>

Qty	Description	Total
1	25" logo Orange vinyl graphics black trim, black returns, Internally lit with white LED's 11" King Baguette white plex face, black trim, black returns Internally lit with white LED's 2" x 10.5" orange stripe black trim, black returns, internally lit LED's 6" x 10.5" cabinet box black trim, black returns, Internally lit with white LED's	\$4,128.00
	25" logo Orange vinyl graphics black trim, black returns, Internally lit with white LED's 11" King Baguette white plex face, black trim, black returns Internally lit with white LED's 2" x 10.5" orange stripe black trim, black returns, internally lit LED's 6" x 10.5" cabinet box black trim, black returns, Internally lit with white LED's	\$4,128.00
	Installation of signs	\$1,840.00
	Does not include city permit fee	
	Does not include primary electrical hook up	
	Half down half on completion.	

Terms are 1/2 down and remaining balance due net 30 from invoice date
 City permits and fees will be additional
 Electrical connection to primary service is responsibility of client
 Minnesota state and local sales tax, if applicable, will be added to final invoice

BID PRICE **\$10,096.00**

BALLAST AND TRANSFORMERS CONTAINED IN SIGNAGE CARRY A ONE YEAR WARRANTY FROM MANUFACTURERS STAMPED DATE.
 LABOR FOR REPAIR AND INSTALLATION OF THESE BALLASTS AND TRANSFORMERS IS NOT INCLUDED IN THIS WARRANTY.
 WARRANTY FOR LED ILLUMINATION SYSTEM AND ITS COMPONENTS, AND DIGITAL MESSAGE CENTERS AND ITS COMPONENTS IS A
 MANUFACTURERS WARRANTY.
 SEE INDIVIDUAL MANUFACTURERS WARRANTY FOR DETAILS

Initial: _____



SHOP ADDRESS

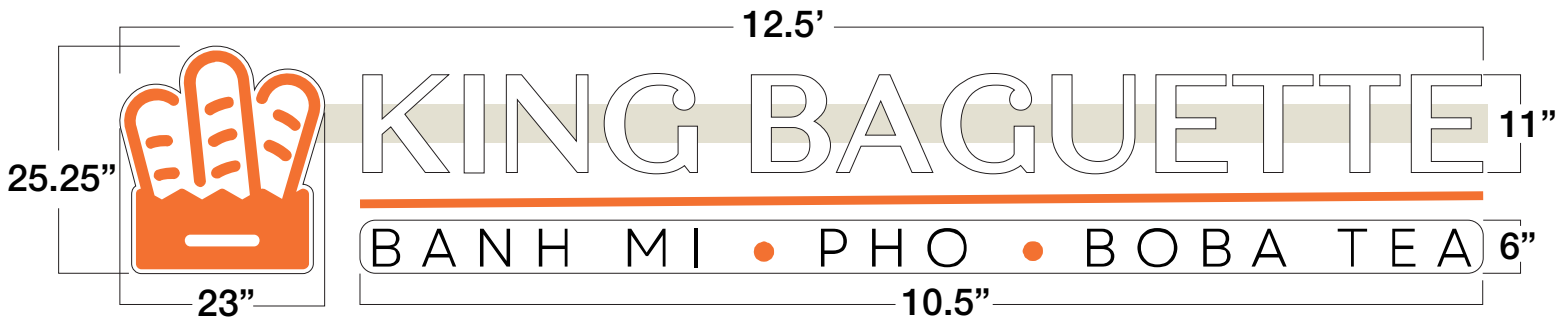
410 93rd Avenue NW
Coon Rapids, MN 55433
Phone: (763) 786-5545
Fax: (763) 786-5520

I agree to pay as required by the above stated terms until the balance has been entirely paid. I agree that title to and right to the possession of the merchandise shall remain in seller until balance is paid in full. Buyer will not sell, remove, or encumber the merchandise without sellers' written consent until balance is paid in full. I assume and shall be responsible for all loss or damage to said goods, and that upon any absence of payment or payments to above terms, seller may take back the merchandise or affirm the sales and hold me liable for the full unpaid balance. If buyer fails the payment terms of this contract, buyer agrees to pay filing, collection, and attorney fees incurred in the collection or prosecution of debt.

Prices subject to revision when unforeseen obstructions in ground, or other unforeseeable foundation or wall conditions are encountered. This includes, but is not limited to, steel wall beams, wall block, access to building effuse, cement, ground water, excess ground rock, frozen ground, utility lines, or unforeseen underground structure that prevents or delays the ground excavation to be done in a timely and safe manner. In addition if a Son a tube, steel ground support pole, or other structure related materials are needed you will be notified and a charge for these additions will be added on final invoice. Certified engineered drawings, if required by the city where structure is installed, will be an additional charge. Any physical changes or alterations made to original sign after installation by seller, at the request of buyer or buyers representative, will be charged labor and materials in addition to original contract price. This contract is also considered a "personal guarantee of payment" in full of contract price and any added costs when signed.
I have read and understand and agree to all that is written.

BUYER _____

DATE _____

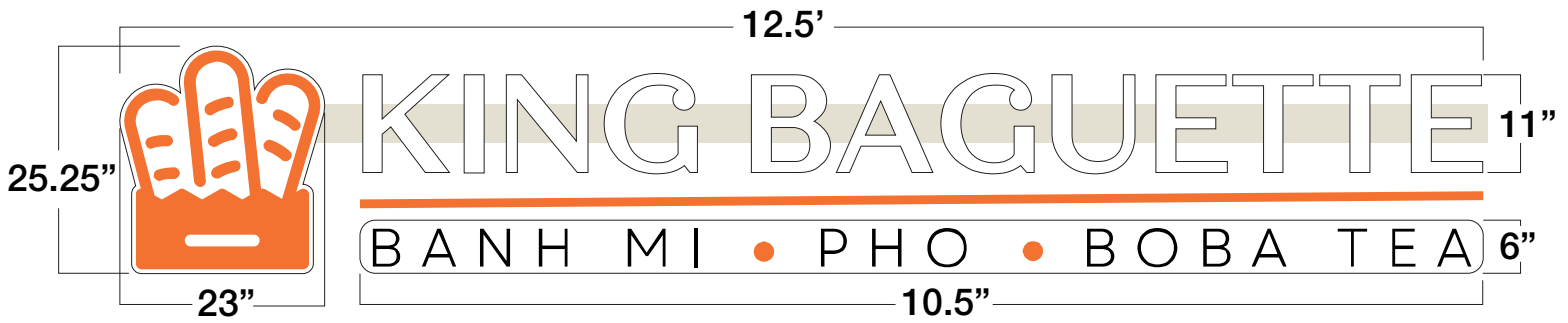


410 93rd Ave.[™]
 Coon Rapids, MN 55433
763.786.5545

DATE: _____
SALESMAN: Tim Olson
LOCATION: _____
NOTES: _____

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing. b) Any associated legal fees.

CUSTOMER APPROVAL X



410 93rd Ave.^{NW}
 Coon Rapids, MN 55433
763.786.5545

DATE: _____

SALESMAN: Tim Olson

LOCATION: _____

NOTES: _____

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CUSTOMER APPROVAL X

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-084 Amending the Design Services Proposal from Bolton & Menk, Inc. for Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #25-084 amending the design services proposal from Bolton & Menk, Inc. for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Background:

With Resolution #24-196 the Ramsey City Council accepted a design services proposal Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04, from Bolton & Menk for the not-to-exceed amount of \$68,537.00. This project scope included replacement of watermain on Tungsten Street between Riverdale Drive and Rivlyn Avenue from the western cul-de-sac to the eastern edge of plat at the connection with Riverwalk Village.

With Resolution #24-302 the Ramsey City Council accepted an amendment to the design services proposal to include an alternate bid to replace the watermain loop connection between Riverdale Drive and the west Rivlyn Avenue cul-de-sac. The amendment was for a total amount of \$9,296.00.

During project design, additional stormwater drainage modeling, right of way analysis and exhibits were necessary beyond the anticipated scope of the original design services proposal. Bolton & Menk has submitted a proposal for these additional services, for a total not-to-exceed amount of \$11,062.00.

Notification:

Notification is not required with this case.

Time Frame/Observations/Alternatives:**Alternatives:**

Motion to adopt Resolution #25-084 amending the design services proposal from Bolton & Menk, Inc. for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Funding Source:

Funding for this design services amendment is proposed to come from Pavement Management Funds and Stormwater Utility Funds.

Recommendation:

Staff recommends adopting Resolution #25-084 amending the design services proposal from Bolton & Menk, Inc. for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Outcome/Action:

Adopt Resolution #25-084 amending the design services proposal from Bolton & Menk, Inc. for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Attachments

Res 25-084

BMI Additional Design Service Proposal

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 04/17/2025

Reviewed By

Bruce Westby

Brian Hagen

Date

04/16/2025 04:17 PM

04/17/2025 12:34 PM

Started On: 04/14/2025 12:13 PM

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

RESOLUTION #25-084

RESOLUTION AMENDING THE DESIGN SERVICES PROPOSAL FROM BOLTON & MENK FOR DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #25-04

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Dickenson's Mississippi Estates subdivision as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Resolution #24-196 adopted July 23, 2024, the Ramsey City Council accepted a proposal from Bolton & Menk, Inc. to prepare final plans and specifications for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04 for the not-to-exceed amount of \$68,537.00; and

WHEREAS, upon preliminary review City Staff has determined additional watermain between the Rivlyn Avenue cul-de-sac and Riverdale Drive will require replacement; and

WHEREAS, Bolton & Menk, Inc. has submitted a proposal for the additional topographic survey and design services for said improvements for \$9,296.00; and

WHEREAS, during project design additional stormwater drainage modeling, right of way analysis and exhibits were determined necessary; and

WHEREAS, Bolton & Menk, Inc. has submitted a proposal for the additional design services for said improvement for \$11,062.00; and

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

- 1) The Ramsey City Council hereby directs the Mayor and City Administrator to execute the proposal amendment from Bolton & Menk, Inc. to prepare final plans and specifications for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

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 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk



**BOLTON
& MENK**

Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

April 11, 2025

Joe Feriancek, P.E.
Assistant City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Additional Design Services – Dickenson’s Mississippi Estates – IP 25-04

Dear Mr. Feriancek:

Thank you for considering this additional services request for the above-referenced project. The project has undergone several iterations of alternative reviews, including the watermain extension which was addressed in a previous additional services request. Additionally, we provided the following services:

Sidewalk Alternatives – We created layouts, reviewed impacts for each, and prepared cost estimates. This task required 26 hours at an average rate of \$152.00/hr for a total of \$3,952.00.

North Property Drainage – We reviewed and performed modeling for an additional ponding scenario as proposed by the Developer’s Engineers. This task required 24 hours at an average rate of \$186.00/hr for a total of \$4,464.00.

Additional ROW Analysis and Exhibits – We performed additional research for the watermain extension area and created exhibits for use in property owner discussions. This task required 14 hours at an average rate of \$189.00/hr for a total of \$2,646.00.

The total additional services amount requested at this time is \$11,062.00.

If there are any questions, please call me at (651) 968-7760.

Sincerely,

BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

CC: Bruce Westby, Public Works Director / City Engineer

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-085 Authorizing Partial Payment #22 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #22 to Magney Construction, Inc. for said project in the amount of \$379,271.27.

Outcome/Action:

Adopt Resolution #25-085 authorizing partial payment #22 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09; Centralized Water Treatment Plant, in the amount of \$379,271.27.

Attachments

Resolution

Pay Estimate

Form Review**Inbox**

Bruce Westby

Brian Hagen

Form Started By: Marsha Weidner

Final Approval Date: 04/17/2025

Reviewed By

Bruce Westby

Brian Hagen

Date

04/16/2025 03:20 PM

04/17/2025 12:18 PM

Started On: 04/16/2025 01:40 PM

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

RESOLUTION #25-085

RESOLUTION AUTHORIZING PARTIAL PAYMENT #22 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-143 adopted May 25, 2021, the final Feasibility Study dated March 4, 2021, for the centralized water treatment plant was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-150 adopted May 25, 2021, Requests for Proposals for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant was approved and the advertising and direct soliciting of said proposal was authorized; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-220 adopted July 27, 2021, Staff was authorized to negotiate a contract with Advanced Engineering and Environmental Services (AE2S) in an amount not to exceed \$1,198,600 in response to their professional engineering services proposal, subject to review and approval of the contract by the City Attorney; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-032 adopted January 24, 2023, final plans and specifications as prepared by AE2S were approved and advertisements for bids were authorized for Improvement Project #21-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, the lowest responsible bid of Magney Construction, Inc. was accepted in the amount of \$31,528,500, for the Base Bid and Section 01 21 00 Allowances, the Mayor and City Administrator were directed to enter into a construction contract with Magney Construction, Inc., and the Mayor was directed to accept the amendment from AE2S in the amount of \$225,100 for additional construction phase services for said improvements for and on behalf of the City of Ramsey; and

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

WHEREAS, as of April 22nd, 2025, \$20,912,706.08 has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #22 to Magney Construction, Inc. for said project in the amount of \$379,271.27.

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

- 1) That the City Council hereby authorizes partial payment #22 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of \$379,271.27.
- 2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.
- 3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of April 22, 2025.
- 4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

Contractor's Application For Payment No. 22

Application Period: 3/11/2025 - 4/10/2025	Application Date: 4/10/2025
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.
Project: Ramsey Water Treatment Plant (IP #21-09)	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Owner's Contract No.:	Contract: All Construction
	Contractor's Project No.: 00599
	Engineer's Project No.: 05434-2020-002

Application for Payment

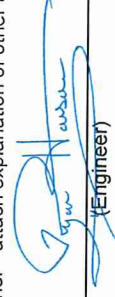
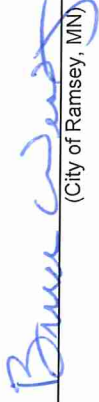
Change Order Summary

Approved Change Orders	Number	Additions	Deductions
	1	\$ 794,153.71	
TOTALS			
		\$794,153.71	
NET CHANGE BY			
CHANGE ORDERS			\$794,153.71

1. ORIGINAL CONTRACT PRICE	\$31,528,500.00
2. Net change by Change Orders	\$794,153.71
3. CURRENT CONTRACT PRICE (Line 1 ± 2)	\$32,322,653.71
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Schedule of Values)	\$22,412,607.74
5. RETAINAGE:	
a. 5.0% \$22,408,312.74 Work Completed	\$1,120,415.64
b. 5% x \$4,295.00 Stored Materials	\$214.75
c. Total Retainage (Line 5a + Line 5b)	\$1,120,630.39
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$21,291,977.35
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$20,912,706.08
8. AMOUNT DUE THIS APPLICATION	\$379,271.27
9. BALANCE TO FINISH, PLUS RETAINAGE (Column H on Schedule of Values + Line 5c above)	\$11,030,676.36

Contractor's Certification

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

Payment of:	\$379,271.27
	(Line 8 or other - attach explanation of other amount)
is recommended by:	 _____ (Engineer)
	4/15/2025
	(Date)
Payment of:	\$379,271.27
	(Line 8 or other - attach explanation of other amount)
is approved by:	 _____ (City of Ramsey, MN)
	4/16/2025
	(Date)
Approved by:	_____
	Funding Agency (if applicable)
	_____ (Date)

By: 	Date: 4/10/2025
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Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 22

Date of Application: 4/10/2025

Work completed through: 4/10/2025

Specification Section No.	Description	Item	Scheduled Value	C	D	E	F	G	H
				From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
01 10 00	Mobilization		\$1,250,424.00	\$1,136,193.00	\$14,279.00	\$0.00	\$1,150,472.00	92	\$99,952.00
01 10 01	General Conditions		\$268,800.00	\$234,050.00	\$8,700.00	\$0.00	\$242,750.00	90	\$26,050.00
01 10 02	Supervision		\$384,000.00	\$336,000.00	\$9,000.00	\$0.00	\$345,000.00	90	\$39,000.00
01 10 03	Bond & Insurance		\$425,600.00	\$425,600.00	\$0.00	\$0.00	\$425,600.00	100	\$0.00
01 21 00	ALLOWANCES								
1	Office Furniture (\$50,000)		\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$50,000.00
2	Computer Hardware (\$80,000)		\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$80,000.00
3	IT Equipment (\$100,000)		\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$100,000.00
4	Security and Access Control Hardware and Equipment (\$60,000)		\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$60,000.00
5	Irrigation System (\$60,000)		\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$60,000.00
6	General Construction Allowance (\$950,000)		\$950,000.00	\$338,829.85	\$20,742.31	\$0.00	\$359,572.16	38	\$590,427.84
03 20 00	Concrete Reinforcement - Building		\$1,602,777.00	\$1,583,165.57	\$11,344.00	\$0.00	\$1,594,509.57	99	\$8,267.43
03 20 00	Concrete Reinforcement - Reservoir		\$864,856.00	\$864,856.00	\$0.00	\$0.00	\$864,856.00	100	\$0.00
03 30 00	Cast-in-Place Concrete Work - Site		\$108,600.00	\$6.00	\$0.00	\$0.00	\$6.00	0	\$108,594.00
03 30 00	Cast-in-Place Concrete Work - Building		\$3,885,960.00	\$3,877,674.00	\$2,139.00	\$0.00	\$3,879,813.00	100	\$6,147.00
03 30 00	Cast-in-Place Concrete Work - Reservoir		\$1,410,075.00	\$1,407,324.00	\$0.00	\$0.00	\$1,407,324.00	100	\$2,751.00
03 35 30	Polished Concrete Finish		\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$6,800.00
03 41 00	Structural Precast Concrete		\$1,042,796.00	\$724,200.00	\$0.00	\$0.00	\$724,200.00	69	\$318,596.00
04 22 00	Unit Masonry		\$269,000.00	\$269,000.00	\$0.00	\$0.00	\$269,000.00	100	\$0.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing		\$1,990,378.00	\$1,029,707.00	\$23,684.00	\$0.00	\$1,053,371.00	53	\$937,007.00
06 00 00	Carpentry		\$375,128.00	\$171,227.00	\$14,588.00	\$0.00	\$185,815.00	50	\$189,313.00
06 73 00	Fiberglass Reinforced Plastic Grating		\$353,707.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$353,707.00
07 12 00	Fluid Applied Waterproofing		\$78,130.00	\$78,130.00	\$0.00	\$0.00	\$78,130.00	100	\$0.00
07 12 50	Hot Mopped Waterproofing		\$7,420.00	\$7,420.00	\$0.00	\$0.00	\$7,420.00	100	\$0.00
07 17 13	Bentonite Waterproofing		\$124,650.00	\$124,650.00	\$0.00	\$0.00	\$124,650.00	100	\$0.00
07 21 00	Thermal Insulation and Air Barriers		\$15,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$15,600.00
07 23 00	Weather Barrier		\$39,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$39,800.00
07 24 00	Exterior Insulation and Finish System		\$67,955.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$67,955.00
07 42 15	Architectural Metal Panels		\$229,910.00	\$13,160.00	\$0.00	\$0.00	\$13,160.00	6	\$216,750.00
07 50 10	Concrete Faced Insulated Panels		\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$15,000.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal		\$589,225.00	\$205,000.00	\$0.00	\$0.00	\$205,000.00	35	\$384,225.00
07 92 00	Caulking & Sealants		\$37,465.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$37,465.00
08 11 13	Doors, Frames & Hardware		\$328,136.00	\$280,622.00	\$0.00	\$0.00	\$280,622.00	86	\$47,514.00
08 31 15	Access Doors		\$6,513.00	\$5,547.00	\$0.00	\$0.00	\$5,547.00	85	\$966.00
08 35 13	Accorcion Folding Fire Door		\$65,683.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$65,683.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 22

Date of Application: 4/10/2025

Work completed through: 4/10/2025

Specification Section No.	Description	Scheduled Value	C	D	E	F	G	H
	Item		From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
08 35 16	Heavy Duty Folding Door	\$49,985.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$49,985.00
08 36 00	Sectional Overhead Doors	\$14,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$14,900.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing	\$254,163.00	\$116,429.00	\$0.00	\$0.00	\$116,429.00	46	\$137,734.00
08 95 00	Translucent Wall Panels	\$275,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$275,400.00
09 20 00	Metal Framing and Gypsum Board	\$190,345.00	\$22,848.00	\$26,145.00	\$0.00	\$48,993.00	26	\$141,352.00
09 30 00	Tiling	\$8,195.00	\$0.00	\$0.00	\$4,295.00	\$4,295.00	52	\$3,900.00
09 51 00	Acoustical Ceilings	\$47,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$47,000.00
09 65 13	Resilient Base and Accessories	\$3,000.00	\$1,435.00	\$0.00	\$0.00	\$1,435.00	48	\$1,565.00
09 68 13	Carpet Tile	\$12,299.00	\$5,845.00	\$0.00	\$0.00	\$5,845.00	48	\$6,454.00
09 90 00	Painting	\$846,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$846,400.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	\$16,310.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$16,310.00
10 28 00	Toilet Accessories	\$708.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$708.00
10 44 16	Fire Extinguishers	\$1,656.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$1,656.00
12 24 13	Roller Window Shades	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$1,500.00
12 35 30	Architectural Casework	\$51,850.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$51,850.00
12 35 35	Solid Polymer Fabrications	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$15,000.00
21 13 13	Wet Pipe Sprinkler System	\$65,835.00	\$5,250.00	\$0.00	\$0.00	\$5,250.00	8	\$60,585.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	\$76,500.00	\$59,882.00	\$0.00	\$0.00	\$59,882.00	78	\$16,618.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	\$270,000.00	\$81,880.00	\$5,300.00	\$0.00	\$87,180.00	32	\$182,820.00
22 07 00	Plumbing Insulation	\$49,670.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$49,670.00
23 00 00	HVAC General Conditions, Permits & Mobilization	\$15,200.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	53	\$7,200.00
23 00 00.01	Testing, Adjusting & Balancing	\$5,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$5,900.00
23 00 00.02	Ductwork Insulation	\$29,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$29,400.00
23 00 00.03	HVAC Controls	\$76,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$76,000.00
23 00 00.04	Refrigerant Piping - Labor	\$10,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$10,400.00
23 00 00.05	Refrigerant Piping - Material	\$2,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$2,800.00
23 00 00.06	Ductwork - Labor	\$70,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$70,900.00
23 00 00.07	Ductwork - Material	\$65,100.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$65,100.00
23 00 00.08	Louvers and Dampers - Labor	\$8,100.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$8,100.00
23 00 00.09	Louvers and Dampers - Material	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$12,500.00
23 00 00.10	VAV and GRD - Labor	\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$6,800.00
23 00 00.11	VAV and GRD - Material	\$7,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$7,600.00
23 00 00.12	HVAC Fans - Labor	\$13,800.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00	12	\$12,200.00
23 00 00.13	HVAC Fans - Material	\$39,600.00	\$39,600.00	\$0.00	\$0.00	\$39,600.00	100	\$0.00
23 00 00.14	Gas Unit Heaters - Labor	\$14,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$14,000.00
23 00 00.15	Gas Unit Heaters - Material	\$16,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$16,200.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 22

Date of Application: 4/10/2025

Work completed through: 4/10/2025

Specification Section No.	Description	Scheduled Value	C	D	E	F	G	H
	Item		From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
23 00 00.16	Make-Up Air Units - Labor	\$5,600.00	\$0.00	\$200.00	\$0.00	\$200.00	4	\$5,400.00
23 00 00.17	Make-Up Air Units - Material	\$76,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$76,000.00
23 00 00.18	Roof Top Units - Labor	\$1,400.00	\$0.00	\$200.00	\$0.00	\$200.00	14	\$1,200.00
23 00 00.19	Roof Top Units - Material	\$50,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$50,200.00
23 00 00.20	Split System A/C Unit - Labor	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$3,000.00
23 00 00.21	Split System A/C Unit - Material	\$56,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$56,400.00
23 00 00.22	Dehumidification Units - Labor	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$3,500.00
23 00 00.23	Dehumidification Units - Material	\$37,500.00	\$37,500.00	\$0.00	\$0.00	\$37,500.00	100	\$0.00
26 00 00	Electrical Mobilization & Permit	\$10,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	50	\$5,000.00
26 00 01	Temporary Power	\$30,000.00	\$20,000.00	\$5,000.00	\$0.00	\$25,000.00	83	\$5,000.00
26 05 19	Conductors	\$222,000.00	\$32,600.00	\$0.00	\$0.00	\$32,600.00	15	\$189,400.00
26 05 26	Grounding and Bonding	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$10,000.00
26 05 29	Hangers and Supports	\$20,000.00	\$3,500.00	\$5,000.00	\$0.00	\$8,500.00	43	\$11,500.00
26 05 33	Raceways and Boxes	\$336,600.00	\$247,200.00	\$16,900.00	\$0.00	\$264,100.00	78	\$72,500.00
26 22 13	Transformers	\$20,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	25	\$15,000.00
26 23 00	Electric Heat	\$40,000.00	\$20,500.00	\$0.00	\$0.00	\$20,500.00	51	\$19,500.00
26 24 11	Electrical Service	\$30,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	33	\$20,000.00
26 24 13	Switchboards	\$30,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	17	\$25,000.00
26 24 15	Transfer Switches	\$30,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	17	\$25,000.00
26 24 16	Panelboards	\$30,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	17	\$25,000.00
26 24 19	Motor Controls	\$30,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	17	\$25,000.00
26 27 26	Wiring Devices	\$30,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	17	\$25,000.00
26 28 16	Enclosed Switches	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$20,000.00
26 32 13	Engine Generators	\$420,400.00	\$414,700.00	\$0.00	\$0.00	\$414,700.00	99	\$5,700.00
26 51 00	Lighting	\$150,000.00	\$103,370.00	\$0.00	\$0.00	\$103,370.00	69	\$46,630.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	\$1,506,000.00	\$700,000.00	\$0.00	\$0.00	\$700,000.00	46	\$806,000.00
28 31 00	Fire Alarm	\$50,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	10	\$45,000.00
27 00 00	Cabling	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$25,000.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control	\$94,700.00	\$86,173.00	\$0.00	\$0.00	\$86,173.00	91	\$8,527.00
31 20 00	Earth Moving - Excavation	\$242,600.00	\$239,034.00	\$0.00	\$0.00	\$239,034.00	99	\$3,566.00
31 20 01	Earth Moving - Backfill	\$267,800.00	\$225,746.00	\$0.00	\$0.00	\$225,746.00	84	\$42,054.00
31 20 02	Finish Grading	\$69,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$69,900.00
31 23 19	Dewatering	\$35,900.00	\$35,900.00	\$0.00	\$0.00	\$35,900.00	100	\$0.00
32 12 16	Asphalt Paving	\$183,097.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$183,097.00
32 13 13	Concrete Paving	\$59,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$59,400.00
32 17 13	Plastic Bollard Covers	\$1,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$1,700.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 22

Date of Application: 4/10/2025

Work completed through: 4/10/2025

Specification Section No.	Description	Scheduled Value	C	D	E	F	G	H
	Item		From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
32 31 13	Chain Link Fencing, Gates and Equipment	\$207,654.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$207,654.00
32 92 00	Turfs and Grasses	\$63,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$63,500.00
32 93 00	Plants	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$50,000.00
33 11 13	Facility Water Distribution Systems	\$727,300.00	\$636,067.00	\$0.00	\$0.00	\$636,067.00	87	\$91,233.01
33 13 13	Facility Sanitary Sewer Systems	\$87,800.00	\$87,800.00	\$0.00	\$0.00	\$87,800.00	100	\$0.00
33 41 00	Storm Utility Drainage	\$124,600.00	\$39,709.00	\$0.00	\$0.00	\$39,709.00	32	\$84,891.00
33 46 00	Subdrainage	\$61,400.00	\$61,400.00	\$0.00	\$0.00	\$61,400.00	100	\$0.00
40 23 19	Process Pipe & Fittings	\$2,202,644.00	\$1,847,240.55	\$132,248.00	\$0.00	\$1,979,488.55	90	\$223,155.46
40 27 87	Process Pipe Supports, Anchors and Sleeves	\$139,344.00	\$132,405.00	\$1,273.00	\$0.00	\$133,678.00	96	\$5,666.00
40 27 89	Process Pipe Specialties	\$51,300.00	\$0.00	\$17,643.00	\$0.00	\$17,643.00	34	\$33,657.00
40 27 97	Process Gauges	\$5,327.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$5,327.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	\$655,400.00	\$612,601.00	\$16,194.00	\$0.00	\$628,795.00	96	\$26,605.00
40 92 01	Process Valves - Pressure Reducing Valves	\$149,439.00	\$149,439.00	\$0.00	\$0.00	\$149,439.00	100	\$0.00
41 23 14	Overhead Crane Systems	\$131,775.00	\$33,750.00	\$0.00	\$0.00	\$33,750.00	26	\$98,025.00
43 05 10	Disinfection of Water Systems	\$24,000.00	\$533.00	\$0.00	\$0.00	\$533.00	2	\$23,467.00
43 11 16	Gas Handling Blowers	\$107,240.00	\$106,936.00	\$0.00	\$0.00	\$106,936.00	100	\$304.00
43 23 22	Split Case Pumps	\$281,247.00	\$280,044.00	\$0.00	\$0.00	\$280,044.00	100	\$1,203.00
43 32 76	Chlorine Gas Feed Equipment	\$129,661.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00	96	\$4,661.00
43 32 77	Chemical Feed System Pumps	\$94,650.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	95	\$4,650.00
43 32 78	Chemical Feed System Accessories	\$82,275.00	\$78,000.00	\$0.00	\$0.00	\$78,000.00	95	\$4,275.00
44 42 24	Plate Settlers	\$868,280.00	\$785,798.00	\$0.00	\$0.00	\$785,798.00	91	\$82,482.00
46 33 20	Liquid Chemical Storage Tanks	\$94,360.00	\$79,317.00	\$0.00	\$0.00	\$79,317.00	84	\$15,043.00
46 33 33	Polymer Blending and Feed Equipment	\$26,940.00	\$22,350.00	\$0.00	\$0.00	\$22,350.00	83	\$4,590.00
46 43 47	Jet Mixing System	\$159,793.00	\$139,204.00	\$3,877.00	\$0.00	\$143,081.00	90	\$16,712.00
46 61 00	Filtration Equipment	\$984,470.00	\$837,969.00	\$23,431.00	\$0.00	\$861,400.00	87	\$123,070.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	\$794,153.71	\$206,058.8600	\$27,470.61	\$0.00	\$233,529.47	29	\$560,624.24
	Totals	\$32,322,653.71	\$22,013,374.82	\$394,937.92	\$4,295.00	\$22,412,607.74	69.3%	\$9,910,045.97

EJCDC No. C-620 (2002 Edition)
Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:****Title:**

Adopt Resolution #25-089 Approving the Assignment and Assumption of Tax Increment Financing (TIF) Agreement

Purpose/Background:

Purpose: The owners of the Residence at the COR Apartments - Residence at the COR Apartments, LLC, are planning to refinance the apartment building and go through a different lender. The current lender is PNC Bank and they would like to refinance with Lument Real Estate Capital, LLC. They need the City's consent to do so, as the City has issued a \$3,000,000 TIF note on said property. There is currently a balance of approximately \$1,276,000 owing on said note, with the note expected to be paid by February 2032.

Background: Residence at the COR Apartments LLC purchased the apartment building from F&C Ramsey, LLC in 2015. On April 9, 2015, Residence at the COR Apartments LLC entered into a Collateral Assignment of Development Agreement and TIF Note between the Residence at The COR Apartments LLC and PNC Bank. See copy of attached Collateral Assignment of Development Agreement and TIF Note and respective memorandum from Briggs and Morgan (now Taft) outlining various actions relating to the F&C Ramsey sale of the Residence at the COR apartment building to Residence at the COR Apartments LLC in 2015.

Marin Magill, attorney with TAFT Law, reviewed the current request and related documents: Subordination Agreement and Collateral Assignment of Development Agreement and TIF Note. Her recommendations have been incorporated into the final documents attached.

Notification:

As noted, Maren Magill with Taft Law reviewed all documents and drafted related resolution.

Recommendation:

Recommend to Approve Resolution #25-089 Approving the Assignment and Assumption of Tax Increment Financing (TIF) Agreement.

Outcome/Action:

Motion to Approve Resolution #25-089 Approving the Assignment and Assumption of Tax Increment Financing (TIF) Agreement.

Attachments

Reso #25-089 Assignment & Assumption Residence at the COR
2015 Collateral Assignment of Dev Agree & TIF Note & Briggs Memo
Consent to Collateral Assignment of TIF Note & Redevelopment Agreement
Subordination Agreement - Residence at the COR

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/18/2025 01:19 PM

Form Started By: Diana Lund
Final Approval Date: 04/18/2025

Started On: 04/08/2025 07:02 AM

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-089

RESOLUTION APPROVING THE ASSIGNMENT AND ASSUMPTION OF TAX INCREMENT FINANCING (TIF) AGREEMENT

A. WHEREAS, the City of Ramsey as successor-in-interest to the Housing and Redevelopment Authority in and for the City of Ramsey (the "City") entered into a Development Agreement, dated March 9, 2012 (the "Development Agreement") with the Residence at the COR Apartments LLC, a Minnesota limited liability company, as successor-in-interest to F & C Ramsey, LLC, an Indiana limited liability company, and F & C Ramsey Member, LLC, an Indiana limited liability company (the "Developer") whereby the City agreed to provide financial assistance for the Developer's multifamily residential apartment project located in the City (the "Project"); and

B. WHEREAS, in connection with the Development Agreement, the City issued a Tax Increment Revenue Note in the original principal amount of \$3,000,000 in favor of Developer, as payee and holder, dated as of April 9, 2015 (the "TIF Note"); and

C. WHEREAS, the Developer is seeking additional financing (the "Loan") for the Project from Lument Real Estate Capital, LLC, a Delaware limited liability company (the "Lender") and in exchange the Lender is requiring that the Developer assign its interest in the Development Agreement and the TIF Note to the Lender pursuant to a Collateral Assignment of Tax Increment Note and Redevelopment Agreement by and between the City and the Lender (the "Assignment"), which requires the consent of the City pursuant to a Consent to Collateral Assignment of Tax Increment Note and Redevelopment Agreement (the "Consent"); and

D. WHEREAS, the Loan will be secured by a Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") on the Project in favor of the Lender; and

E. WHEREAS, the Mortgage shall be subject to and subordinate to the Development Agreement pursuant to a Subordination Agreement by and among the City, the Developer, and the Lender (the "Subordination"); and

F. WHEREAS, drafts of the Assignment, the Consent, and Subordination have been submitted to the City Council for approval.

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

1. The City Council hereby approves the Assignment, the Consent, and the Subordination in substantially the forms submitted, and the Mayor and the City Administrator are hereby authorized and directed to execute the Consent and the Subordination on behalf of the City. In the absence of the Mayor or the City Administrator, any document authorized by this resolution to be executed may be executed by an acting or duly designated official.

2. The approval hereby given to the Assignment, the Consent, and the Subordination includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Consent and the Subordination. The execution of the Consent and the Subordination by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Assignment, the Consent, and the Subordination in accordance with the terms hereof.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being the duly qualified and acting City Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly held on the date therein indicated, insofar as such minutes relate to a resolution giving approval to an Assignment of Development Agreement and TIF Note.

WITNESS my hand this 22nd day of April, 2025.

City Administrator

COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT AND TIF NOTE

This Collateral Assignment of Development Agreement and TIF Note ("**Collateral Assignment**") is dated as of April 9, 2015, by and between **RESIDENCE AT THE COR APARTMENTS LLC**, a Minnesota limited liability company ("**Assignor**") and **PNC BANK, NATIONAL ASSOCIATION**, a national banking association ("**Lender**").

Recitals

A. Simultaneously herewith Assignor is acquiring certain improved real property located in the County of Anoka, State of Minnesota, as more particularly described on Exhibit A attached hereto ("**Property**").

B. In connection with such acquisition, Assignor is assuming certain obligations under the Development Agreement dated March 9, 2012, as amended by that certain First Amendment to Development Agreement dated on or about April 9, 2015 (together, the "**Development Agreement**") between the City of Ramsey, Minnesota, a home rule charter city organized and existing under the constitution and laws of the State of Minnesota (the "**City**"), and F & C Ramsey, LLC, an Indiana limited liability company ("**Prior Owner**") and recorded on title to the Property on May 3, 2012 as Document No. 508341.004 in the Anoka County Official Records ("**Official Records**"), pursuant to which the Property was subjected to certain restrictions by the City in connection with the prior development or rehabilitation of the Property.

C. The City has executed in favor of Assignor that certain Promissory Note of even date herewith, in the original principal amount of \$3,000,000 (the "**TIF Note**").

D. In connection with the acquisition of the Property by Assignor, Lender is making a loan to Assignor in the original principal amount of \$29,950,000.00 ("**Loan**") pursuant to a Multifamily Loan and Security Agreement between Lender and Assignor (as supplemented or amended from time to time, the "**Loan Agreement**") and evidenced by a Multifamily Note by Assignor to Lender (as supplemented or amended from time to time, the "**Note**"). The Loan is to be secured by a Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing that will be recorded in the Official Records (as supplemented or amended from time to time, the "**Mortgage**") (the Loan Agreement, the Note and the Mortgage, together with all other documents executed with respect to the Loan, are hereinafter collectively referred to as the "**Loan Documents**").

E. As a condition of the Loan, Assignor has agreed to assign its rights and interests under the Development Agreement and the TIF Note to Lender for the purpose of securing certain obligations for which Assignor may become personally liable under the Loan Agreement.

Now therefore, in consideration of their mutual undertakings, and intending to be legally bound hereby, Lender and Assignor agree as follows:

1. For the purpose of securing the Loan, Assignor hereby transfers and collaterally assigns to Lender, its successors and assigns, and grants to the Lender a security interest in, all of Assignor's right, title and interest in and to the Development Agreement and the TIF Note.

2. Assignor shall not take or omit to take any action, the taking or omission of which might result in an alteration or impairment of (a) the Development Agreement, (b) the TIF Note, (c) this Collateral Assignment, or (c) any of the rights created by the aforementioned documents in the foregoing subparagraphs (a) – (c).

3. Assignor represents and warrants to Lender that: (a) Assignor has not assigned or pledged, and hereby covenants that it will not assign or pledge, so long as this Collateral Assignment shall remain in effect, any of its right, title or interest in or under the Development Agreement and/or the TIF Note to anyone other than Lender, its successors or assigns, and that it will not, except upon the prior written consent of Lender and upon the terms and conditions, if any, specified in any such consent, enter into any agreement amending or supplementing the Development Agreement and/or the TIF Note, or settle or compromise any claim against the maker of the TIF Note; (b) Assignor's right, title and interest in and to the TIF Note is not now subject to any lien, encumbrance or security interest; (c) to Assignor's knowledge, the Development Agreement and/or the TIF Note are in all respects in full force and effect and enforceable in accordance with their terms; and (d) to Assignor's knowledge, no default exists under the Development Agreement and/or the TIF Note as of the date of this Collateral Assignment.

4. This Collateral Assignment shall be binding upon Assignor, its heirs, successors and assigns, and shall inure to the benefit of Lender, its successors and assigns.

5. To the extent permitted by applicable law, Assignor waives all claims, damages and demands it may acquire against Lender arising out of the exercise by it of any rights hereunder, except for the Lender's gross negligence or willful misconduct. If any notice of a proposed sale or other disposition of the TIF Note shall be required by law, such notice shall be deemed reasonable and proper if given at least ten (10) days before such sale or other disposition.

6. All rights and remedies afforded to Lender by reason of this Collateral Assignment and any other Loan Document, or by law, are separate and cumulative and not alternative to the exercise of any other of such rights or remedies. No delay or omission by Lender in exercising any such right or remedy shall operate as a waiver thereof. No waiver of any right or remedy hereunder, and no modification or amendment hereof, shall be deemed made by Lender unless in writing and duly signed by an expressly authorized officer of Lender. Any such written waiver shall apply only to the particular instance specified therein and shall not impair the further exercise of such right or remedy or of any other right or remedy of Lender, and no single or partial exercise of any right or remedy hereunder shall preclude other or further exercise thereof or of any other right or remedy.

7. Any provision of this Collateral Assignment which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Collateral Assignment or affecting the validity or enforceability of such provision in any other jurisdiction.

Agreement is fully executed and recorded, the only significant obligations the Development Agreement will impose on the owner of the development are a contractual obligation to pay real estate taxes and to indemnify and defend the City in the event a third-party commences litigation related to the development or the Development Agreement and names the City as a party. The City's remedy in the event the owner of the development property breaches one of these two obligations, will be to commence an action for damages against the owner in Anoka County District Court.

(b) Development Agreement Estoppel. This is a simple estoppel certificate, pursuant to which the City confirms, for the benefit of F&C, Residence at the COR Apartments LLC and PNC Bank, that the Development Agreement, as recorded in the Anoka County Land Records, is a true, accurate and complete copy of the Development Agreement, that the only amendments to the Development Agreement are as described in the Estoppel Certificate, and that to the City's knowledge, F&C is not currently in default in the performance of any of its obligations under the Development Agreement.

(c) PUMA Estoppel. As with the Development Agreement Estoppel, the purpose of the PUMA Estoppel is to certify, for the benefit of F&C, Residence at the COR Apartments, LLC and PNC Bank that the recorded copy of the Amended and Restated Parking Use and Maintenance Agreement, as amended by the First Amendment to Amended and Restated Parking Use and Maintenance Agreement, are true, correct and complete copies of the Agreement, that the Agreement has not otherwise been amended and that to the best of the City's knowledge, F&C is not in default of the performance of its obligations under the Amended and Restated PUMA Agreement, as amended.

(d) Assignment of Development Agreement. The Assignment of Development Agreement is an agreement between F&C Ramsey Apartments, LLC, F&C Ramsey, LLC and Residence at the COR Apartments LLC, pursuant to which F&C Ramsey Apartments, LLC and F&C Ramsey, LLC assign their rights and obligations under the Development Agreement, including the right to receive the TIF Note, to Residence at the COR Apartments LLC. The City is asked to sign this Agreement to acknowledge its consent to the assignment.

(e) TIF Note. Upon the repayment of Loan No. 2 in connection with the closing, the City is obligated to issue the TIF Note. Since, at that time, F&C Ramsey, LLC will have assigned its rights under the Development Agreement to receive the TIF Note to Residence at the COR Apartments LLC, the City will issue TIF Note directly to Residence at the COR Apartments LLC.

(f) Collateral Assignment. Residence at the COR Apartments LLC, will collaterally assign its rights under the Development Agreement and its rights under the TIF Note to PNC Bank as a part of its acquisition financing. The City is being asked to sign the Collateral Assignment to evidence its consent to the Collateral Assignment of the Development Agreement and the TIF Note.

(g) Subordination Agreement. The Development Agreement gave the Buyer's lender, PNC Bank, an option to have the Development Agreement be prior to or subordinate to the mortgage PNC Bank will receive from Residence at the COR Apartments LLC. PNC Bank has elected to have the Development Agreement have priority over the mortgage so that a foreclosure of the mortgage will not extinguish the Development Agreement. The City, PNC Bank and Residence at the COR Apartments LLC are executing the Subordination Agreement to evidence that understanding.

(h) Maintenance Agreement. When the City constructed the addition to the parking ramp, the City, in anticipation of the development of the Residence at the COR, used footings that were capable of supporting both the parking ramp and the apartment building. The intent was to locate the footings on the common boundary line between the parking ramp property and the apartment property so that the parking ramp and the apartment building could each be constructed on the footings and on its side of the property line. In fact, the parking ramp and the common footing were constructed approximately 1.33 feet into the parking ramp property. When that fact was discovered, the City granted F&C Apartments, LLC an easement to allow the Residence at the COR building to encroach 1.33 feet onto the City property so that the building could be constructed using the shared footings. The grant of easement contemplated that when construction of the apartment was complete, the parties would enter into an agreement that addressed any shared maintenance issues associated with the fact that the two buildings abut one another. The primary maintenance issue is the maintenance of a "cap" at the top of the walls so that rain, snow, ice and debris does not make its way between the two walls. This Agreement addresses that maintenance issue.

(i) Encroachment Easement Amendment. The grant of encroachment easement contemplated that after completion of the Residence at the COR, the City and F&C Apartments would replat their respective lots to relocate the lot line, such that neither parties' building encroached onto the other parties' property. That did not occur, and because PNC Bank will ultimately assign a portion of its loan to Residence at the COR Apartments, LLC to Fannie Mae and because it is extremely difficult if not impossible to get Fannie Mae to sign documentation after the loan has closed, we think it is unlikely that the parties will be able to complete the contemplated replatting. Therefore, the Grant of Easement Agreement is being amended to provide a permanent easement for the existing encroachment of the building.

4. Resolution Number 4. When F&C Ramsey, LLC repays Loan No. 1 and Loan No. 2, the City must return the original Notes to F& C and must release the security interest it holds on the membership interest in F&C Ramsey Apartments, LLC. This Resolution authorizes the Mayor and City Administrator to sign the documents and take the actions necessary to evidence the repayment of those loans.

5. Resolution Number 5. Because there are numerous documents for the City to sign and because it may be necessary to make corrections or minor modifications to the documents prior to closing, Resolution No. 5 authorizes the Mayor and the City Administrator to approve minor modifications to the documents subsequent to the Council's adoption of the Resolution.



2200 IDS Center
80 South 8th Street
Minneapolis MN 55402-2157
tel 612.977.8400
fax 612.977.8650

MEMORANDUM

VIA E-MAIL

TO: City of Ramsey
Attn: Patrick Brama

CC: Kurt Ulrich
Joe Langel

FROM: Thomas L. Bray *TLB*

DATE: March 18, 2015

RE: Resolution Authorizing Various Actions Relating to F&C Ramsey Apartments, LLC's Sale of the Residence at the COR

In February, F&C Apartments, LLC ("F&C") asked the City Council to adopt certain Resolutions approving the City's execution of a First Amendment to Development Agreement and issuance of the TIF Note to F&C in connection with F&C's closing on a refinancing with PNC Bank. As part of the refinancing F&C Ramsey Member, LLC (the "Borrower") was to repay Loan No. 1 and Loan No. 2, as defined in the Development Agreement, and the February Resolutions also authorized the City to take certain actions to acknowledge the repayment of Loan No. 1 and Loan No. 2.

Before it could close on that refinancing, F&C received another offer to purchase the the Residence at the COR. F&C chose not to proceed with the refinancing and instead have entered into a Purchase Agreement to sell the Residence at the COR to Residence at the COR Apartments, LLC, a Minnesota limited liability company. We have been told that the sale is currently scheduled to close on or about April 9, 2015, but we have been advised that the closing date could change

To facilitate the sale, F&C Apartments, LLC, its purchaser, Residence at the COR Apartments, LLC and the purchaser's lender, P&C Bank, National Association are asking the City to enter into a First Amendment to Purchase Agreement in the same form as the City approved in February and to enter into various other Agreements related to the transaction.

We have reviewed, negotiated and approved the documents that the City is being asked to sign, and we have prepared a draft Resolution to approve those documents. The purpose of this Memorandum is to summarize and explain the proposed Resolution. In the paragraphs below, I identify each action the proposed Resolution authorizes and explains the purpose for the action in

the context of the pending sale transaction between F&C Apartments, LLC and Residence at the COR Apartments LLC:

1. Resolution Number 1. As an initial matter, the Resolution rescinds Resolution #15-02-044, which the City Council approved on February 10, 2012. Although several of the actions that the City Council is taking pursuant to the current Resolution are substantively the same as the actions that the Council authorized pursuant to Resolution #15-02-044. Resolution #15-02-044 and the First Amendment to Development Agreement it approved were drafted in the context of a refinancing. The City Council is being asked to rescind Resolution #15-02-044 simply to provide a “clean slate” for the proposed Resolution.

2. Resolution Number 2. The City Council is ratifying an Assignment and Assumption Agreement that the City and the HRA executed on February 12, 2015 and a Memorandum of Assignment and Assumption Agreement the City and the HRA executed to provide a recordable instrument evidencing the Assignment and Assumption Agreement. Although the City’s and the HRA’s prior Resolutions authorizing the transfer of the HRA’s assets to the City and the dissolution of the HRA are, in my opinion, legally sufficient to authorize the execution of the Assignment and Assumption Agreement and the Memorandum of Assignment and Assumption Agreement, the Anoka County Registrar of Titles will not record the Memorandum of Assignment and Assumption Agreement without a City Council Resolution that expressly authorizes the City’s execution of the Memorandum of Assignment and Assumption Agreement. I have added Resolution Number 2 to this Resolution simply to provide a very direct and concise statement of authority that we can present to the Anoka County Registrar of Titles to avoid any delays in the recording of the Memorandum of Assignment and Assumption Agreement.

3. Resolution Number 3. Resolution No. 3 authorizes the Mayor and the City Administrator to execute nine separate documents relating to (a) F&C Apartments, LLC’s sale of Residence at the COR Apartments and assignment of the right to receive the TIF Note to Residence at the COR Apartments LLC and (b) Residence at the COR Apartments LLC’s financing with PNC Bank. Below is an explanation of the purpose of each of the nine documents the City Council is authorizing the Mayor and City Administrator to execute:

(a) First Amendment to Development Agreement. The First Amendment to Development Agreement is substantively identical to the First Amendment to Development Agreement that the City Council authorized the Mayor and City Administrator to execute on February 10, 2015 pursuant to Resolution #15-02-044. The only changes to the First Amendment are modifications to reflect the fact that the First Amendment is now being executed in the context of a sale, rather than in the context of a refinancing. The purpose of the First Amendment remains to modify the Development Agreement to remove provisions that would allow the City to terminate the TIF Note based upon a default under the Development Agreement. Since the Housing Bonds that were used to finance Note No. 2 will be repaid as a result of the repayment of Note No. 2, the Amendment also removes the rental restriction included in the Development Agreement. After the First Amendment to the Development

8. This Collateral Assignment shall be governed by, and construed in accordance with, the laws of the State of Minnesota. Assignor waives personal service of any process and consents that such process shall be made by certified mail, return receipt requested, directed to Assignor at its address set forth in the Loan Documents, and service so made shall be deemed to be complete within five (5) days after it has been mailed.

9. From and after the date hereof, and for so long as this Collateral Assignment shall remain in full force and effect, Assignor, for itself, its successors and assigns, covenants and agrees to do all acts and execute and deliver all documents reasonably necessary to assist Lender in obtaining the rights, benefits and privileges granted pursuant to this Collateral Assignment.

10. The City of Ramsey is executing this Collateral Assignment to, and only to evidence its consent to the Assignor's collateral assignment of the Development Agreement and the TIF Note to Lender pursuant to the terms and conditions of this Collateral Assignment. The City also hereby confirms that, to its knowledge but without investigation, there are no defaults under the Development Agreement and the TIF Agreement. The City also hereby agrees that, prior to Lender's possession of the Property, Lender (at Lender's sole election) shall have the right (but not the obligation) to cure any default by Assignor under the Development Agreement on its and/or Assignor's behalf.


[THE BALANCE OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

Executed the day and year first set forth above.

ASSIGNOR:

**RESIDENCE AT THE COR APARTMENTS
LLC, a Minnesota limited liability company**

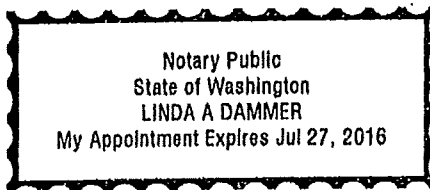
By: 
W. Dean Weidner, as Trustee of the W. Dean
Weidner Living Trust Under Trust Agreement
Dated 10-23-98, as amended
Its: Sole Member

STATE OF Washington, King County, ss:

The foregoing instrument was acknowledged before me in the above-stated jurisdiction this 6th day of April, 2015 by W. Dean Weidner, as Trustee of the W. Dean Weidner Living Trust Under Trust Agreement Dated 10-23-98, as amended, who is Sole Member of Residence at the COR Apartments LLC, a Minnesota limited liability company, for and on behalf of the limited liability company.


Notary Public

My commission expires: 7/27/16



Executed the day and year first set forth above.

ASSIGNOR:

**RESIDENCE AT THE COR APARTMENTS
LLC, a Minnesota limited liability company**

By: _____
W. Dean Weidner, as Trustee of the W. Dean
Weidner Living Trust Under Trust Agreement
Dated 10-23-98, as amended
Its: Sole Member

LENDER:

**PNC BANK, NATIONAL ASSOCIATION, a
national banking association**

By: _____
Tara Suaya
Vice President

SEEN AND AGREED:

CITY:

**CITY OF RAMSEY, MINNESOTA, a home rule
charter city organized and existing under the
constitution and laws of the State of Minnesota**

By: _____
Name: Sarah Strommen
Title: Mayor

By: _____
Name: Kurt Ulrich
Title: City Administrator

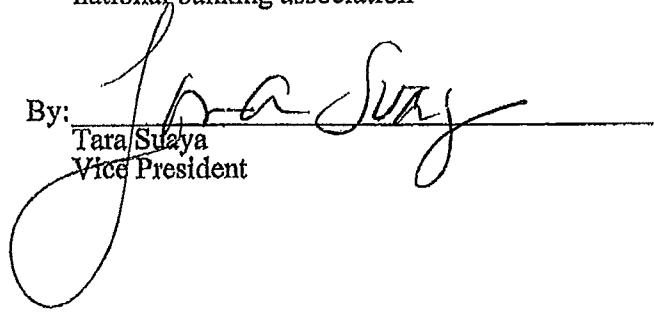


LENDER:

PNC BANK, NATIONAL ASSOCIATION, a
national banking association

By: _____

Tara Suaya
Vice President

A handwritten signature in black ink, appearing to read "Tara Suaya", is written over a horizontal line. The signature is cursive and extends above and below the line.

**CONSENT TO COLLATERAL ASSIGNMENT OF TAX INCREMENT NOTE AND
REDEVELOPMENT AGREEMENT**

LUMENT REAL ESTATE CAPITAL, LLC, a Delaware limited liability company (“**Lender**”) has agreed, subject to the satisfaction of certain terms and conditions, to make a loan in the original principal amount of \$ _____ (the “**Mortgage Loan**”) to RESIDENCE AT THE COR APARTMENTS LLC, a Minnesota limited liability company (“**Borrower**”), which loan is or will be secured by a lien on that certain multifamily residential apartment project located at 7700 Sunwood Drive NW, Ramsey, MN 55303 (the “**Mortgaged Property**”). Lender is requiring this Consent to Collateral Assignment of Tax Increment Note and Redevelopment Agreement (the “**Consent**”) as a condition to making the Mortgage Loan.

The City of Ramsey, Minnesota (the “**City**”), as successor-in-interest to The Housing and Redevelopment Authority in and for the City of Ramsey (the “**Authority**”), hereby consents to the collateral assignment by Borrower of (1) that certain Development Agreement (the “**Redevelopment Agreement**”) between the City and Borrower and (2) that certain Tax Increment Revenue Note in the original principal amount of \$3,000,000.00 in favor of Borrower, as payee and holder, dated as of April 9, 2015 (the “**TIF Note**”), from the City, as Maker, pursuant to the terms of that certain Collateral Assignment of Tax Increment Note and Redevelopment Agreement from Borrower to Lender, dated as of _____, 2025 (the “**Assignment**”), for the purpose of (i) securing the Mortgage Loan, (ii) assigning the Redevelopment Agreement to Lender as collateral for the Mortgage Loan as provided in the Assignment, and (iii) redirecting the payments under the TIF Note directly to Lender in accordance with the Assignment after Lender’s written demand has been delivered to the City in the manner set forth in the Redevelopment Agreement. For the avoidance of doubt, until the City receives Lender’s written demand for payment under the TIF Note, the City shall continue to make payments under the TIF Note to Borrower. Until such time that Lender succeeds to Borrower’s interest under the Redevelopment Agreement and TIF Note pursuant to the terms of the Assignment, the City agrees that Lender shall not be deemed to have assumed any of the obligations or liabilities under the Redevelopment Agreement or TIF Note, nor shall Lender be liable to the City by reason of any default by any party under the Redevelopment Agreement or TIF Note. At such time that Lender succeeds to Borrower’s interest under the Redevelopment Agreement, Lender’s liability shall be strictly limited to acts and omissions of Lender occurring during the period of ownership and operation of the Mortgaged Property and the improvements located thereon by Lender.

(1) The City Representations and Warranties.

The City hereby represents and warrants to Lender that:

(a) it has the right to exercise and deliver this Consent under the terms of the Redevelopment Agreement and the TIF Note. The execution of this Consent and performance and observance of its terms have been duly authorized by necessary city action and do not contravene or violate any provision of the City’s municipal code;

(b) the Redevelopment Agreement and the TIF Note are in full force and effect, subject to no defenses, setoffs or counterclaims; and there exists no event, condition or occurrence that would cause the Redevelopment Agreement or the TIF Note to be subject to any defenses, setoffs or counterclaims;

(c) the City has performed all of its obligations under the Redevelopment Agreement and the TIF Note and to the City's knowledge, with no independent investigation, there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of the Redevelopment Agreement or the TIF Note; and

(d) the City has not delivered any notice to Borrower of the City's intention to prepay all or any portion of the TIF Note in advance of the regularly scheduled payments thereunder.

(2) The City Covenants Regarding Collateral Assignment of Tax Increment Note And Redevelopment Agreement.

The City hereby covenants and agrees:

(a) to faithfully observe and perform all of the obligations and agreements of the TIF Note and Redevelopment Agreement, if any;

(b) to simultaneously deliver to Lender a copy of each notice delivered by the City to Borrower pursuant to the Redevelopment Agreement and the TIF Note, including any notice relating to any default, alleged default, or potential default of Borrower, under and pursuant to the Redevelopment Agreement and the TIF Note; and

(c) not permit or consent to the amendment, modification, cancellation or surrender of the Redevelopment Agreement or the TIF Note without the prior written consent of Lender.

The City acknowledges and agrees that (i) the City is executing this Consent to induce Lender to make (A) the Mortgage Loan and (B) approve of the Redevelopment Agreement and TIF Note as additional security for the Mortgage Loan, and (ii) Lender will rely on the representations and agreements made by the City herein in connection with Lender's agreement to make the Mortgage Loan and the City agrees that Lender may so rely on such representations and agreements.

TIF Project Name: Residence at the COR

Executed _____, 2025.

THE CITY OF RAMSEY, MINNESOTA

By: _____
Name: _____
Title: _____

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Colin M. Gaynor, Esquire
Ballard Spahr LLP
111 S. Calvert Street, 27th Floor
Baltimore, MD 21202

SPACE ABOVE LINE FOR
RECORDER'S USE

Residence at the COR

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT (this "Agreement") is effective as of the 29th day of April, 2025 by and among **THE CITY OF RAMSEY, MINNESOTA**, a home rule charter city organized and existing under the constitution and laws of the State of Minnesota ("**Governmental Entity**"), **RESIDENCE AT THE COR APARTMENTS LLC**, a Minnesota limited liability company ("**Borrower**"), and **LUMENT REAL ESTATE CAPITAL, LLC**, a Delaware limited liability company, its successors and assigns ("**Lender**").

RECITALS:

A. Borrower is the owner of certain improved real property located in the County of Anoka, State of Minnesota, as more particularly described on Exhibit A attached hereto ("**Property**").

B. Borrower, as successor-in-interest to F & C Ramsey, LLC, an Indiana limited liability company ("**F & C Ramsey**") and F & C Ramsey Member, LLC, an Indiana limited liability company ("**F & C Member**"), is a party to the Development Agreement between The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota (the "**HRA**"), the Governmental Entity, F & C Ramsey and F & C Ramsey Member, dated March 9, 2012 and recorded in the office of the Anoka County Registrar of Titles ("**Official Records**") on May 3, 2012 as Document No. 508341.004 in the Anoka County Official Records ("**Original Agreement**"), as affected by that certain Certificate of Completion and Release of Forfeiture executed by the HRA and the Governmental Entity on October 31, 2014 and recorded in the Official Records on April 14, 2015 as Document No. 529754.003 (the "**Certificate of Completion**").

C. The Development Agreement creates certain covenants and restrictions and provides that the benefits and the burdens of the covenants and restrictions run with title to the Property and inure to the benefit of and are binding upon Borrower, as a successor in title to the Property.

D. In connection with the refinancing of an existing loan secured by the Property, Lender is making a loan to Borrower in the original principal amount of \$ [REDACTED] (“**Loan**”) pursuant to a Multifamily Loan and Security Agreement between Lender and Borrower (as supplemented or amended from time to time, the “**Loan Agreement**”) and evidenced by a Multifamily Note by Borrower to Lender (as supplemented or amended from time to time, the “**Note**”). The Loan is to be secured by a Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing that will be recorded among the Official Records (as supplemented or amended from time to time, the “**Mortgage**”) (the Loan Agreement, the Note and the Mortgage, together with all other documents executed with respect to the Loan, are hereinafter collectively referred to as the “**Loan Documents**”).

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into this Agreement as agreements among the parties.

2. Mortgage Subject to Development Agreement. The Lender hereby acknowledges that its interest in the Property pursuant to the Mortgage is, as a matter of law, subject to the terms of the Development Agreement.

3. Financing and Encumbrance. Governmental Entity hereby acknowledges (i) the financing evidenced by the Mortgage and (ii) the collateral assignment of that certain Tax Increment Revenue Note that Governmental Entity has made in favor of Borrower, as successor in interest to F & C Ramsey (“**TIF Note**”), from Borrower to Lender.

4. Governmental Entity Notice of Default. Governmental Entity shall make best efforts to give Lender a concurrent copy of each material notice (including without limitation each notice of default) given by Governmental Entity under or with respect to the Development Agreement; provided that Governmental Entity shall not be liable to Lender if Governmental Entity fails to provide Lender with such notice and Governmental Entity’s failure to give such notice shall not prevent or impair, in any way, Governmental Entity’s enforcement of its rights under the Development Agreement against Borrower. Governmental Entity agrees that prior to Lender’s possession of the Property, Lender (at Lender’s sole election) shall have the right (but not the obligation) to cure any default by Borrower under the Development Agreement on its and/or Borrower’s behalf. Governmental Entity hereby represents that, to the best of its actual knowledge, but without investigation, there is no current default under the Development Agreement.

5. Governmental Entity’s Rights. Nothing in this Agreement is intended to abridge or adversely affect any right or obligation of Borrower and/or Governmental Entity, respectively,

under the Development Agreement; provided that, (A) the Development Agreement may not be modified, amended, changed or altered without the prior written consent of Lender so long as the Loan is secured by the Property and (B) for so long as the Loan is secured by the Property, notwithstanding the terms of the Development Agreement to the contrary, neither Borrower nor Governmental Entity will, without Lender's prior written consent, exercise or seek any right or remedy under the Development Agreement or available at law or in equity which will or could result in (i) a transfer of possession of the Property or the control, operations or management thereof, (ii) collection or possession of rents or revenues from or with respect to the Property by any party other than Borrower or Lender; (iii) appointment of a receiver for the Property; (iv) application of insurance or condemnation proceeds other than as approved by Lender pursuant to the Loan Documents; or (v) removal or replacement of the existing property manager of the Property. Notwithstanding the foregoing, Governmental Entity may, without Lender's prior consent, commence, prosecute and acquire a judgment in an action in Anoka County District Court against Borrower to recover damages that Governmental Entity suffers or incurs as a result of Borrower's default under the Development Agreement, and Governmental Entity may enforce any such judgment in any manner permitted under Minnesota law.

6. Foreclosure by Lender. In the event of foreclosure, deed in lieu of foreclosure, or similar disposition of the Property by Lender, no consent shall be required from Governmental Entity and Lender shall have no indemnification obligations to Governmental Entity for any period during which Lender does not own or is not in possession of the Property. Governmental Entity and Lender agree that the Development Agreement is superior to the Mortgage and further agree that neither the Development Agreement, the Assessment Agreement (as defined in the Development Agreement) nor the TIF Note will be extinguished or terminated in the event of foreclosure, deed in lieu of foreclosure, or similar disposition of the Property by Lender.

7. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties hereto with regard to the subordination of the Mortgage to the Development Agreement, and shall supersede and cancel any prior agreements with regard to this subject matter.

8. Binding Provisions. The covenants and agreements contained in this Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties to this Agreement.

9. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

10. Modifications. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.

11. Notices. All notices required or permitted hereunder shall be deemed to have been received either (i) when delivered by hand and the party giving such notice has received a signed receipt thereof, or (ii) three (3) days following the date deposited in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows (or addressed

in such other manner as the party being notified shall have requested by written notice to the other party):

If to Governmental Entity:

City of Ramsey, Minnesota
Ramsey Municipal Center
7550 Sun wood Drive
Ramsey, MN 55303
Attention: City Administrator

If to Lender:

Lument Real Estate Capital, LLC
2001 Ross Avenue, Suite 1900
Dallas, Texas 75201
Email: LumentLoanAdmin@lument.com

If to Borrower:

Residence at the COR Apartments LLC
9757 NE Juanita Drive, Suite 300
Kirkland, Washington 98034
Attention: Ben Katon

12. Further Instruments. Each of the parties hereto will, whenever and as often as they shall be requested to do so by the other, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, any and all such further instruments and documents as may be reasonably necessary to carry out the intent and purpose of this Agreement, and to do any and all further acts reasonably necessary to carry out the intent and purpose of this Agreement.

13. Valid Authorization. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder.

14. Counterparts. This Agreement may be executed in counterparts each of which shall be deemed an original and all of which when taken together constitute one and the same instrument, binding on all of the parties. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

[The Parties Signatures Follow on Separate Pages]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

GOVERNMENTAL ENTITY:

THE CITY OF RAMSEY, MINNESOTA, a public body politic and corporate under the laws of the State of Minnesota

By: _____

Name:

Title: Mayor

By: _____

Name:

Title: City Administrator

STATE OF MINNESOTA, ANOKA COUNTY:

The foregoing instrument was acknowledged before me on this ___ day of _____, 2025 by _____ and _____, the Mayor and City Administrator of the City of Ramsey, Minnesota, a home rule charter city organized and existing under the constitution and laws of the State of Minnesota.

Notary Public

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

BORROWER:

RESIDENCE AT THE COR APARTMENTS LLC, a Minnesota limited liability company

By: Weidner Investment Services, Inc., a Washington corporation, its Manager

By: _____ (SEAL)
Name: W. Dean Weidner
Title: President

STATE OF WASHINGTON, King County, ss:

The foregoing instrument was acknowledged before me in the above-stated jurisdiction this ___ day of _____, 2025 by W. Dean Weidner, as President of Weidner Investment Services, Inc., a Washington corporation, as Manager of Residence at the COR Apartments LLC, a Minnesota limited liability company, for and on behalf of the limited liability company.

Notary Public

My commission expires: _____

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year above written.

LENDER:

LUMENT REAL ESTATE CAPITAL, LLC, a Delaware limited liability company

By: _____ (SEAL)
Name: Noelle M. Bartrum
Title: Director

STATE OF OHIO, Franklin County, ss:

The foregoing instrument was acknowledged before me in the above-stated jurisdiction this ____ day of _____, 2025 by Noelle M. Bartrum who is Director of Lument Real Estate Capital, LLC, a Delaware limited liability company, for and on behalf of the banking association.

Notary Public

My commission expires: _____

EXHIBIT A

Legal Description

Real property in the City of Ramsey, County of Anoka, State of Minnesota, described as follows:

Parcel 1:

Lot 3, Block 1, COR ONE, Anoka County, Minnesota.

(Torrens Property - Certificate of Title No. 129518)

Parcel 2:

Non-exclusive easement(s) for parking purposes contained in the Parking Improvement Use and Maintenance Agreement, dated February 28, 2005, recorded March 16, 2005, as Document No. 482124.002, as amended by Amended and Restated Parking Improvement Use and Maintenance Agreement for Parking District A, dated April 30, 2012, recorded May 3, 2012, as Document No. 508341.011, and further amended by First Amendment to Amended and Restated Parking Improvement Use and Maintenance Agreement for Parking District A, dated August 2, 2013, recorded October 1, 2013, as Document No. 519251.002.

Parcel 3:

Non-exclusive easement(s) for access purposes contained in Declaration of Reciprocal Driveway Easements and Drainage and Utility Easements, dated April 30, 2012, recorded May 3, 2012, as Document No. 508341.013, as amended by Amendment to Declaration of Reciprocal Driveway Easements and Drainage and Utility Easements, dated August 11, 2015, recorded September 28, 2015, as Document No. 533666.001.

Parcel 4:

Non-exclusive easement(s) for encroachment purposes contained in Grant of Encroachment Easement, dated June 12, 2012, recorded August 2, 2012, as Document No. 509830.001.

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-071 Accepting Bids and Awarding Contract for High Point Street Reconstruction, Improvement Project #25-05

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #25-071 Accepting Bids and Awarding a Contract to North Valley, Inc. for the total amount of \$1,366,954.38 for High Point Street Reconstructions, Improvement Project #25-05.

Background:

The proposed 2025 – 2034 Capital Improvement Plan (CIP) identifies the streets within the High Point and Section 22 Unplatted subdivision for street reconstruction in 2025. A street segment summary for the project is attached to this case.

Existing Conditions

The street within Section 22 Unplatted (156th Avenue) is part 26-foot urban section with bituminous curbing and part rural section with drainage swales at the low points. The streets within High Point are 31-foot urban section with bituminous curbing and cross-street valley gutters with drainage flumes at low points. Combined, the streets total approximately 1.67 miles in length. Traffic counts have not been taken within the project area, though there are no destinations within the subdivision 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 the 2040 MUSA. Stormwater is handled with drainage flumes, which carry water to existing ponds, wetlands, and Ditch 66.

Project History

- May 28, 2024, the Ramsey City Council adopted Resolution #24-138, 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 #24-340, ordering the City Engineer to prepare plans and specifications for said improvements.
- January 21, 2025, the Ramsey Public Works Committee recommended the Zirconium Street cul-de-sac be constructed to a standard 100-foot diameter.
- 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 #25-042 approving final plans and specifications for said improvements.
- April 10, 2025, Ramsey staff opened bids for said improvements.

Pavement History

The streets within High Point were constructed in 1979 and the street within Section 22 Unplatted was constructed in 1989. All street segments received an overlay in 2001, and subsequently two crack seal / seal coat treatments in 2007 and 2014. Significant patching has occurred over the last several years.

GPR was performed on the streets in 2024. At the time, the streets averaged 2.5 to 4.3 inches of bituminous over 2.5 to 4.8 inches of aggregate base, with much variability from street to street.

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 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.

In the project area, 8 of the 12 existing flumes were replaced with storm sewer inlets and storm sewer piping. It was not found feasible to replace the remaining 4 flumes, primarily due to the excessive grading and impact to properties which would be required.

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.

The Zirconium Street cul-de-sac is proposed to be reconstructed into a 100-foot-diameter cul-de-sac, centered within the existing right-of-way. The existing cul-de-sac is 165 feet in diameter. By replacing the cul-de-sac to city standard dimensions, significant savings in both construction and long-term maintenance will occur. The existing driveways and boulevard adjacent to the cul-de-sac will be extended approximately 33 feet. At this time, staff are not proposing to adjust the existing right-of-way, which is 200 feet in diameter. A standard cul-de-sac has a 120-foot-diameter right-of-way. The plans angled the driveways to accommodate extending the property lines approximately 40-feet in the future, if desired. A discussion on resizing the right-of-way is proposed for a future meeting.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
 - April 8, 2025
- Contractor Begins Construction
 - Spring 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 27, 2025

Notification:

If Council awards a contract for construction, letters will be mailed to property owners with updates on the project status. Engineering staff maintain City improvement project webpages with the most current project information during construction. This can be found on the City website, Engineering Department page.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates up to 10 minutes will be required to present this case and answer questions.

Alternatives:

Alternative #1 – Motion to adopt Resolution #25-071 Accepting Bids and Awarding a Contract to North Valley, Inc. for the total amount of \$1,366,954.38 for High Point Street Reconstructions, Improvement Project #25-05.

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 April 10, 2025 a total of eight (8) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	Total Bid
North Valley, Inc.	\$1,366,954.38
Douglas-Kerr Underground	\$1,441,046.72
Park Construction Company	\$1,446,884.05
GMH Asphalt Corporation	\$1,448,729.90
Knife River Construction	\$1,519,715.15
Valley Paving, Inc.	\$1,532,695.33
Asphalt Surface Technologies Corp.	\$1,541,443.14
Dresel Contracting, Inc.	\$1,757,749.71
<i>Engineer's Estimate</i>	<i>\$1,853,622.00</i>

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of \$1,366,954.38 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 \$1,681,353.89.

The bid is 26-percent lower 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 Cost
Pavement Management Funds	\$1,058,076.22	\$243,357.53	\$1,301,433.75
Storm Sewer Utility Funds	\$308,878.16	\$71,041.98	\$379,920.14
<i>Project Total</i>	<i>\$1,366,954.38</i>	<i>\$314,399.51</i>	<i>\$1,681,353.89</i>

The CIP level estimate had a total estimated project cost of \$1,986,165, which includes street costs of \$1,727,100 and storm sewer costs of \$259,065. The final project costs may change depending upon bid prices and actual construction quantities.

City staff proposes 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 #25-071 Accepting Bids and Awarding a Contract to North Valley, Inc. for the total amount of \$1,366,954.38 for High Point Street Reconstructions, Improvement Project #25-05.

Attachments

Res 25-071
25-05 Final Plans
25-05 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/16/2025 03:17 PM
Brian Hagen	Brian Hagen	04/17/2025 12:18 PM
Form Started By: Joe Feriancek		Started On: 04/10/2025 03:44 PM
Final Approval Date: 04/17/2025		

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

RESOLUTION #25-071

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR HIGH POINT STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #25-05

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the High Point Subdivision as identified within the 2025 – 2034 Capital Improvement Program; 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 \$7,650.00; 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 \$8,880.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-340, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for High Point Street Reconstructions, Improvement Project #25-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-042, 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, bids were advertised in the Anoka Union Herald on Friday February 28 and Friday March 7, 2025; and

WHEREAS, eight (8) bids were received, opened and tabulated on Thursday April 10, 2025, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
North Valley, Inc	\$1,366,954.38
Douglas-Kerr Underground, LLC	\$1,441,046.72
Park Construction Company	\$1,446,884.05
GMH Asphalt Corporation	\$1,448,729.90
Knife River Corporation	\$1,519,715.15
Valley Paving, Inc.	\$1,532,695.33
Asphalt Surface Technologies Corp.	\$1,541,443.14
Dresel Contracting Inc.	\$1,757,749.71

WHEREAS, the bid of North Valley, Inc. in the amount of \$1,366,954.38 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.

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 22nd day of April, 2025.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY

HIGH POINT STREET RECONSTRUCTIONS

CITY IMPROVEMENT PROJECT NO. 25-05

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

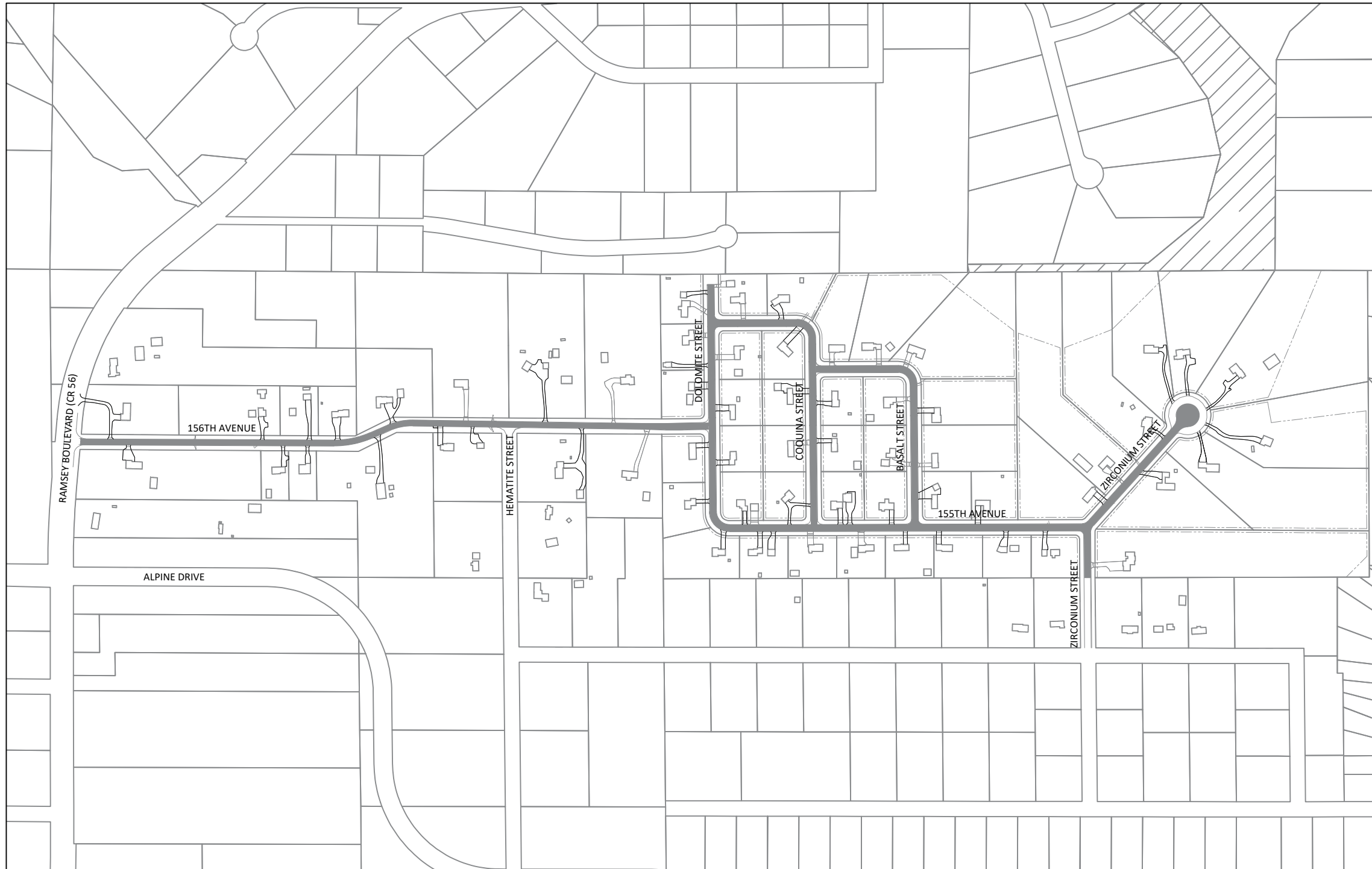
THIS PLAN CONTAINS 55 SHEETS

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
10-15	EROSION CONTROL
16-21	REMOVALS
22-33	STREET CONSTRUCTION
34-35	STORM SEWER PROFILES
36-55	CROSS SECTIONS

LEGEND

	SANITARY MANHOLE		EASEMENT - DRAINAGE & UTILITY
	STORM SEWER MANHOLE		SECTION LINE
	CATCH BASIN MANHOLE		LOT LINE
	CATCH BASIN		ELECTRIC LINE
	CULVERT END SECTION		ELECTRIC LINE - BURIED
	HYDRANT		ELECTRIC LINE - OVERHEAD
	VALVE		GAS LINE
	TREE - CONIFEROUS		TELECOMMUNICATION LINE
	TREE - DECIDUOUS		TELECOMM - OVERHEAD
	SHRUB		FIBER OPTIC LINE
	LIGHT POLE		TREE LINE
	SIGN		LANDSCAPE
	MAILBOX		RETAINING WALL
	PEDESTAL - TELECOM		TREE SAVE FENCE
	PEDESTAL - ELECTRIC		SILT FENCE
	HAND HOLE		WATERMAIN
	BITUMINOUS PAVEMENT		SANITARY SEWER
	DRIVE - BITUMINOUS		STORM SEWER
	DRIVE - CONCRETE		DRAIN TILE
	DRIVE - GRAVEL		LANDSCAPE - ROCK
	CONCRETE WALK		LANDSCAPE - MULCH
	VALLEY GUTTER		LANDSCAPE - RIP RAP
	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		



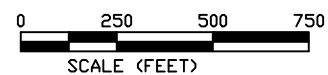
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Joe Feriancek
 JOE FERIANCEK, P.E.
 ASSISTANT CITY ENGINEER

57095 DATE 03/17/25
 LIC. NO.

DATE	REVISION

SHEET 01 OF 55 SHEETS



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

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

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



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

IP 25-05 HIGH POINT RECONSTRUCTION					
Statement of Estimated Quantities					
Item No.	MnDOT No.	Note	Item Description	Unit	Quantity
1	2021.501		MOBILIZATION	LS	1
2	2101.502		CLEARING	ACRE	0.1
3	2101.502		GRUBBING	ACRE	0.1
4	2101.503		REMOVE STORM SEWER	LF	118
5	2104.502	11	SALVAGE MAIL BOX SUPPORT	EA	68
6	2104.503	1	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	837
7	2104.503	1	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	389
8	2104.503	1	REMOVE BITUMINOUS CURB	LF	17100
9	2104.504	1	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	667
10	2104.504	1	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	472
11	2104.504	1	REMOVE CONCRETE VALLEY GUTTER	SY	122
12	2104.504	1	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	80
13	2104.504	1	REMOVE BITUMINOUS FLUME	SY	122
14	2105.507		GEOTEXTILE FABRIC TYPE 4	SY	100
15	2105.607	2, 15	COMMON EXCAVATION (EV)	CY	1180
16	2106.607	8	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	3460
17	2112.519		SUBGRADE PREPARATION	RDST	88
18	2123.610		STREET SWEEPER (WITH PICKUP BROOM)	HOURL	20
19	2130.523		WATER	MGAL	40
20	2211.507	2	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	3225
21	2215.504		FULL DEPTH RECLAMATION	SY	29650
22	2232.504		MILL BITUMINOUS PAVEMENT (2.0")	SY	15
23	2357.506	4	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1715
24	2360.509	5	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	2770
25	2360.509	5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	2075
26	2360.509	5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" DRIVEWAYS	TON	80
27	2411.502		CONCRETE FLUME	SY	34
28	2501.502		15" RC PIPE APRON	EA	4
29	2501.502		18" RC PIPE APRON	EA	1
30	2501.502		24" RC PIPE APRON	EA	1
31	2501.503	12	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	1247
32	2501.503	12	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	720
33	2501.503		21" RC PIPE SEWER DESIGN 3006 CLASS III	LF	94
34	2501.503	12	24" RC PIPE SEWER DESIGN 3006 CLASS III	LF	78
35	2501.602		TRASH GUARD FOR 15" PIPE APRON	EA	2
36	2501.602		TRASH GUARD FOR 18" PIPE APRON	EA	1
37	2501.602		TRASH GUARD FOR 24" PIPE APRON	EA	1
38	2503.503		CLEAN AND VIDEO SEWER	LF	2175
39	2506.502		CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	16
40	2506.502		CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EA	2
41	2506.502		CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	EA	1
42	2506.502		CASTING ASSEMBLY (STORM)	EA	30
43	2506.502		CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	11
44	2511.509		RANDOM RIPRAP CLASS III	CY	26
45	2531.503	14	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	16615
46	2531.503	14	CONCRETE CURB & GUTTER DESIGN B618	LF	470
47	2531.504		6" CONCRETE PAVEMENT DRIVEWAY	SY	434
48	2531.504		GRAVEL SURFACE	SY	147
49	2531.604		7" CONCRETE VALLEY GUTTER	SY	159
50	2540.602	13	TEMPORARY MAIL BOX CLUSTER	EA	4
51	2540.602	11	INSTALL MAIL BOX SUPPORT	EA	68
52	2563.601	7	TRAFFIC CONTROL	LS	1
53	2573.501		STABILIZED CONSTRUCTION ENTRANCE	EA	2
54	2573.502		STORM DRAIN INLET PROTECTION	EA	30
55	2573.503		SEDIMENT CONTROL LOG TYPE STRAW	LF	150
56	2573.503		SILT FENCE, TYPE MS	LF	2805
57	2574.507	3, 9	TOPSOIL (LV)	CY	1540
58	2575.501	6	TURF ESTABLISHMENT	ACRE	2.2
59	2575.504		ROLLED EROSION PREVENTION CATEGORY 20	SY	775
60	2575.602	10	LANDSCAPE RESTORATION	EA	20

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.25.
3. EV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
6. TURF ESTABLISHMENT INCLUDES SEEDING, SEED MIXTURES, FERTILIZER AND OTHER SOIL AMENDMENTS, AND ROLLED EROSION PREVENTION CATEGORY 20 IN BLANKETED AREAS. SEED MIXTURE SHALL BE 25-151 AND MIXTURE 33-261 IN STORMWATER AREAS. FOLLOW MNDOT SEEDING MANUAL GUIDELINES FOR APPLICATION RATES.
7. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY, ANY DETOUR ROUTES AS NECESSARY.
8. RECLAMATION STOCKPILE LOCATION IS AT 16600 SAINT FRANCIS BLVD. SILT FENCE SHALL BE ADDED AROUND BASE OF STOCKPILE IF IT REMAINS IN PLACE FOR GREATER THAN 72 HRS. THE EXPECTED RECLAMATION DEPTH IS 7 INCHES.
9. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
10. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. THE EACH QUANTITY CONSIST OF LANDSCAPING PER LOT.
11. SALVAGED MAILBOX POSTS TO BE PLACED TO ORIGINAL LOCATION OR AS DIRECTED BY THE ENGINEER.
12. LINEAR FOOT MEASUREMENT DOES NOT INCLUDE FLARED END SECTIONS.
13. COORDINATE WITH USPS ON PREFERRED LOCATIONS OF TEMPORARY MAILBOX CLUSTERS.
14. FINISH WITH WHITE CURING COMPOUND
15. COMMON EXCAVATION INCLUDES TOPSOIL MATERIAL REMOVED IN AREAS DISTURBED OUTSIDE OF ROADWAYS.

GENERAL NOTES:

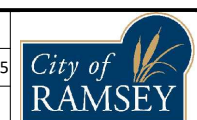
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
4. THE EDGE OF ROAD IS GENERALLY BEING RAISED 0.5" FROM ITS ORIGINAL ELEVATION (SEE STREET PROFILES FOR MORE PRECISE CHANGES). THIS IS PROPOSED TO BE ACHIEVED BY RECLAIMING 7 INCHES OF THE EXISTING BITUMINOUS AND AGGREGATE BASE FULL-DEPTH, HAULING APPROXIMATELY 3 INCHES OF RECLAIM AWAY, SCARIFY 12" OF SUBSOIL, SHAPE AND COMPACT REMAINING IN-PLACE RECLAIM MATERIAL, REPLACEMENT OF BITUMINOUS CURB WITH CONCRETE CURB & GUTTER, PLACEMENT OF 2 INCHES NON-WEAR COURSE BITUMINOUS PAVEMENT AND PLACEMENT OF 1.5 INCHES WEAR COURSE BITUMINOUS PAVEMENT. THE CROSS SLOPE IS BEING RAISED FROM 2% TO 3% WHICH SHOULD BE ACHIEVED BY GRADING THE IN-PLACE RECLAIM MATERIAL.
5. SEEDING AND RESTORATION NUMBERS WERE DETERMINED BASED ON A MINIMUM 5' OF DISTURBANCE FROM THE EDGE OF ROADWAY, WITH ADDITIONAL AREA IN CLEARING LOCATIONS AND AROUND STORM SEWER.
6. DRIVEWAY REMOVALS ARE GENERALLY 6' FOR BITUMINOUS DRIVEWAYS AND TO THE FIRST JOINT ON CONCRETE DRIVEWAYS. REMOVALS LIMITS WILL BE MARKED IN THE FIELD BY CITY STAFF.
7. FLARED END STRUCTURE INVERTS ARE LOCATED AT THE END OF THE APRON.

DATE	REVISION

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

Joe Feriancek
JOE FERIANCEK
 Date 03/17/25 Lic. No. 57095

DESIGNED BY:	LWC	DATE:	03/17/25
DRAWN BY:	LWC	FILE:	25-05
CHECKED BY:	JJF		



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

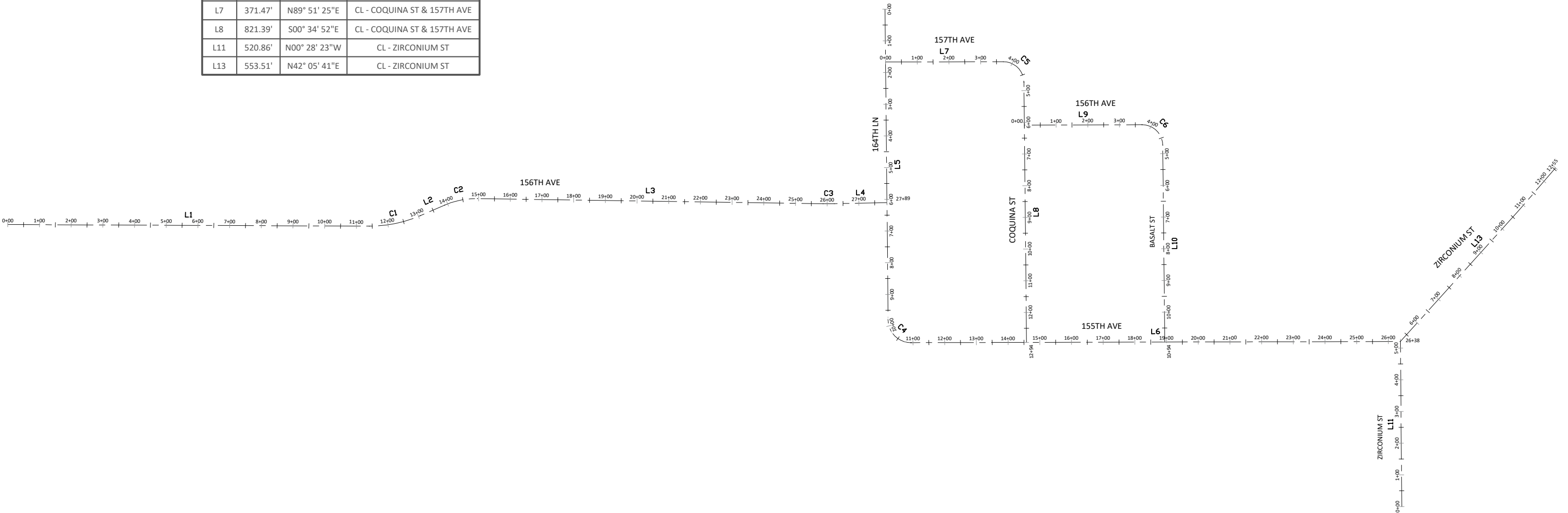
STATEMENT OF ESTIMATED QUANTITIES

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L5	981.18'	S00° 34' 04"E	CL - 155TH AVE & DOLOMITE ST
L6	1544.49'	N89° 51' 48"E	CL - 155TH AVE & DOLOMITE ST
L1	1140.73'	S89° 45' 00"E	CL - 156TH AVE
L2	83.62'	N66° 33' 06"E	CL - 156TH AVE
L3	1091.21'	S89° 09' 00"E	CL - 156TH AVE
L4	166.05'	N88° 48' 40"E	CL - 156TH AVE
L9	371.39'	N89° 48' 59"E	CL - BASALT ST & 156TH AVE
L10	621.43'	S00° 35' 55"E	CL - BASALT ST & 156TH AVE
L7	371.47'	N89° 51' 25"E	CL - COQUINA ST & 157TH AVE
L8	821.39'	S00° 34' 52"E	CL - COQUINA ST & 157TH AVE
L11	520.86'	N00° 28' 23"W	CL - ZIRCONIUM ST
L13	553.51'	N42° 05' 41"E	CL - ZIRCONIUM ST

CURVE TABLE: ALIGNMENTS				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	ALIGNMENT NAME
C4	72.00'	112.55'	S45° 21' 05"E	CL - 155TH AVE & DOLOMITE ST
C1	400.00'	165.44'	N78° 24' 03"E	CL - 156TH AVE
C2	250.00'	106.02'	N78° 42' 03"E	CL - 156TH AVE
C3	1000.00'	35.59'	N89° 49' 50"E	CL - 156TH AVE
C6	65.00'	101.63'	S45° 23' 28"E	CL - BASALT ST & 156TH AVE
C5	65.00'	101.60'	S45° 21' 44"E	CL - COQUINA ST & 157TH AVE

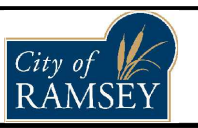


DATE	REVISION

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

Joe Feriancek
 JOE FERIANCEK
 Date 03/12/25 Lic. No. 57095

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



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

ALIGNMENT LAYOUT

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

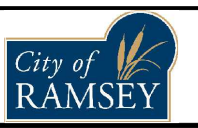
STORM SEWER TABULATION													
STRUCTURE	STATION, OFFSET	STRUCTURE	CASTING	RIM	INVERT	SUMP	BUILD	INVERT	PIPE	PIPE	PIPE	PIPE	STRUCTURE
		SIZE DIA. (IN.)	TYPE	ELEV.	ELEV.	ELEV.	HEIGHT	DIRECTION	DIA. (IN.)	MATERIAL	GRADE (%)	LENGTH (LF)	CONNECTED TO:
FES1	5+44.51, 28.370 R	15	TG	N/A	868.40	N/A	N/A	NW	15	RCP	0.30	13	CBMH1
FES2	5+42.36, 27.479 L	15	TG	N/A	868.58	N/A	N/A	SW	15	RCP	-0.30	11	CBMH2
FES3	18+43.76, 33.171 R	15	TG	N/A	870.50	N/A	N/A	NW	15	RCP	1.00	23	CBMH3
FES4	18+42.12, 38.527 L	18	TG	N/A	869.55	N/A	N/A	SW	18	RCP	-1.00	28	CBMH5
FES5	4+12.09, 97.467 L	24	TG	N/A	874.00	N/A	N/A	SW	24	RCP	2.50	78	CBMH7
FES6	4+61.64, 56.660 L	15	TG	N/A	871.40	N/A	N/A	SW	15	RCP	4.30	41	CBMH26
CBMH1	5+35.55, 11.792 R	48	R-3501TB	872.60	868.46	868.46	4.15	SE	15	RCP	-0.30	13	FES1
					868.46			N	15	RCP	0.30	24	CBMH2
CBMH2	5+35.45, 11.792 L	48	R-3501TB	872.60	868.46	868.53	4.08	S	15	RCP	-0.30	24	CBMH1
					868.53			NE	15	RCP	0.30	11	FES2
CBMH3	18+34.44, 11.792 R	48	R-3501TB	873.92	870.27	870.17	3.75	S	15	RCP	1.00	23	FES3
					870.17			N	18	RCP	-1.00	24	CBMH5
CB4	19+70, 11.792 R	2X3	R-3501TB	876.68	873.21	873.21	3.47	N	15	RCP	-2.00	24	CBMH6
CBMH5	18+34.44, 11.792 L	48	R-3501TB	873.91	869.83	869.83	4.08	N	18	RCP	-1.00	28	FES4
					869.93			E	18	RCP	2.00	136	CBMH6
					869.93			S	18	RCP	1.00	24	CBMH3
CBMH6	19+70, 11.792 L	48	R-3501TB	876.68	872.64	872.64	4.04	W	18	RCP	-2.00	136	CBMH5
					872.74			S	15	RCP	2.00	24	CB4
CBMH7	4+14.71, 14.030 L	72	R-3501TB	880.62	876.09	876.09	4.53	NE	24	RCP	-2.50	78	FES5
					876.19			NW	15	RCP	5.00	28	CB8
					876.19			SW	18	RCP	2.00	97	CBMH9
					876.19			SE	21	RCP	1.59	94	CBMH18
CB8	4+12.71, 14.079 R	2X3	R-3501TB	880.63	877.60	877.60	3.03	NE	15	RCP	-5.00	28	CBMH7
CBMH9	3+25.00, 14.042 L	60	R-3501TB	881.49	878.12	878.12	3.37	SE	18	RCP	-2.00	97	CBMH7
					878.22			S	15	RCP	1.00	28	CB10
					878.22			W	18	RCP	2.00	210	CBMH11
CB10	3+25.00, 14.042 R	2X3	R-3501TB	881.49	878.50	878.50	2.99	N	15	RCP	-1.00	28	CBMH9
CBMH11	1+15.00, 14.042 L	48	R-3501TB	885.86	882.43	882.43	3.43	E	18	RCP	-2.00	210	CBMH9
					882.53			S	15	RCP	1.00	28	CBMH12
CBMH12	1+15.00, 14.042 R	48	R-3501TB	885.86	882.81	882.81	3.05	N	15	RCP	-1.00	28	CBMH11
					882.91			W	15	RCP	1.00	129	CBMH13
CBMH13	1+82.10, 14.042 R	48	R-3501TB	887.53	884.20	884.20	3.33	E	15	RCP	-1.00	129	CBMH12
					884.30			S	15	RCP	0.50	227	CBMH14
CBMH14	4+09.54, 14.042 R	48	R-3501TB	888.64	885.44	885.44	3.20	N	15	RCP	-0.50	227	CBMH13
					885.54			E	15	RCP	1.00	28	CB15
					885.54			S	15	RCP	0.50	165	CBMH16
CB15	4+09.75, 14.042 L	2X3	R-3501TB	888.64	885.82	885.82	2.82	W	15	RCP	-1.00	28	CBMH14
CBMH16	5+75.00, 14.042 R	48	R-3246AL	889.36	886.36	886.36	3.00	N	15	RCP	-0.50	165	CBMH14
					886.46			E	15	RCP	0.50	28	CB17
CB17	5+75.00, 14.042 L	2X3	R-3501TB	889.36	886.60	886.60	2.76	W	15	RCP	-0.50	28	CBMH16
CBMH18	5+00.00, 14.042 L	60	R-3501TB	881.05	877.68	877.68	3.37	NW	21	RCP	-1.59	94	CBMH7
					877.78			W	15	RCP	1.00	28	CB19
					877.78			S	18	RCP	1.00	76	CBMH20
CB19	5+00.00, 14.042 R	2X3	R-3501TB	881.05	878.06	878.06	2.99	E	15	RCP	-1.00	28	CBMH18
CBMH20	5+75.92, 14.042 L	48	R-3246AL	881.50	878.54	878.54	2.96	N	18	RCP	-1.00	76	CBMH18
					878.64			W	15	RCP	1.00	28	CB21
					878.64			S	18	RCP	0.50	149	CBMH22
CB21	5+75.92, 14.042 R	2X3	R-3501TB	881.50	878.92	878.92	2.58	E	15	RCP	-1.00	28	CBMH20
CBMH22	7+25.00, 14.042 L	48	R-3501TB	882.39	879.39	879.39	3.00	N	18	RCP	-0.50	149	CBMH20
					879.49			W	15	RCP	1.00	28	CB23
					879.49			S	15	RCP	0.50	127	CBMH24
CB23	7+25.00, 14.042 R	2X3	R-3501TB	882.39	879.77	879.77	2.62	E	15	RCP	-1.00	28	CBMH22
CBMH24	8+51.54, 14.042 L	48	R-3501TB	883.15	880.12	880.12	3.03	N	15	RCP	-0.50	127	CBMH22
					880.22			W	15	RCP	1.00	28	CB25
CB25	8+51.33, 14.042 R	2X3	R-3501TB	883.15	880.50	880.50	2.65	E	15	RCP	-1.00	28	CBMH24
CBMH26	4+75.00, 14.042 L	48	R-3501TB	877.46	873.42	873.42	4.05	NE	15	RCP	-4.30	41	FES6
					873.52			W	15	RCP	1.00	28	CBMH27
					873.52			S	15	RCP	0.50	135	CBMH28
CBMH27	4+75.00, 14.042 R	48	R-3501TB	877.46	873.80	873.80	3.67	E	15	RCP	-1.00	28	CBMH26
					873.90			N	15	RCP	3.00	8	CB30
CBMH28	6+10.00, 14.042 L	48	R-3501TB	878.53	874.19	874.19	4.34	N	15	RCP	-0.50	135	CBMH26
					874.29			W	15	RCP	1.00	28	CB29
CB29	6+10.00, 14.046 R	2X3	R-3501TB	878.53	874.57	874.57	3.96	E	15	RCP	-1.00	28	CBMH28
CB30	4+65.00, 14.033 R	2X3	R-3501TB	877.47	874.14	874.14	3.33	S	15	RCP	-3.00	8	CBMH27

DATE	REVISION

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

Joe Feriancek
JOE FERIANCEK
 Date 03/12/25 Lic. No. 57095

DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JIF FILE: 25-05



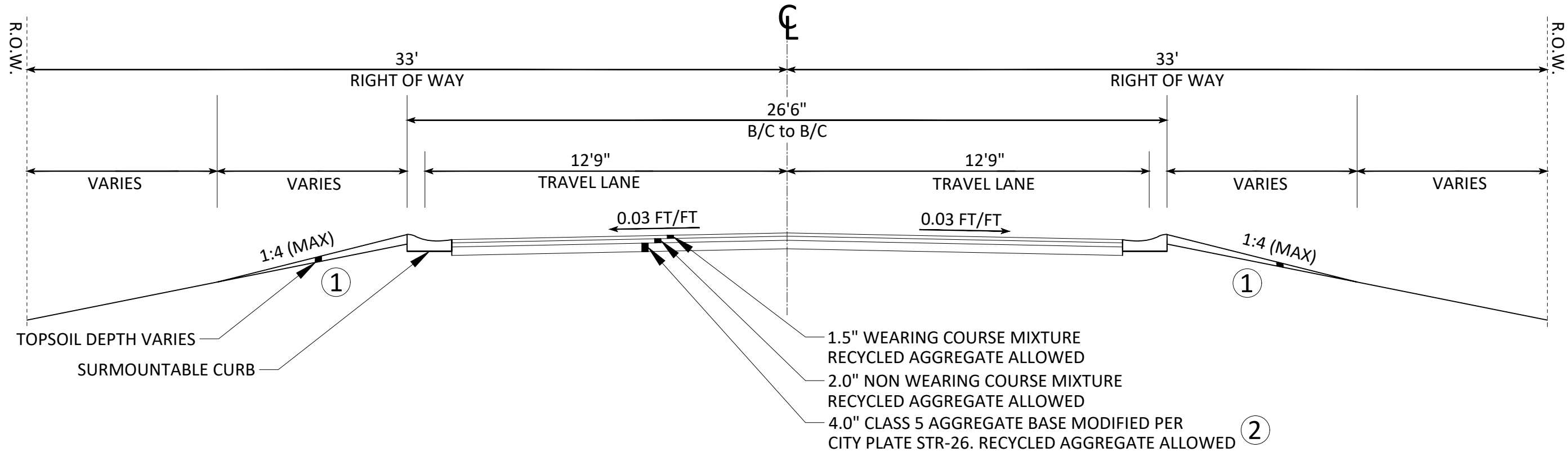
CITY OF RAMSEY
 7550 SUNWOOD DRIVE
 RAMSEY, MN 55303
 (763) 427-1410 FAX (763) 433-9898

TABULATIONS

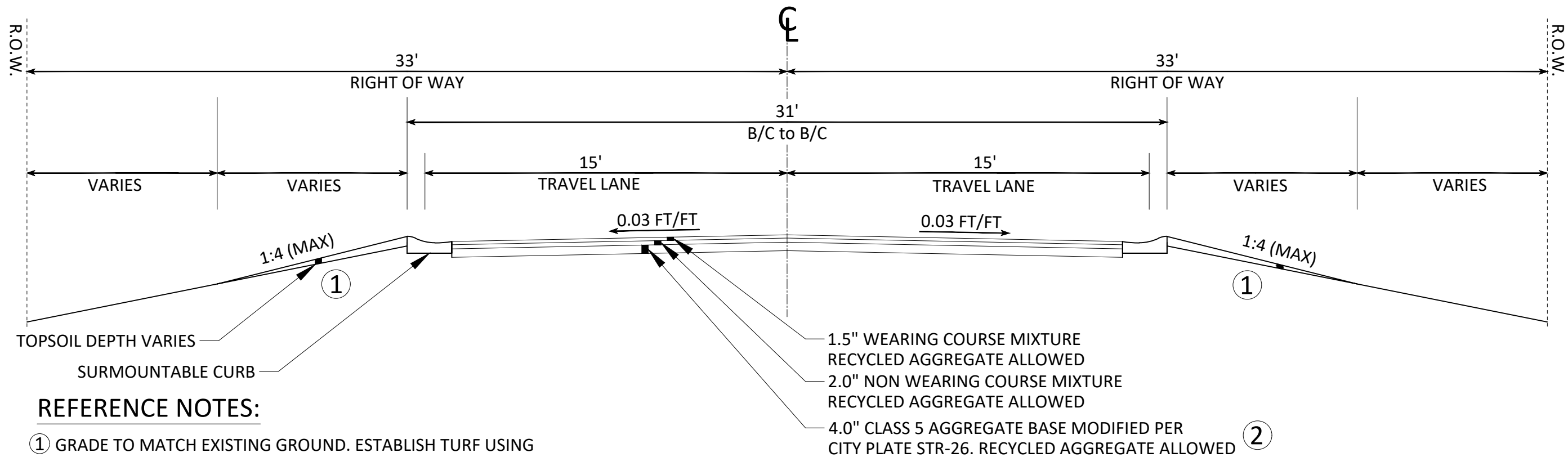
HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

TYPICAL SECTION (156TH AVE STA. 0+60 - 25+00)

NOT TO SCALE



TYPICAL SECTION (155TH AVE, 156TH AVE STA. 25+00 - 27+89, BASALT ST, COQUINA ST, DOLOMITE ST, ZIRCONIUM ST)



REFERENCE NOTES:

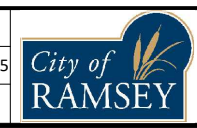
- ① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.
- ② SCARIFY 12" OF SUBSOIL. RECLAMATION MATERIAL IS ACCEPTABLE FOR AGGREGATE BASE IF IT MEETS MODIFIED CLASS 5 SPEC

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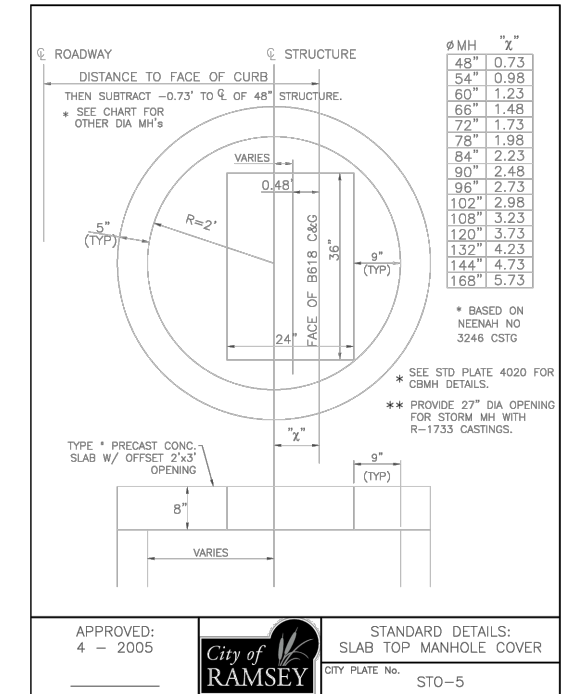
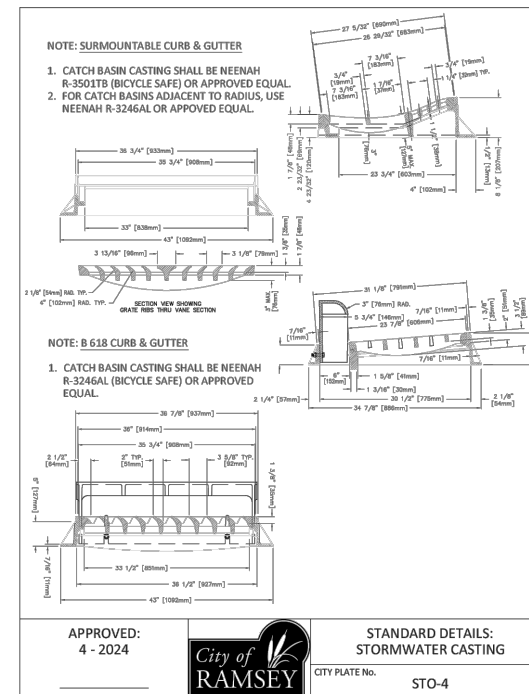
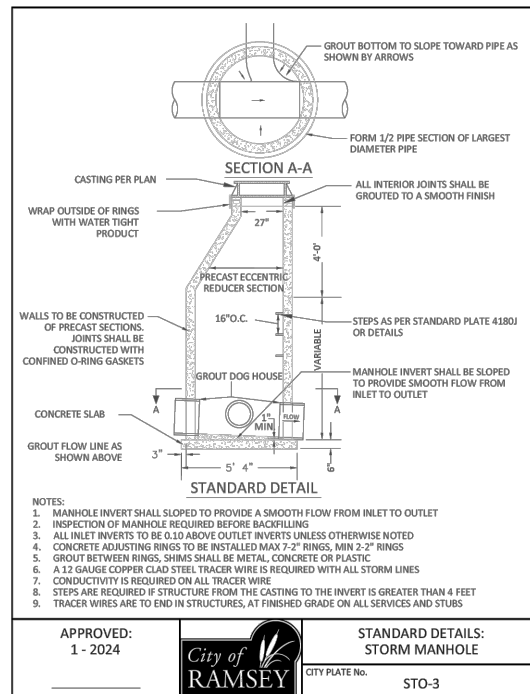
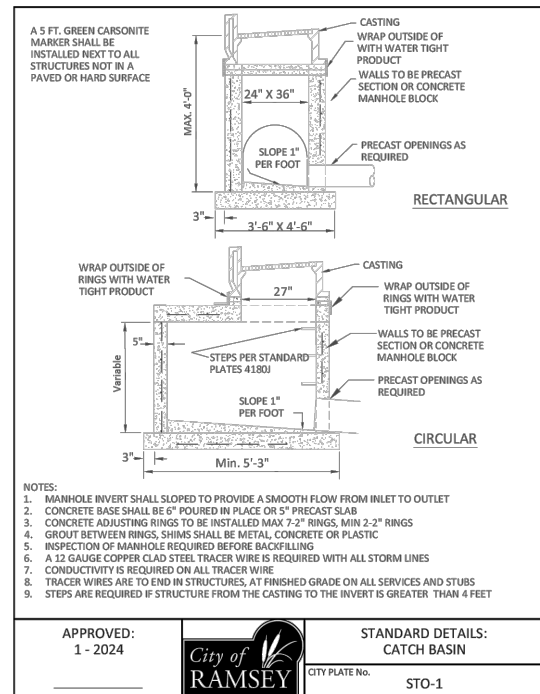
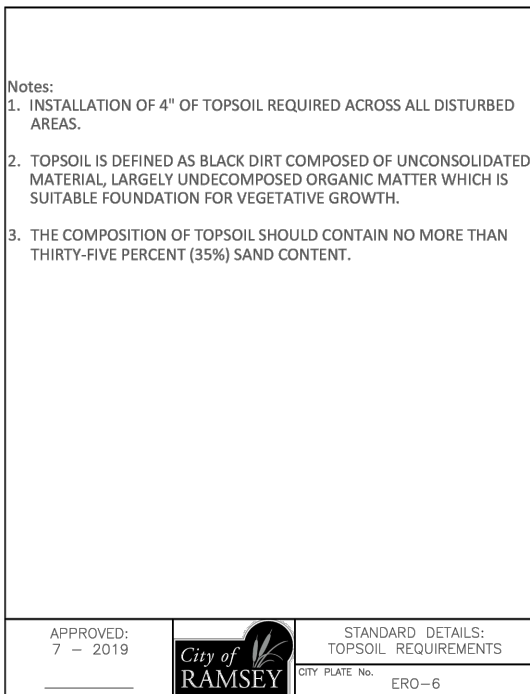
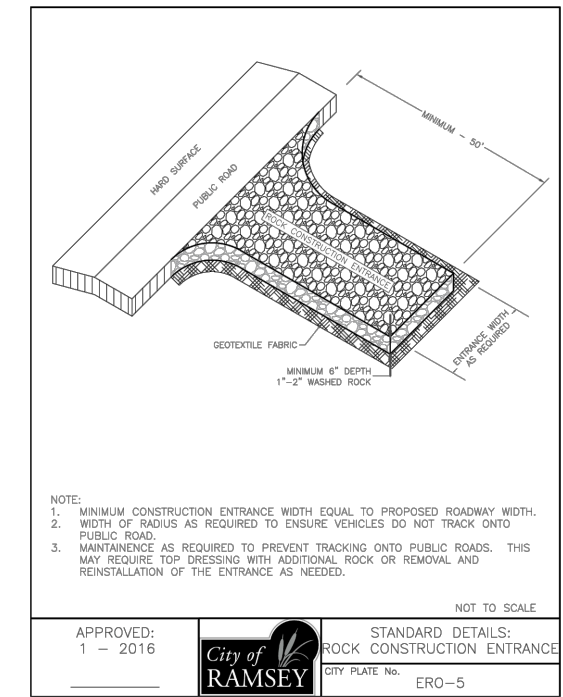
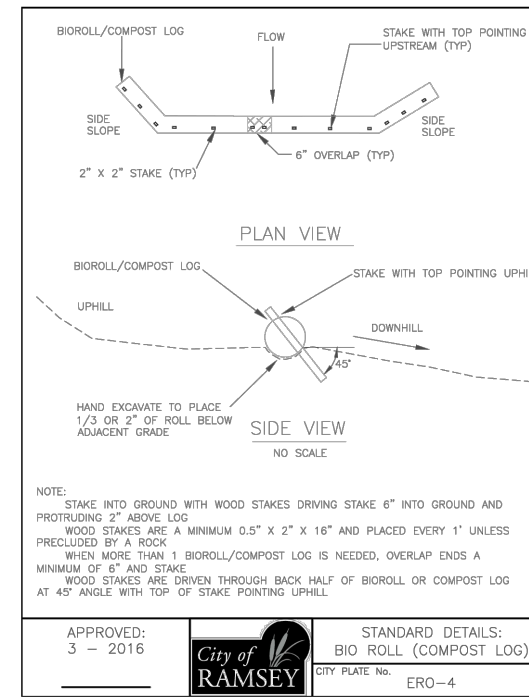
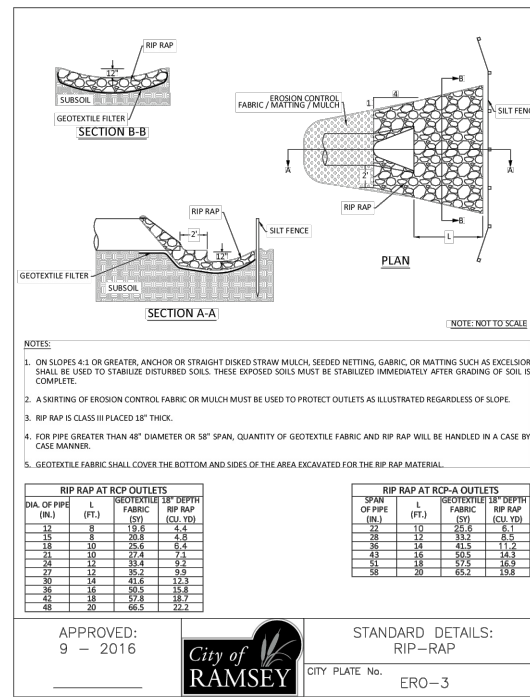
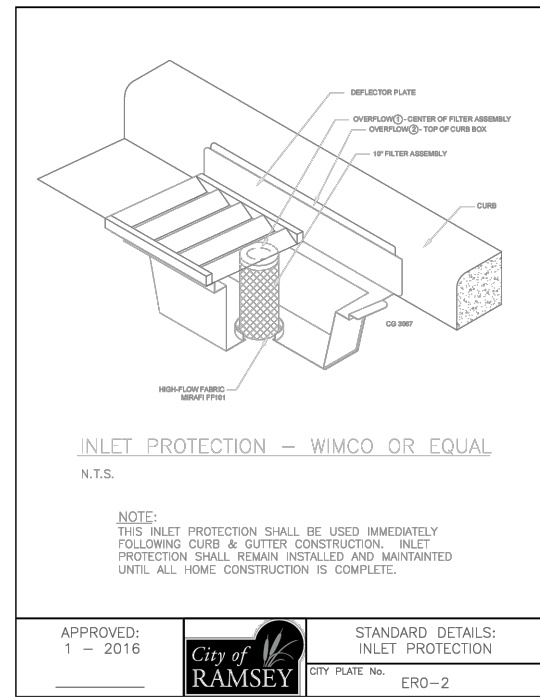
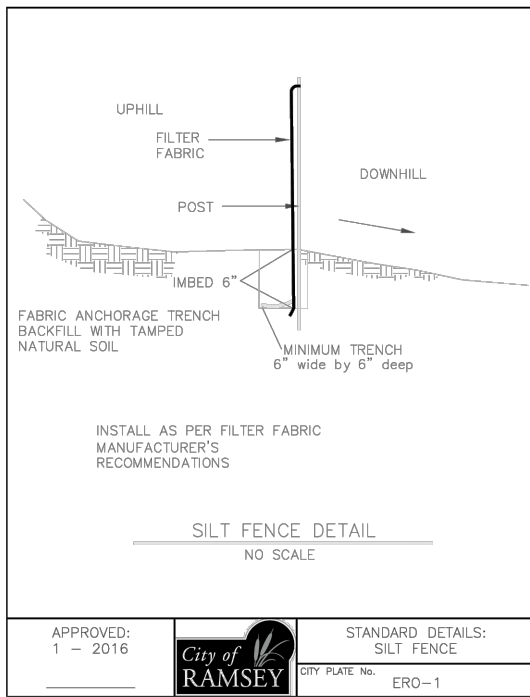
DESIGNED BY:	LWC
DRAWN BY:	LWC
CHECKED BY:	JJF



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

TYPICAL SECTION

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



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CITY OF RAMSEY
7550 SUNWOOD DRIVE
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CITY DETAILS

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

NOTE: GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.

IMPORTANT

HINGED CONNECTIONS (TO BE FREE OF RIP RAP AND BACKFILL)

6" MAX.

ALL GUARDS TO HAVE (1) CROSS BAR - 60" AND UP TO HAVE (2) EQUALLY SPACED

PIPE SIZE	BOLT DIA.	BAR SIZE
12"-24"	5/8"	5/8"
27"-48"	3/4"	3/4"
54"-90"	1"	1"
22"-29"	5/8"	5/8"
36"-59"	3/4"	3/4"
65"-88"	1"	1"

NOTE: COATINGS ARE AS SPECIFIED ELSEWHERE

IMPORTANT

APPROVED: 2 - 2006

City of RAMSEY

STANDARD DETAILS: TRASH GUARD

CITY PLATE No. STO-8

MnDOT B618

DRIVEWAY FOR B618

SURMOUNTABLE

DRIVEWAY FOR SURMOUNTABLE

NOTES:

- ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)
- ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

APPROVED: 10 - 2024

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR-1

PLAN

SECTION A-A

NOTES:

- WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
- TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
- CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
- CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR-2

TEMPORARY MAILBOX

NOTES:

MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: NESTED MAILBOX CLUSTER

CITY PLATE No. STR-10

CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS

CITY PLATE No. STR-20

TABLE A

MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

NOTES:

- THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
- IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
- IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003

City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

CATCH BASIN AT P.C.

INLINE CATCH BASIN

10' TRANSITION

APPROVED: 4 - 2016

City of RAMSEY

STANDARD DETAILS: CATCHBASIN PLACEMENT - SURMOUNTABLE CURB

CITY PLATE No. STR-27

CONCRETE DRIVEWAY ENTRANCE

BITUMINOUS DRIVEWAY ENTRANCE

NOTES:

- PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
- CONCRETE DRIVEWAYS TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
- CONCRETE DRIVEWAYS TO BE 6" THICK.
- 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)
- BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: RESIDENTIAL DRIVEWAY - NO SIDEWALK

CITY PLATE No. STR-30

PLAN VIEW

SECTION VIEW

NOTES:

- BITUMINOUS SHALL BE SAWCUT AND REMOVED
- CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
- SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 - 2017

City of RAMSEY

CITY PLATE No. STR-31

STANDARD DETAILS: STREET TIE-IN

TYPICAL: CONCRETE FLUME (OVERHEAD VIEW)

TYPICAL: CONCRETE FLUME (FRONT VIEW)

NOTE: NOT TO SCALE

DATE	REVISION

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Joe Feriancek

JOE FERIANCEK
Date: 03/12/25 Lic. No. 57095

DESIGNED BY:	LWC
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DATE:	03/17/25
FILE:	25-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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CITY DETAILS

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

SHEET 07 OF 55 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

HIGH POINT STREET RECONSTRUCTIONS

CITY OF RAMSEY ANOKA COUNTY, MINNESOTA

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include; Site Grading, Storm Sewer Construction, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization.

Project Description: This project consists of reconstructing 1.67 miles of existing urban bituminous streets, using full depth reclamation. The project also includes the removal of existing culverts and addition of new storm sewer. The drainage for the existing streets use bituminous curb which will be switched to concrete surmountable curb and gutter. Outfall locations will generally remain the same. Runoff generally drains north to County Ditch 66.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	LOGAN CZECH	763-453-2531
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

- Names of trained personnel associated with this project.
- Dates of training, names of instructor(s) and entity providing training.
- Content of training course or workshop including the number of hours trained.
- As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:

The following documentation will be retained for a period of not less than 3-years from the date of submittal of the NOT.

- The final SWPPP.
- Copies of all stormwater related permits required for the project.
- Records of all inspection and maintenance conducted during construction.
- Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
- All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:

- Furnish & Install perimeter sediment control and inlet protection.
- Reclamation of existing bituminous pavement & removal of bituminous curb.
- Removal of existing culverts and addition of new storm sewer.
- Rough grade site.
- Furnish & install curb & gutter.
- Furnish & install bituminous pavement.
- Add additional temporary BMP's as necessary during construction based on inspection reports.
- Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:

The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:

- All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;
 - All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
 - All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
 - The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.
- Final vegetation cover shall be in the Project Specifications.
- For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:

The permittee(s) shall implement the following pollution prevention management measures on the site:

- Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
- Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:

All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

- The expected amount, frequency, intensity and duration of precipitation.
- The nature of stormwater runoff and run-on at the site.
- Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
- The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:

Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
COUNTY DITCH 66	DITCH	NO	NO	NO

PROJECT AREAS:

Total project size (disturbed area) =	8.42 acres
Existing area of impervious surface =	6.44 acres
Post construction area of impervious surface =	6.50 acres
Impervious surface area increased =	0.06 acres
Planned construction start date:	May 2025
Planned construction completion date:	August 2025

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 22 Latitude: 45.253750 Longitude: -93.438939

PERMANENT STORMWATER MANAGEMENT SYSTEM:

Type of storm water management used if more than 1 acre of new impervious surface is created:

- Wet Sedimentation Pond
- Infiltration / Filtration
- Regional Pond
- Permanent Stormwater Management Not Required

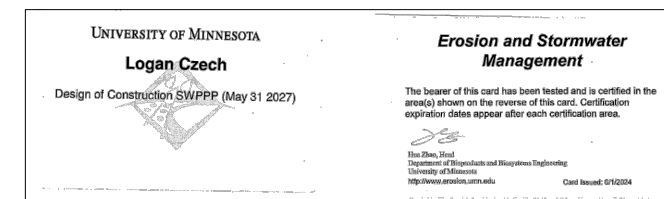
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 10 - 15
FINAL STABILIZATION	SHEETS No. 22 - 33
EROSION AND SEDIMENT CONTROL DETAILS	SHEET No. 06

EROSION AND SEDIMENT CONTROL QUANTITIES:

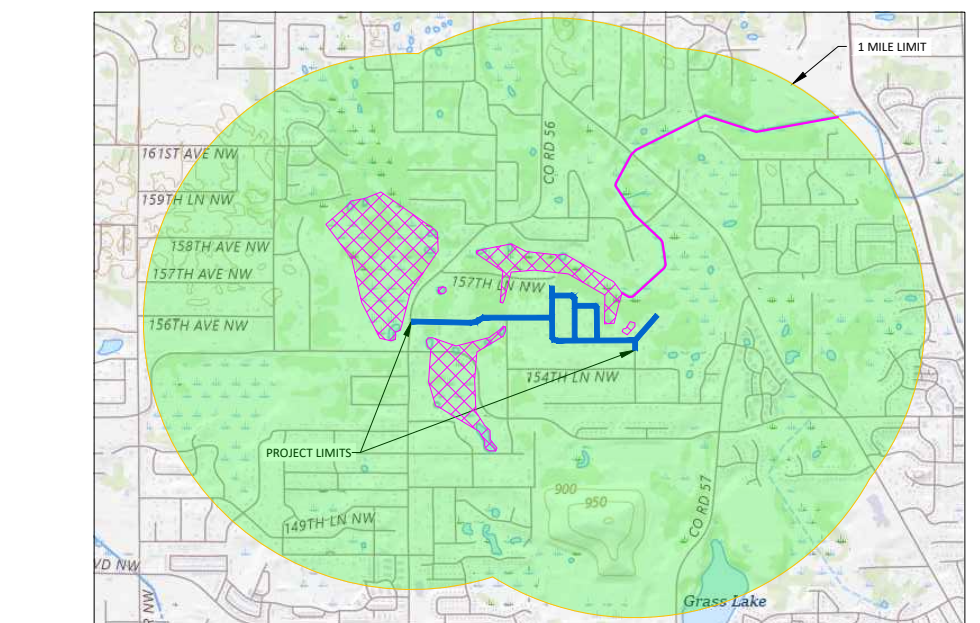
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2573.502	STORM DRAIN INLET PROTECTION	EA	30
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	150
2573.503	SILT FENCE, TYPE MS	LF	2805
2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	775

CERTIFICATION:



LEGEND

	PROJECT LIMITS		RECEIVING WATER
	1 MILE LIMIT		IMPAIRED WATER



DATE	REVISION

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

Joe Feriancek
JOE FERIANCEK
Date 03/17/25 Lic. No. 57095

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



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

SWPPP

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

SHEET
08
OF
55
SHEETS

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Reclaim existing bituminous pavement and base & removal of bituminous curb.
6. Haul-off excess reclamation material.
8. Remove existing culverts & Install new storm sewer.
9. Grade and compact reclamation material.
10. Furnish & install curb & gutter
13. Furnish & install base course of bituminous pavement
14. Complete restoration per plan.
14. Furnish & install wear course of bituminous pavement
15. Remove erosion control after vegetation is established.

ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES:

1. All slopes to be 1:4 unless approved by the city engineer.
2. Below grade structures shall be protected and meet drainage requirements per the city engineer.
3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday.
4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166.
5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met.
6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements.
7. Site is not in karst area or pollution or remediation site.
8. Silt fence to be installed downhill from any grading activity.
9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer.
10. Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph.
11. Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements.
12. Hazardous materials shall be stored properly to prevent spills and vandalism.
13. No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site.
14. Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements.

EROSION PREVENTION PRACTICES:

1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased. These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water.
3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.
4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 4 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification.
6. Refer to restoration plan for areas to be seeded or sodded for erosion control.

DEWATERING AND BASIN DRAINING:

1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids.
2. All water from dewatering or basin draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

SEDIMENT CONTROL PRACTICES:

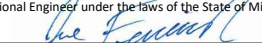
1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
 - a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions.
 - b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices.
 - c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete.
4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized.
5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches.
6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence.
7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street.
8. The permittee must install temporary sedimentation basins as required.

INSPECTIONS AND MAINTENANCE:

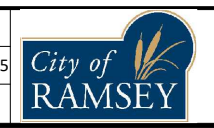
1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:
 - a. Date and time of inspections;
 - b. Name of persons conducting inspections;
 - c. Accurate findings of inspections, including the specific location where corrective actions are needed;
 - d. Corrective actions taken (including dates, times, and party completing maintenance activities);
 - e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
 - f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s));
 - g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.
3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:
 - a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ½ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
 - b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
 - c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
 - d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required.
 - e. The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
 - f. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).
5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

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CHECKED BY:	JJF



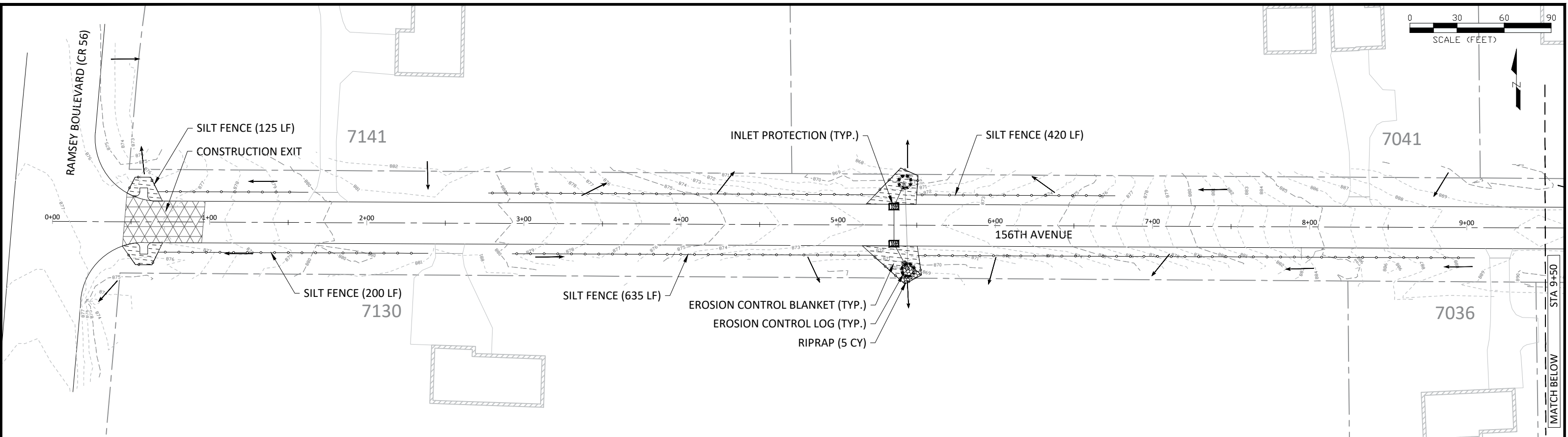
CITY OF RAMSEY
 7550 SUNWOOD DRIVE
 RAMSEY, MN 55303
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SWPPP

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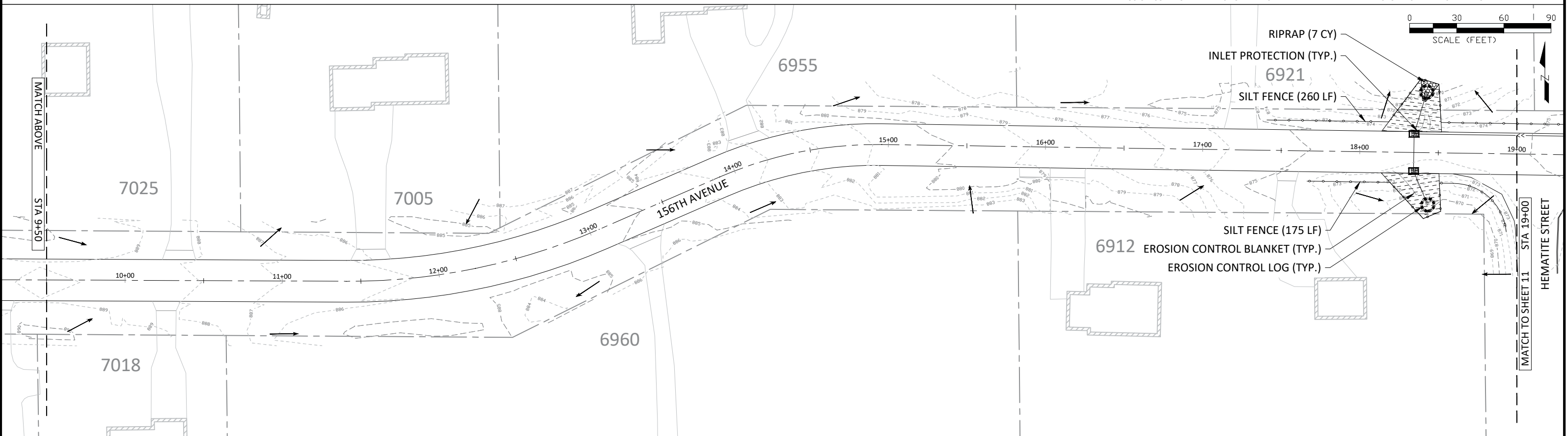
HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

SHEET	09	OF	55
SHEETS			



LEGEND	
	SILT FENCE
	EROSION CONTROL LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET
	RIPRAP CLASS III
	CONSTRUCTION EXIT
	DRAINAGE ARROW
	LOT LINE
	EASEMENT - DRAINAGE & UTILITY
	MAJOR CONTOUR
	MINOR CONTOUR

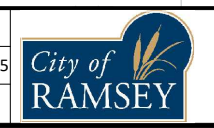
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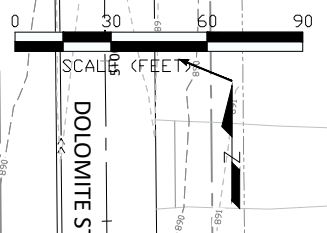
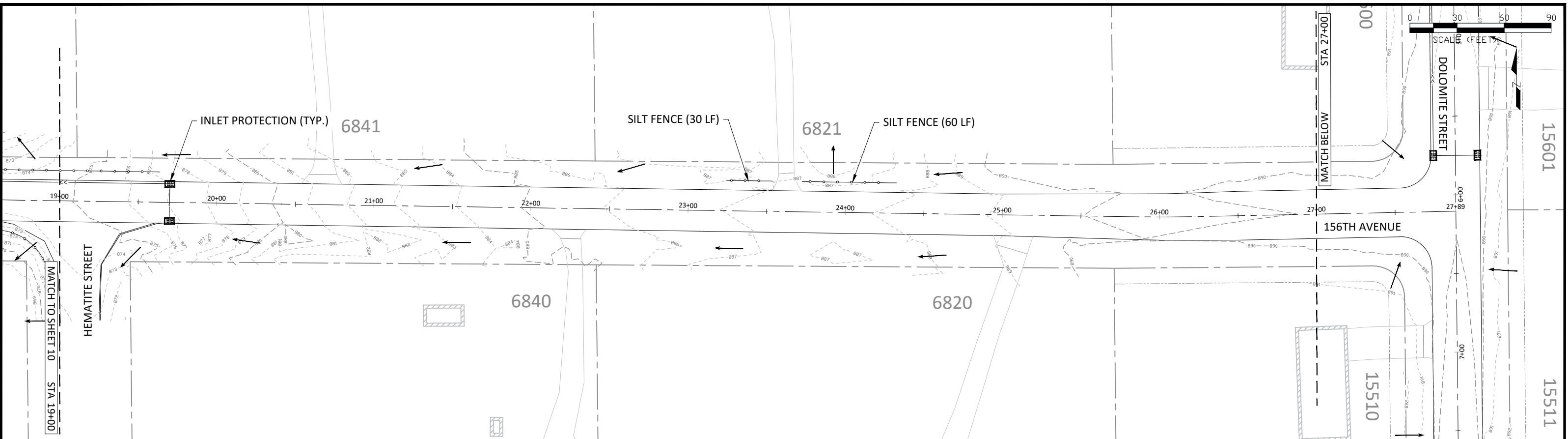
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EROSION CONTROL

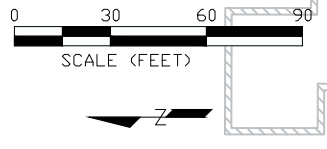
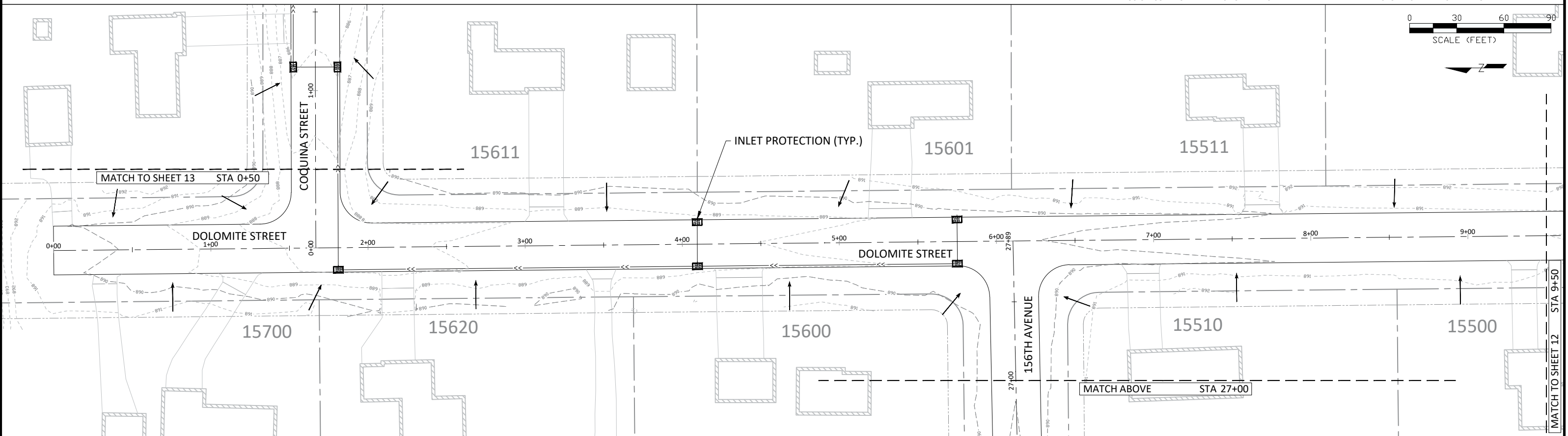
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 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND	
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	EROSION CONTROL LOG
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	EROSION CONTROL BLANKET
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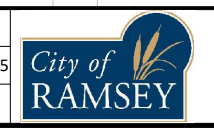


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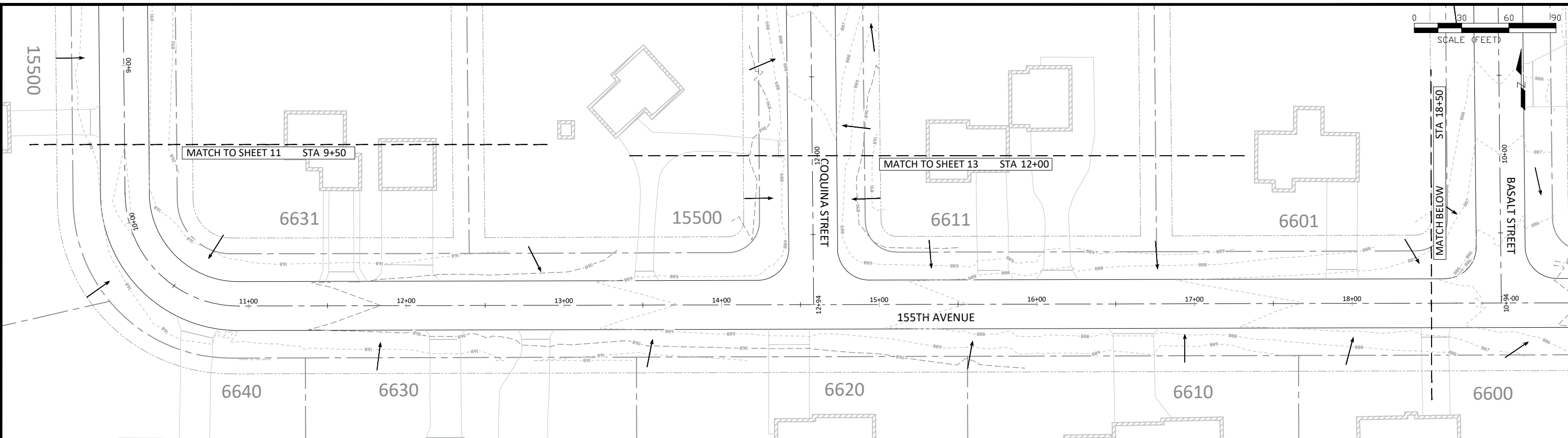
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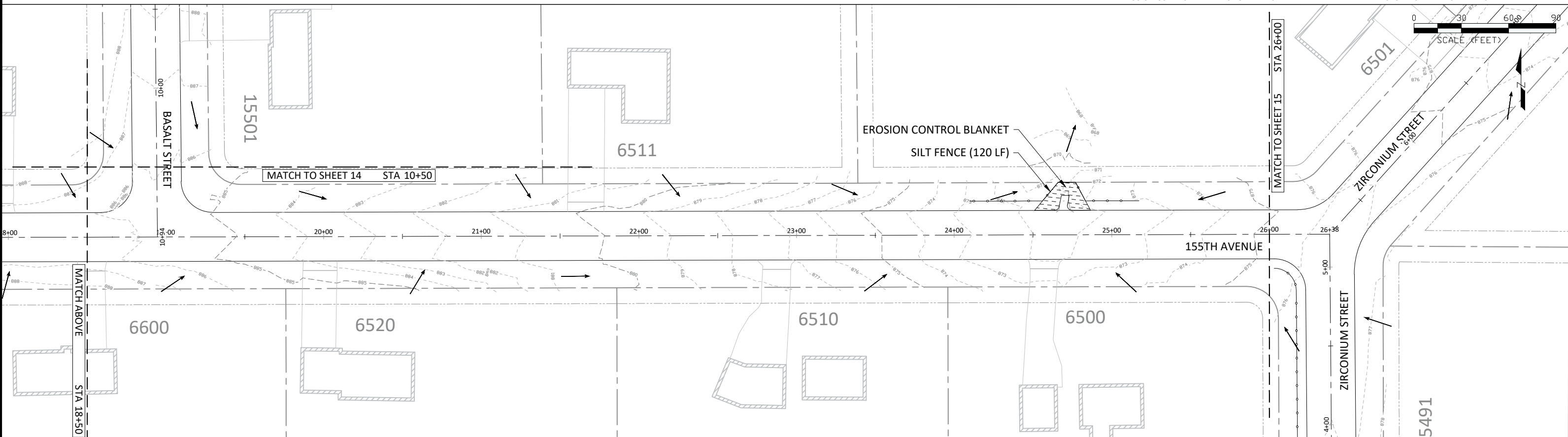
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 CITY OF RAMSEY, MINNESOTA



LEGEND			
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	EROSION CONTROL LOG		DRAINAGE ARROW
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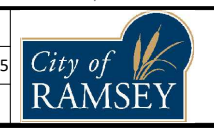


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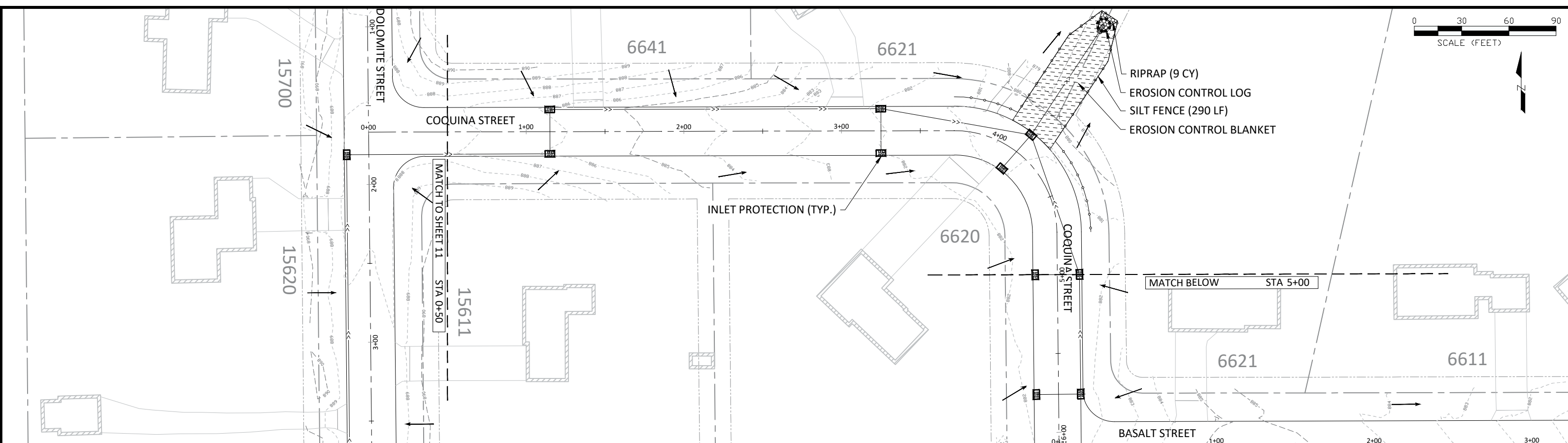
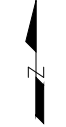
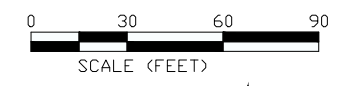
DESIGNED BY: LWC
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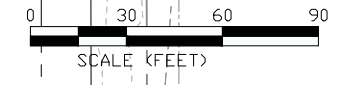
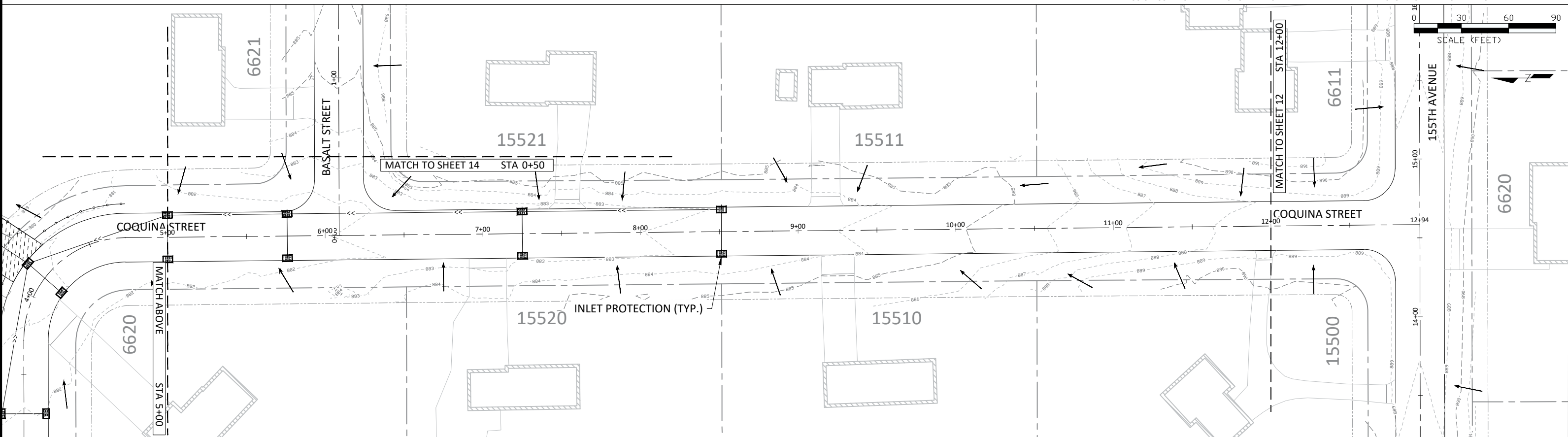
HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



- RIPRAP (9 CY)
- EROSION CONTROL LOG
- SILT FENCE (290 LF)
- EROSION CONTROL BLANKET

LEGEND	
	SILT FENCE
	EROSION CONTROL LOG
	EROSION CONTROL BLANKET
	RIPRAP CLASS III
	INLET PROTECTION
	CONSTRUCTION EXIT
	DRAINAGE ARROW
	EASEMENT - DRAINAGE & UTILITY
	MAJOR CONTOUR
	MINOR CONTOUR
	LOT LINE

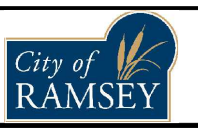
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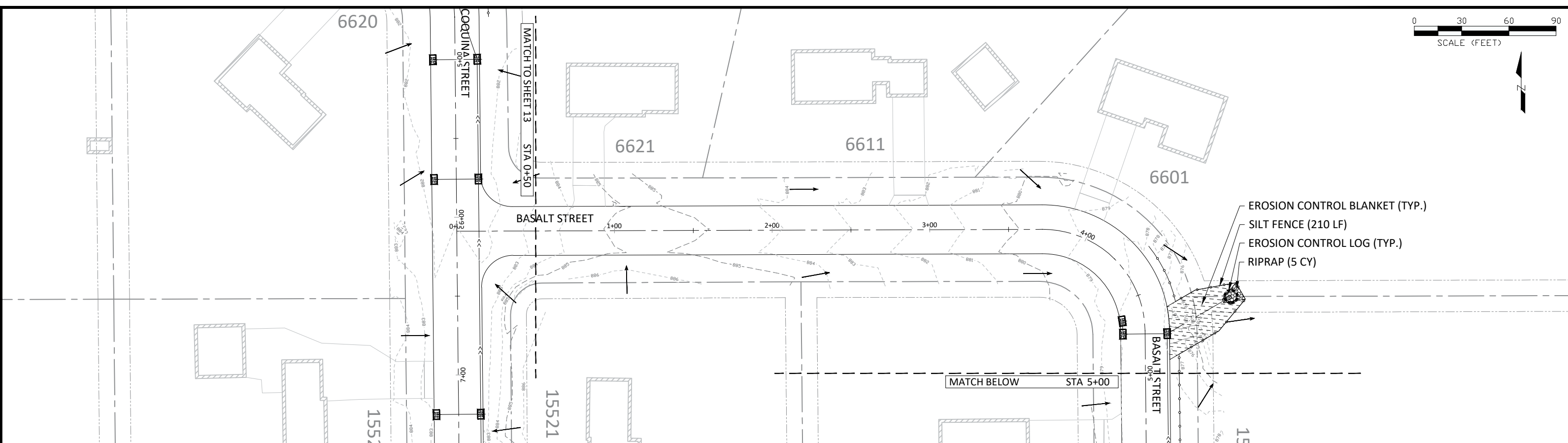
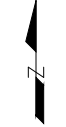
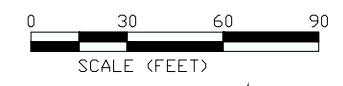
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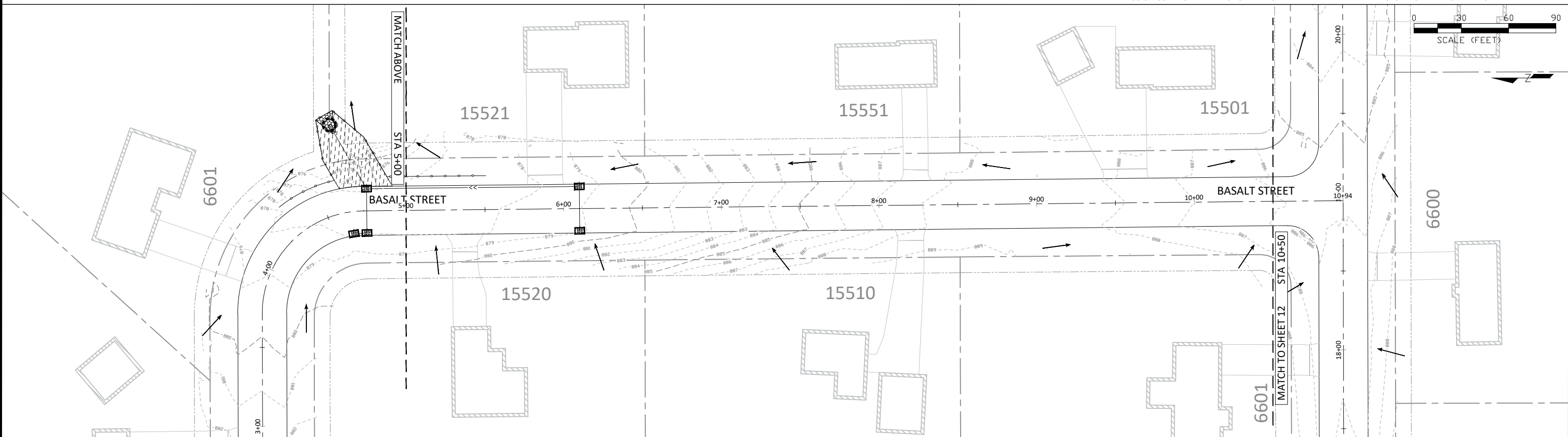


- EROSION CONTROL BLANKET (TYP.)
- SILT FENCE (210 LF)
- EROSION CONTROL LOG (TYP.)
- RIPRAP (5 CY)

LEGEND

- | | | | | | | | |
|--|---------------------|--|-------------------------|--|-------------------|--|-------------------------------|
| | SILT FENCE | | EROSION CONTROL BLANKET | | CONSTRUCTION EXIT | | EASEMENT - DRAINAGE & UTILITY |
| | EROSION CONTROL LOG | | RIPRAP CLASS III | | DRAINAGE ARROW | | MAJOR CONTOUR |
| | | | | | LOT LINE | | MINOR CONTOUR |

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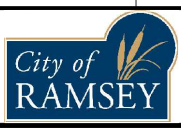


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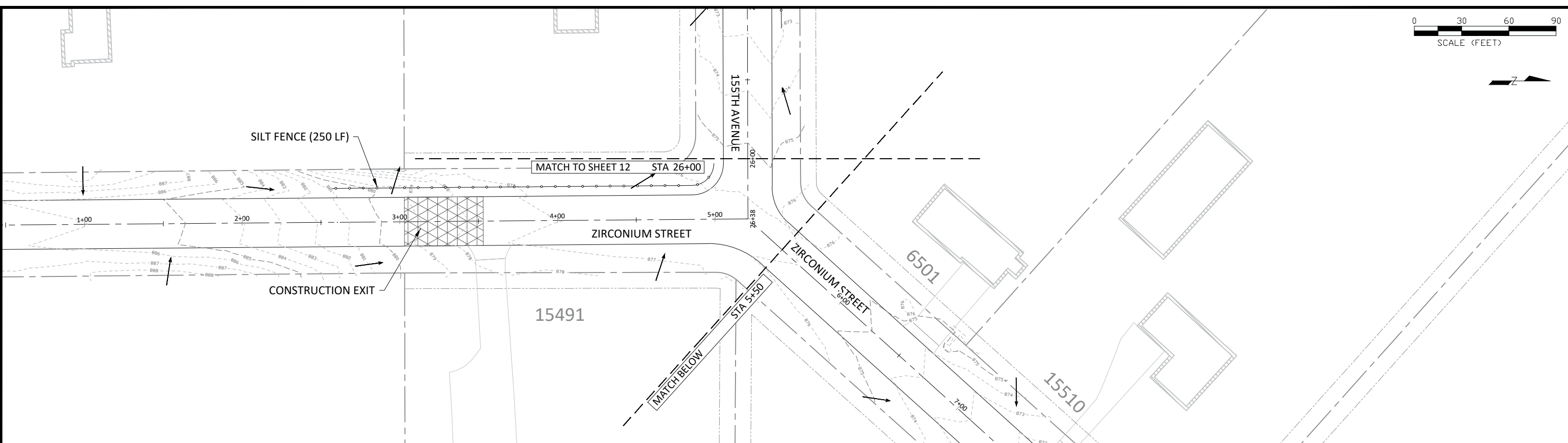
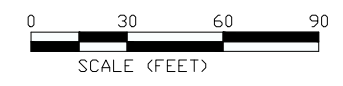
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EROSION CONTROL

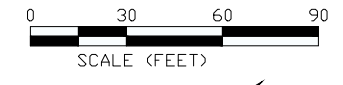
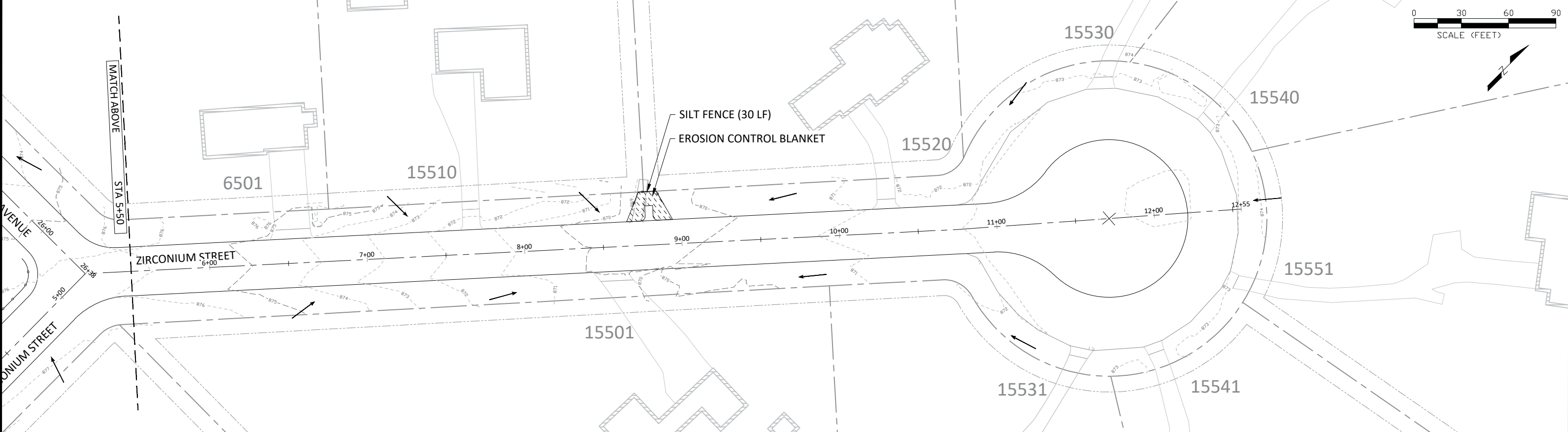
HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND	
	SILT FENCE
	EROSION CONTROL LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET
	RIPRAP CLASS III
	CONSTRUCTION EXIT
	DRAINAGE ARROW
	LOT LINE
	EASEMENT - DRAINAGE & UTILITY
	MAJOR CONTOUR
	MINOR CONTOUR

NOTE:

1. SILT FENCE, EROSION CONTROL LOGS, AND INLET PROTECTION MUST BE INSTALLED BEFORE ANY OTHER ACTIVITIES ON-SITE.
2. ROCK CONSTRUCTION EXITS MUST BE MAINTAINED THROUGHOUT THE PROJECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR SWEEPING TRACKING ONTO ADJACENT STREETS WITHIN 3 HOURS OF NOTIFICATION BY THE CITY.
3. AFTER STORM STRUCTURES HAVE BEEN REPLACED, TRANSFER INLET PROTECTION OR EROSION CONTROL LOG TO NEW STRUCTURE FOR REMAINDER OF PROJECT.
4. RIPRAP AND EROSION CONTROL BLANKETS TO BE PLACED IMMEDIATELY AFTER NEW STORM SEWER INSTALLATION.

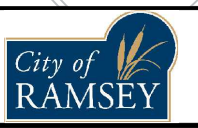


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Joe Feriancek
 JOE FERIANCEK
 Date 03/12/25 Lic. No. 57095

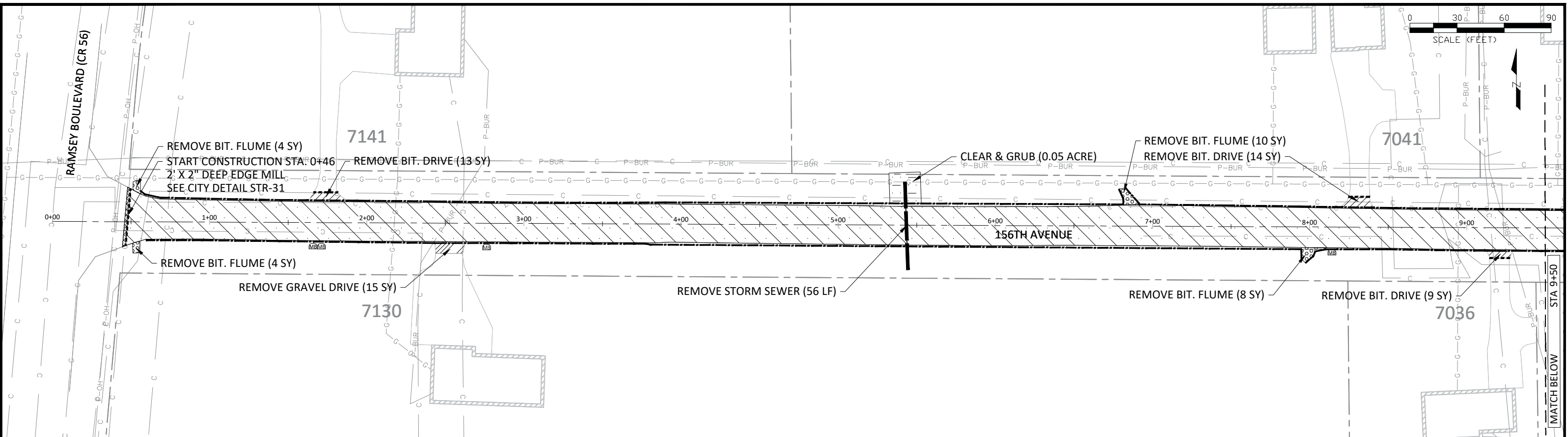
DESIGNED BY:	LWC
DRAWN BY:	LWC
CHECKED BY:	JJF



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

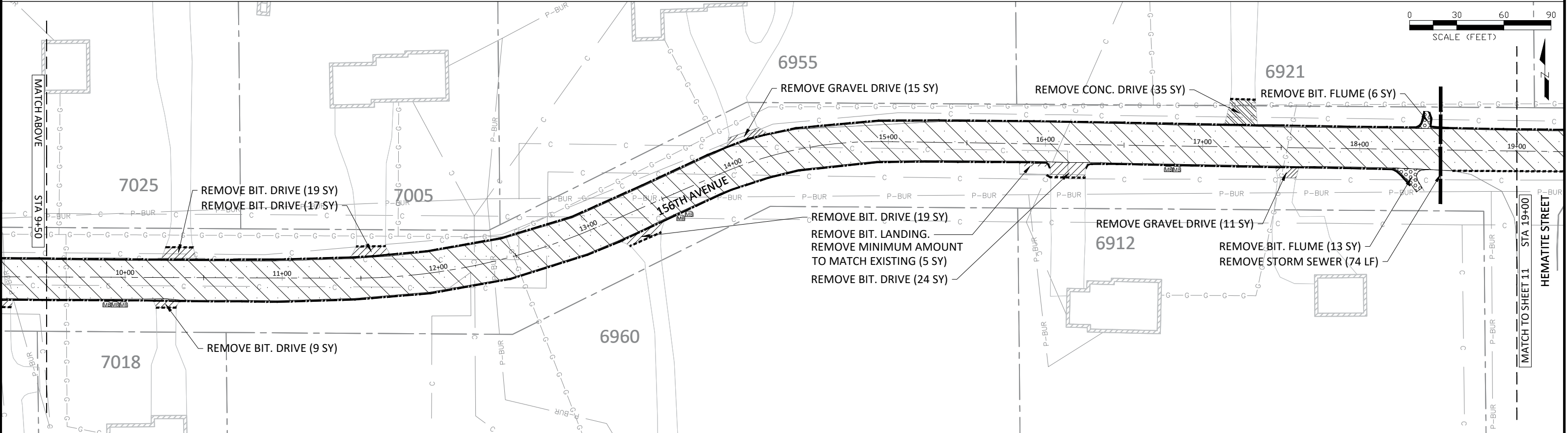
EROSION CONTROL

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND	
	REMOVE STORM SEWER
	SAWCUT - FULL DEPTH
	REMOVE BIT CURB
	FULL DEPTH RECLAMATION
	REMOVE PAVEMENT - BITUMINOUS
	REMOVE PAVEMENT - CONCRETE
	REMOVE GRAVEL
	MILL BIT PAVEMENT
	REMOVE BIT FLUME
	CLEAR & GRUB
	REMOVE VALLEY GUTTER
	EASEMENT - NORTHERN NATURAL GAS
	EASEMENT - DRAINAGE & UTILITY
	LOT LINE
	SALVAGE MAILBOX
	GAS LINE
	COMMUNICATION LINE
	UNDERGROUND POWER
	OVERHEAD POWER

NOTE:
 1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
 2. STORM SEWER REMOVAL LENGTH INCLUDES APRONS.
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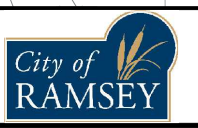


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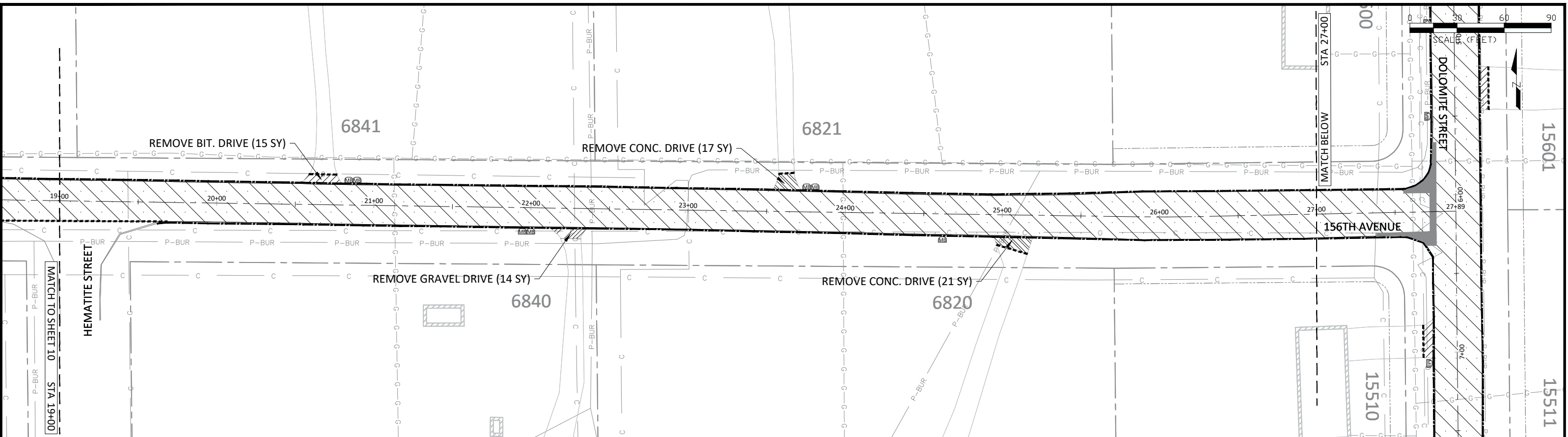
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 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JJF FILE: 25-05



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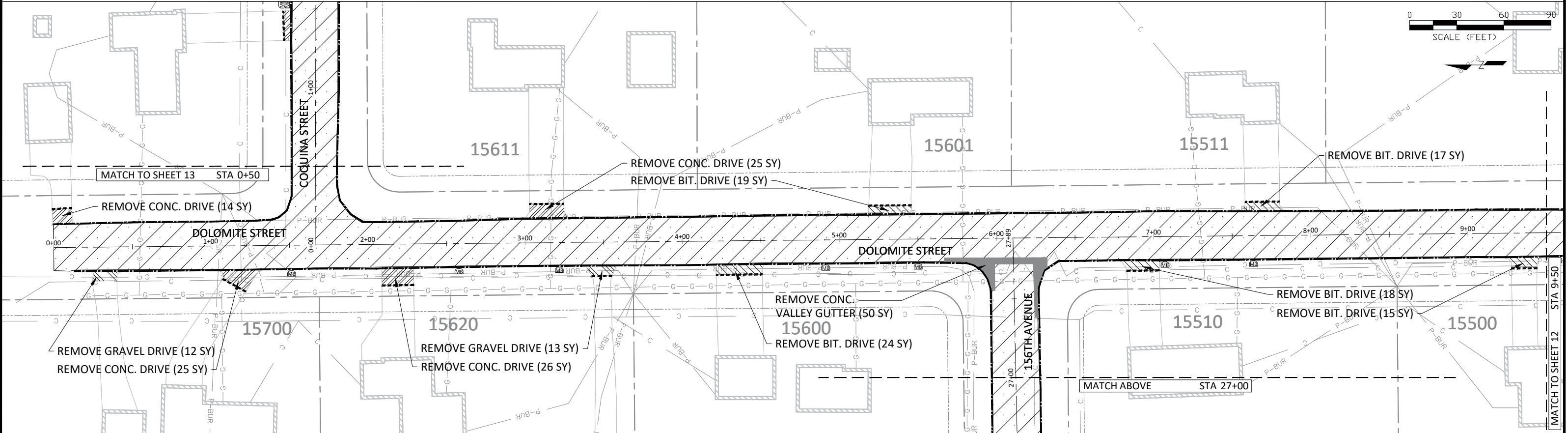
REMOVALS

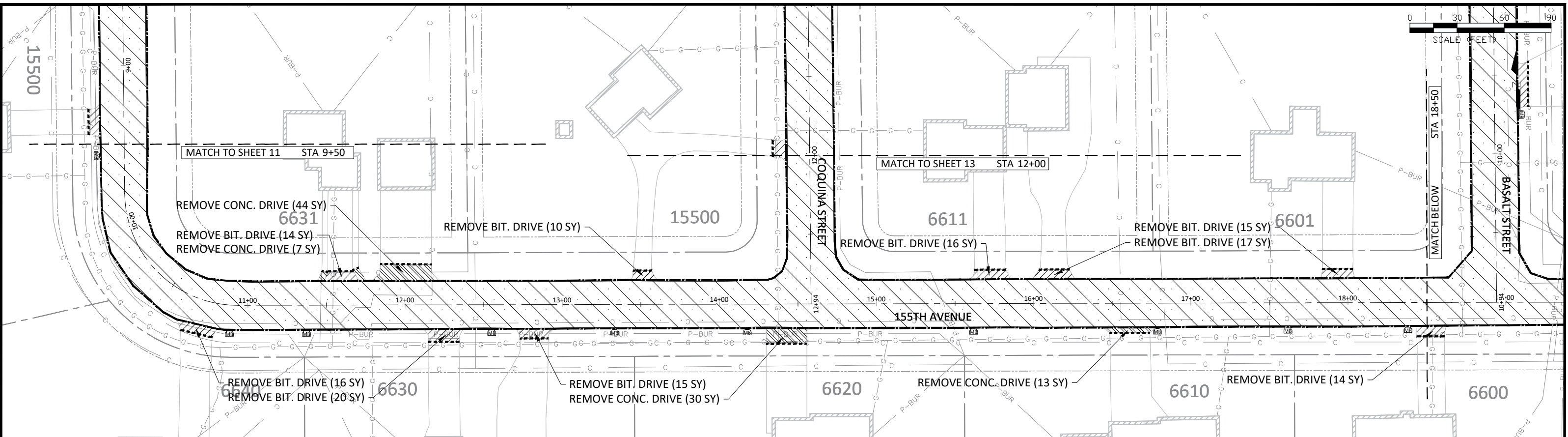
HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND			FULL DEPTH RECLAMATION		MILL BIT PAVEMENT		EASEMENT - NORTHERN NATURAL GAS		GAS LINE
	REMOVE STORM SEWER		REMOVE PAVEMENT - BITUMINOUS		REMOVE BIT FLUME		EASEMENT - DRAINAGE & UTILITY		COMMUNICATION LINE
	SAWCUT - FULL DEPTH		REMOVE PAVEMENT - CONCRETE		CLEAR & GRUB		LOT LINE		UNDERGROUND POWER
	REMOVE BIT CURB		REMOVE GRAVEL		REMOVE VALLEY GUTTER		SALVAGE MAILBOX		

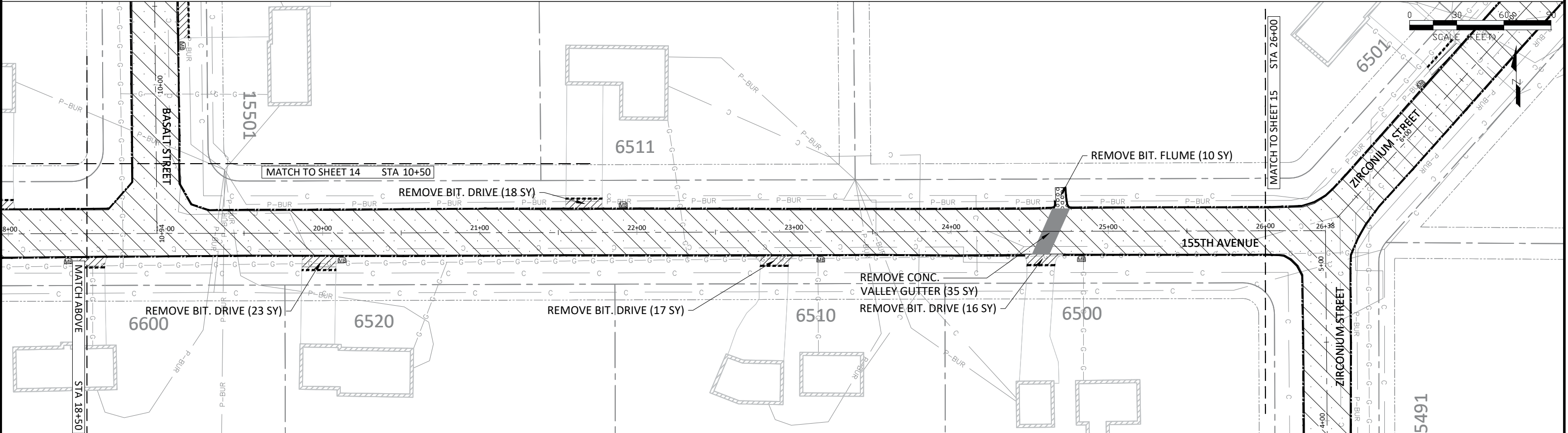
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LEGEND					
	REMOVE STORM SEWER		FULL DEPTH RECLAMATION		EASEMENT - NORTHERN NATURAL GAS
	SAWCUT - FULL DEPTH		REMOVE PAVEMENT - BITUMINOUS		EASEMENT - DRAINAGE & UTILITY
	REMOVE BIT CURB		REMOVE PAVEMENT - CONCRETE		LOT LINE
			REMOVE GRAVEL		SALVAGE MAILBOX
			MILL BIT PAVEMENT		GAS LINE
			REMOVE BIT FLUME		COMMUNICATION LINE
			CLEAR & GRUB		UNDERGROUND POWER
			REMOVE VALLEY GUTTER		

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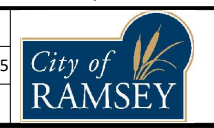


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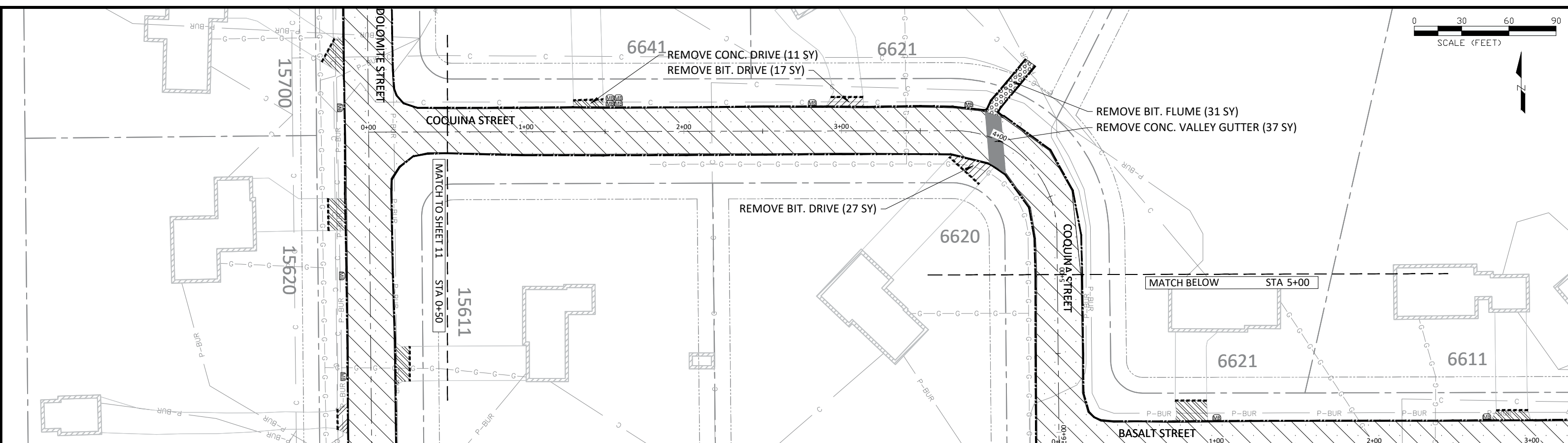
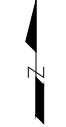
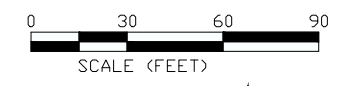
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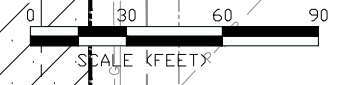
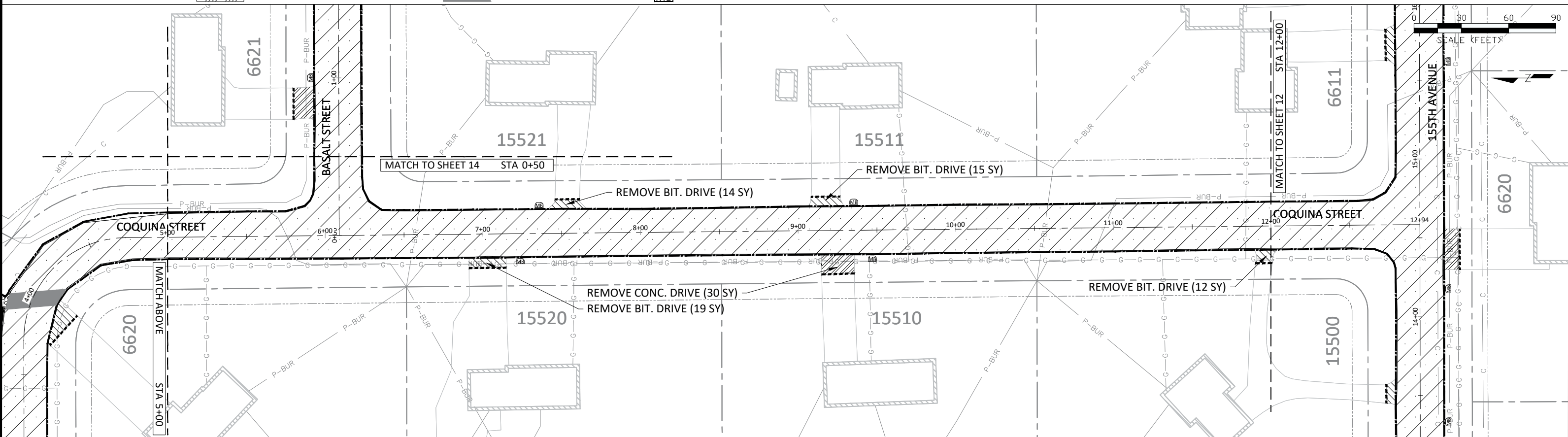
REMOVALS

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND	
	REMOVE STORM SEWER
	SAWCUT - FULL DEPTH
	REMOVE BIT CURB
	FULL DEPTH RECLAMATION
	REMOVE PAVEMENT - BITUMINOUS
	REMOVE PAVEMENT - CONCRETE
	REMOVE GRAVEL
	MILL BIT PAVEMENT
	REMOVE BIT FLUME
	CLEAR & GRUB
	REMOVE VALLEY GUTTER
	EASEMENT - NORTHERN NATURAL GAS
	EASEMENT - DRAINAGE & UTILITY
	LOT LINE
	SALVAGE MAILBOX
	GAS LINE
	COMMUNICATION LINE
	UNDERGROUND POWER

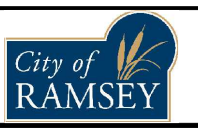
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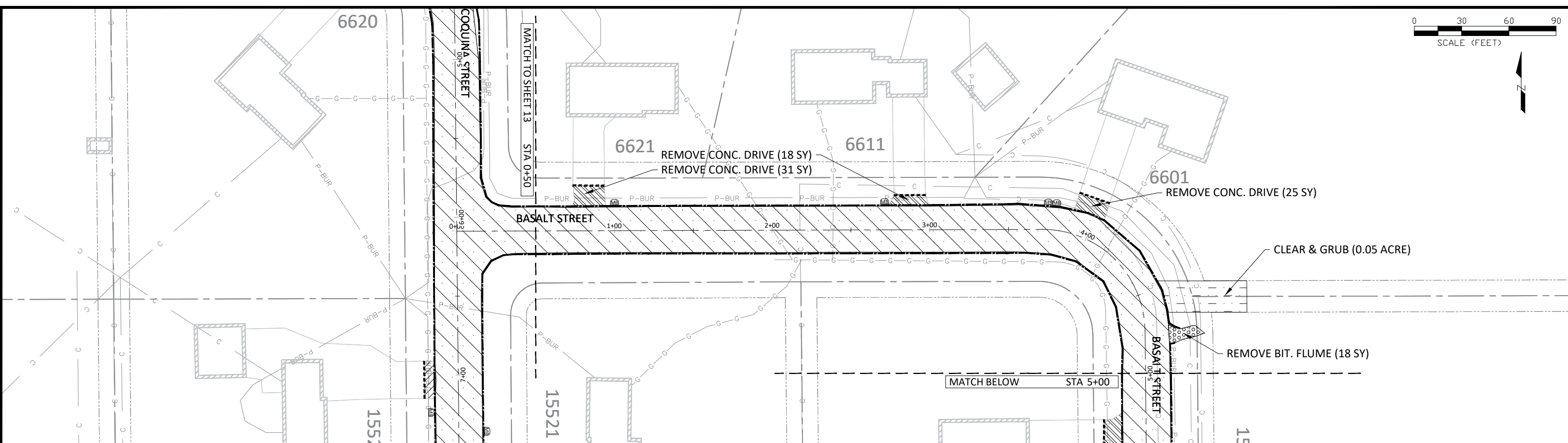
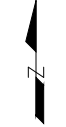
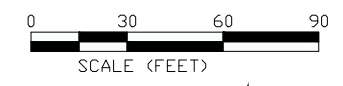
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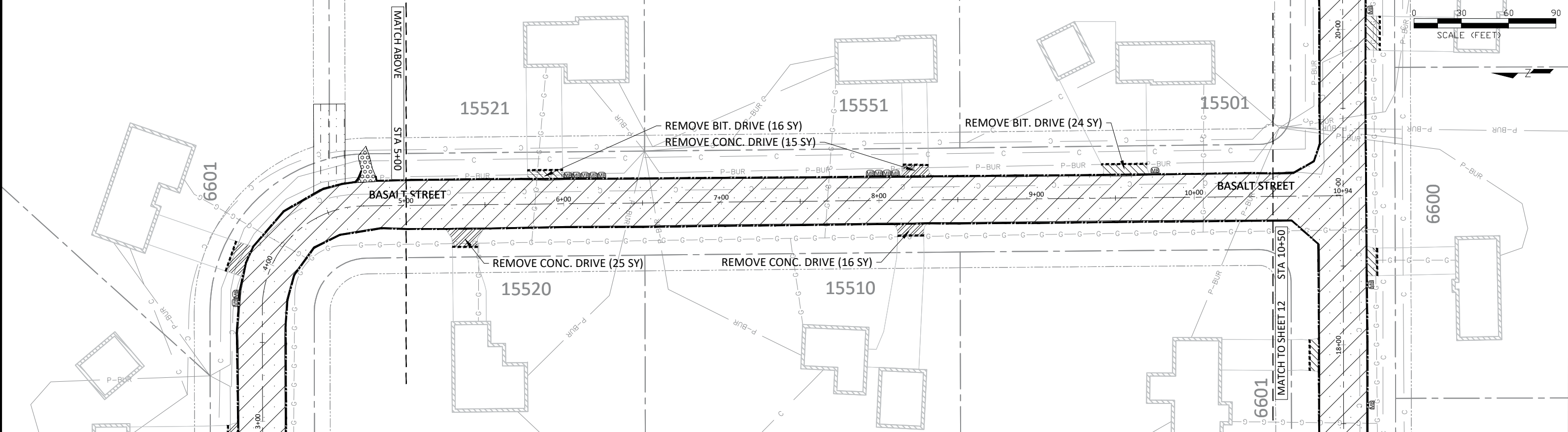
REMOVALS

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND							
	REMOVE STORM SEWER		FULL DEPTH RECLAMATION		EASEMENT - NORTHERN NATURAL GAS		GAS LINE
	SAWCUT - FULL DEPTH		REMOVE PAVEMENT - BITUMINOUS		EASEMENT - DRAINAGE & UTILITY		COMMUNICATION LINE
	REMOVE BIT CURB		REMOVE PAVEMENT - CONCRETE		LOT LINE		UNDERGROUND POWER
			MILL BIT PAVEMENT		SALVAGE MAILBOX		
			REMOVE BIT FLUME				
			CLEAR & GRUB				
			REMOVE VALLEY GUTTER				

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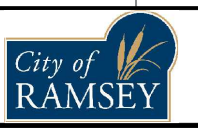


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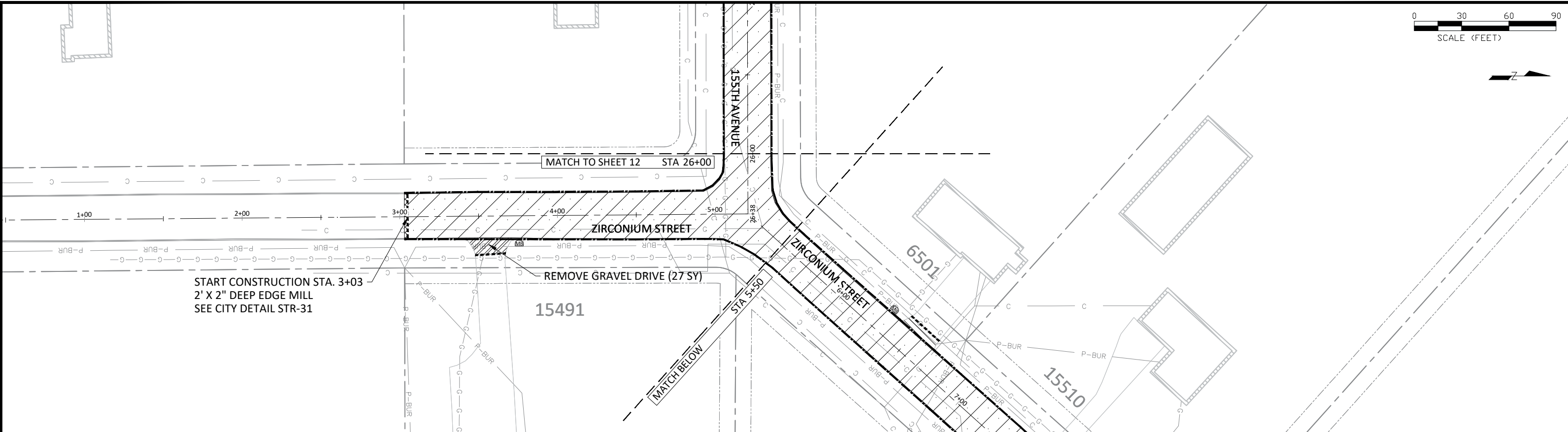
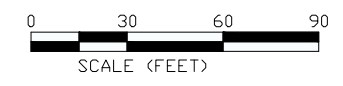
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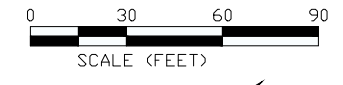
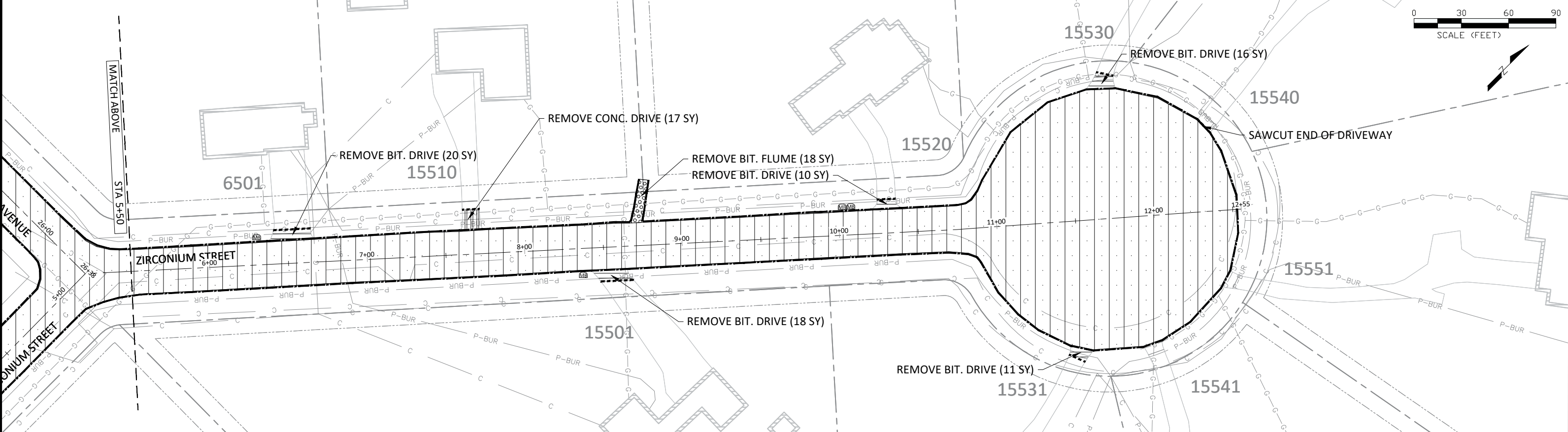
HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



START CONSTRUCTION STA. 3+03
2' X 2" DEEP EDGE MILL
SEE CITY DETAIL STR-31

LEGEND	
	REMOVE STORM SEWER
	SAWCUT - FULL DEPTH
	REMOVE BIT CURB
	FULL DEPTH RECLAMATION
	REMOVE PAVEMENT - BITUMINOUS
	REMOVE PAVEMENT - CONCRETE
	REMOVE GRAVEL
	MILL BIT PAVEMENT
	REMOVE BIT FLUME
	CLEAR & GRUB
	REMOVE VALLEY GUTTER
	EASEMENT - NORTHERN NATURAL GAS
	EASEMENT - DRAINAGE & UTILITY
	LOT LINE
	SALVAGE MAILBOX
	GAS LINE
	COMMUNICATION LINE
	UNDERGROUND POWER

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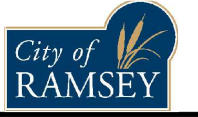


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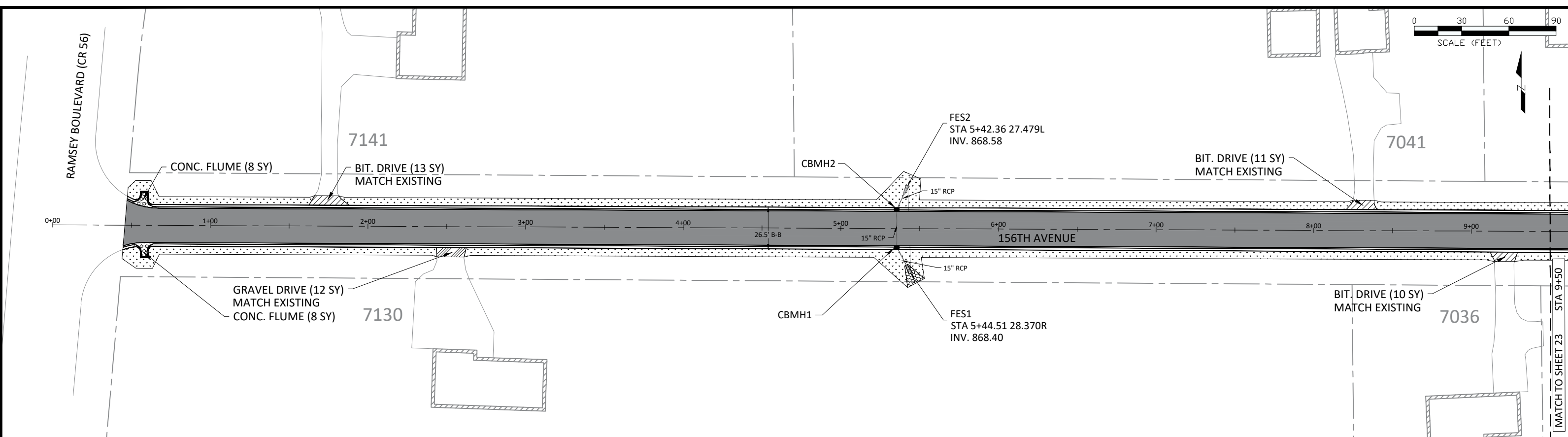
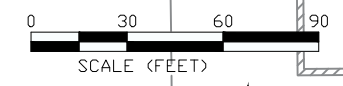


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REMOVALS

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

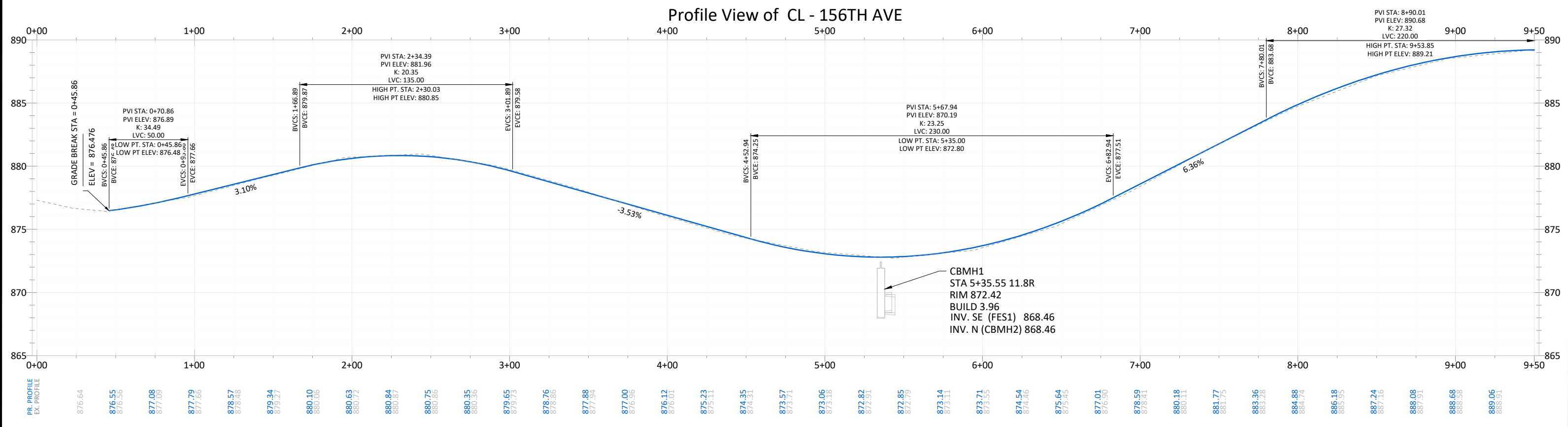
SHEET 21 OF 55 SHEETS



LEGEND		DRIVEWAY - CONCRETE	RIPRAP CLASS III	EX. STORM SEWER	PR. FLARED END SECTION
BIT PAVEMENT	SEEDING AREA	DRIVEWAY - BITUMINOUS	CONCRETE FLUME	PR. STORM SEWER	
SURMOUNTABLE CURB & GUTTER	DRIVEWAY - GRAVEL	VALLEY GUTTER	PR. STORM CATCH BASIN	EASEMENT - DRAINAGE & UTILITY	
B618 CURB & GUTTER		LOT LINE			

NOTE:

1. STREET WIDTHS ARE 31' B-B UNLESS OTHERWISE NOTED.
2. TYPICAL SECTION SEE SHEET 05.
3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.



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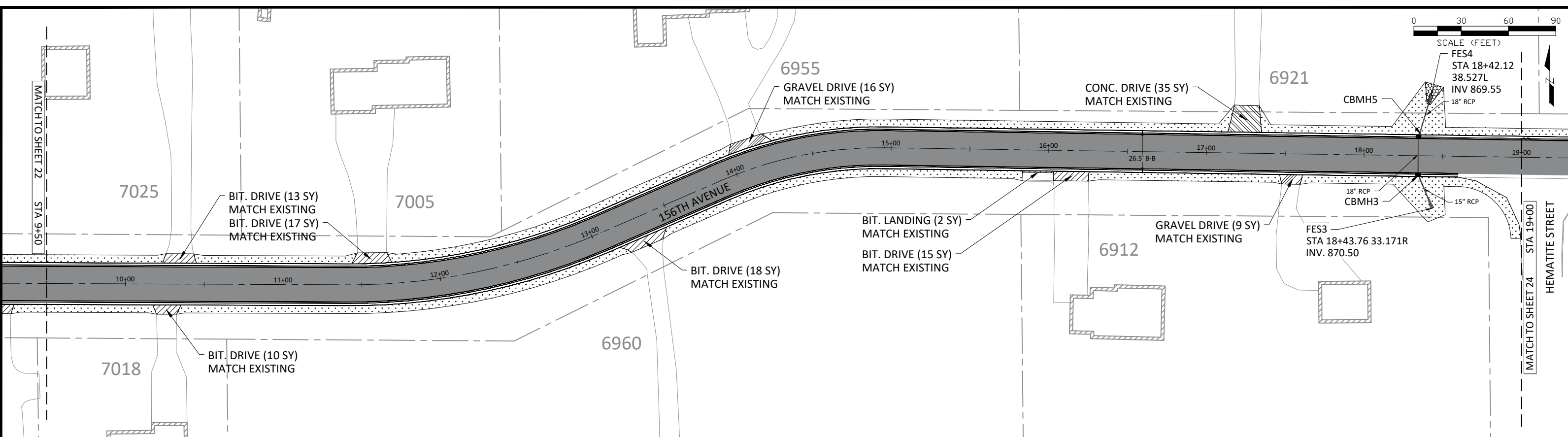
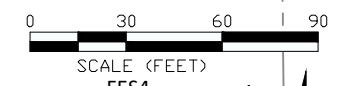
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STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



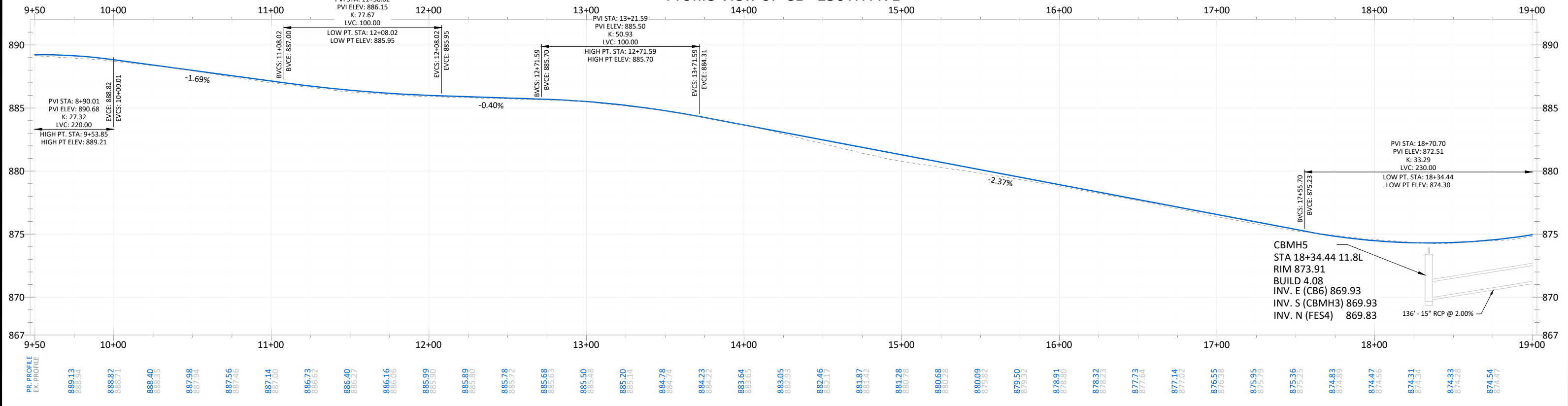
LEGEND

	BIT PAVEMENT		DRIVEWAY - CONCRETE		RIPRAP CLASS III		EX. STORM SEWER		PR. FLARED END SECTION
	SURMOUNTABLE CURB & GUTTER		SEEDING AREA		CONCRETE FLUME		PR. STORM SEWER		EASEMENT - DRAINAGE & UTILITY
	B618 CURB & GUTTER		DRIVEWAY - BITUMINOUS		VALLEY GUTTER		LOT LINE		
			DRIVEWAY - GRAVEL		PR. STORM CATCH BASIN				

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Profile View of CL - 156TH AVE



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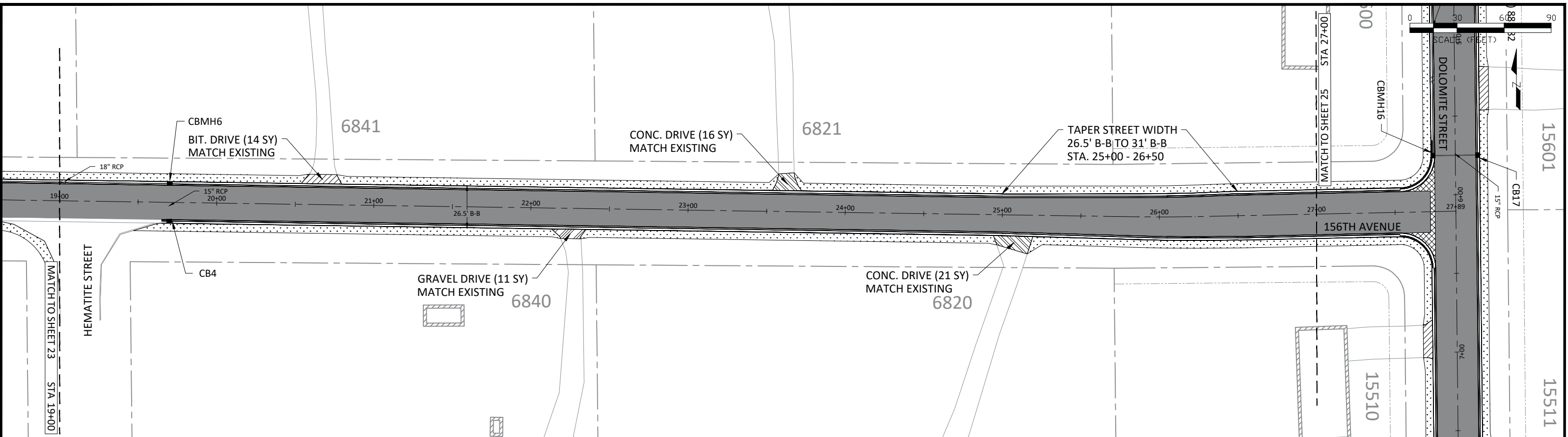
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STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND

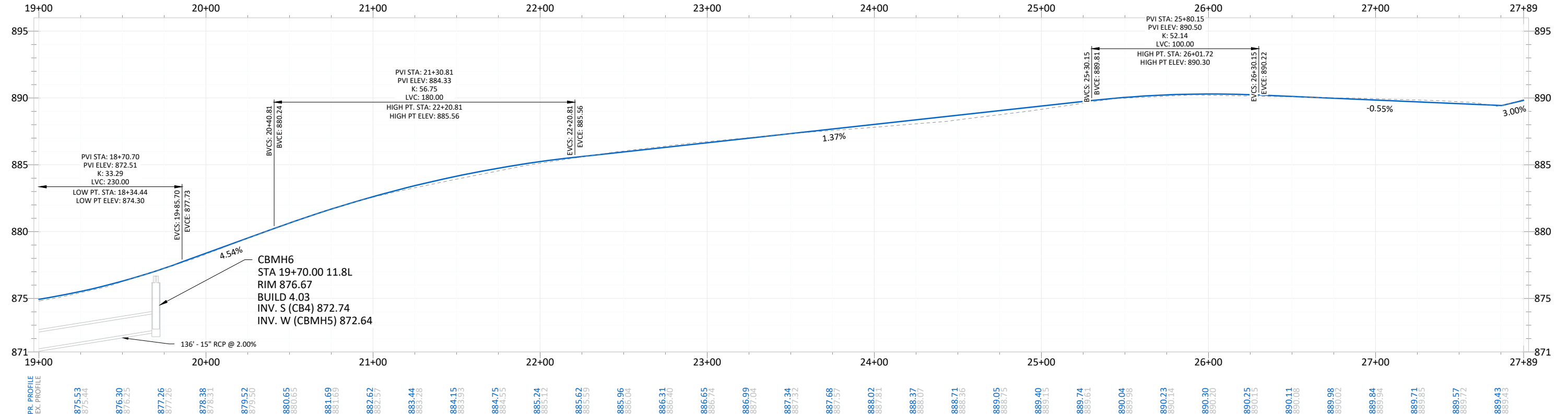
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	SURMOUNTABLE CURB & GUTTER		SEEDING AREA		CONCRETE FLUME		PR. STORM SEWER
	B618 CURB & GUTTER		DRIVEWAY - BITUMINOUS		VALLEY GUTTER		EASEMENT - DRAINAGE & UTILITY
			DRIVEWAY - GRAVEL		PR. STORM CATCH BASIN		LOT LINE

PR. FLARED END SECTION

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Profile View of CL - 156TH AVE



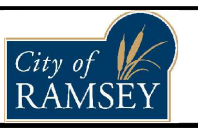
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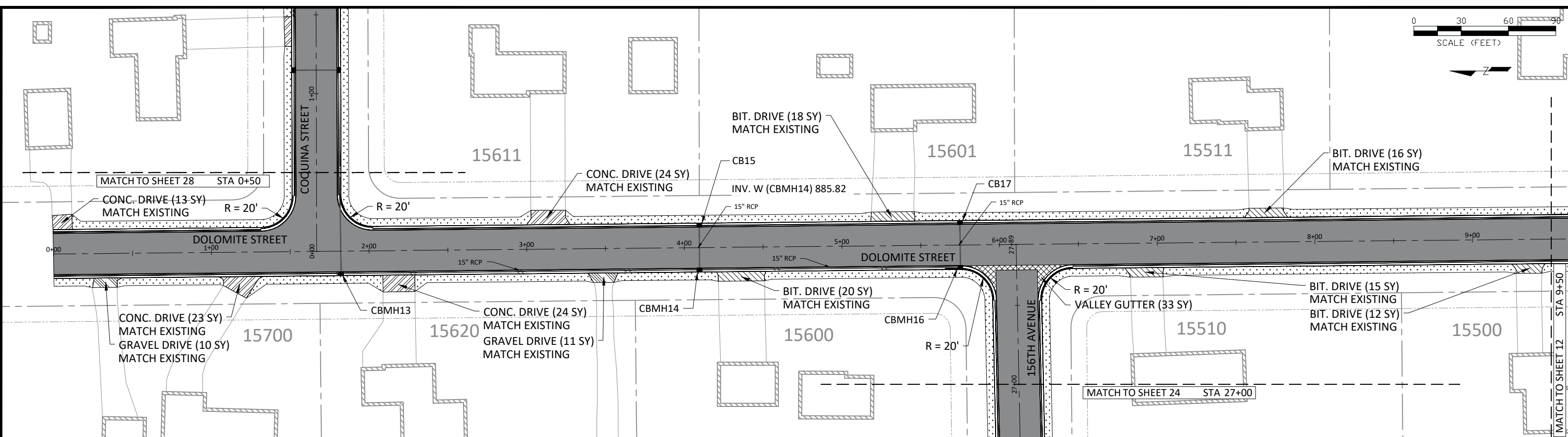
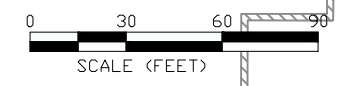
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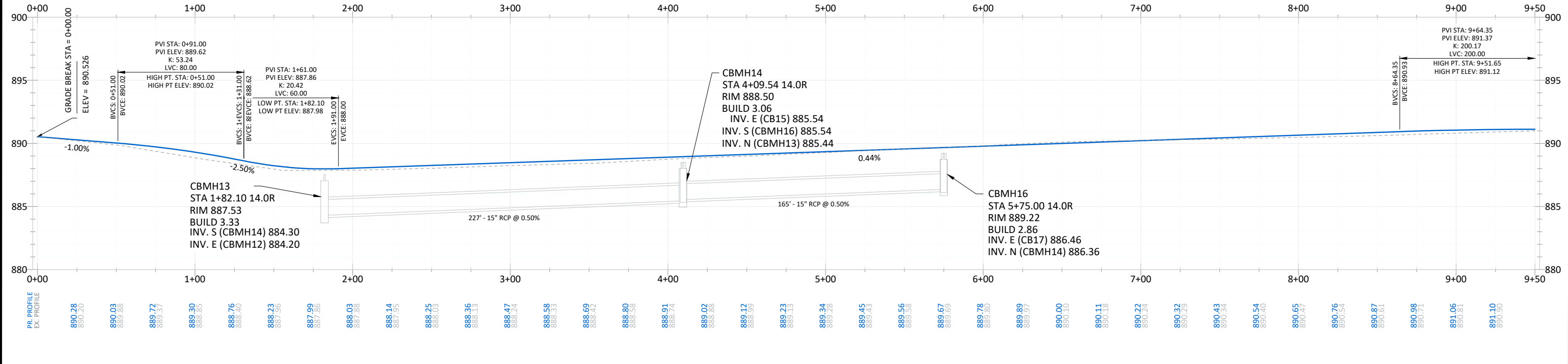
HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND	
	BIT PAVEMENT
	SURMOUNTABLE CURB & GUTTER
	B618 CURB & GUTTER
	DRIVEWAY - CONCRETE
	SEEDING AREA
	DRIVEWAY - BITUMINOUS
	DRIVEWAY - GRAVEL
	RIPRAP CLASS III
	CONCRETE FLUME
	VALLEY GUTTER
	PR. STORM CATCH BASIN
	EX. STORM SEWER
	PR. STORM SEWER
	EASEMENT - DRAINAGE & UTILITY
	LOT LINE

NOTE:
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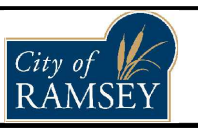
Profile View of CL - 155TH AVE & DOLOMITE ST



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 JOE FERIANCEK
 Date 03/17/25 Lic. No. 57095

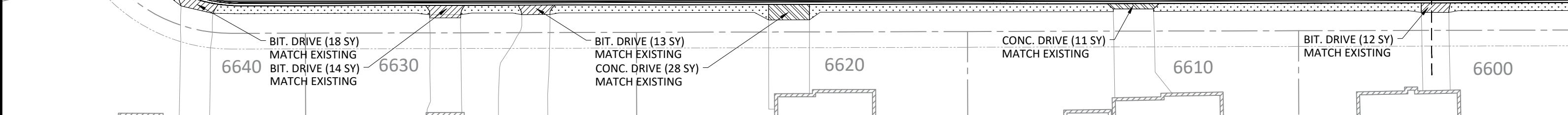
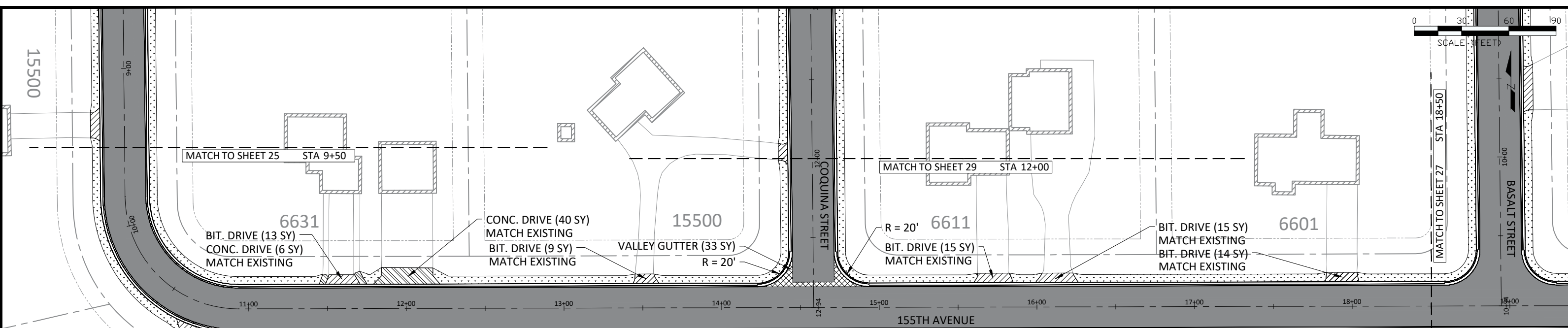
DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JJF FILE: 25-05



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

STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

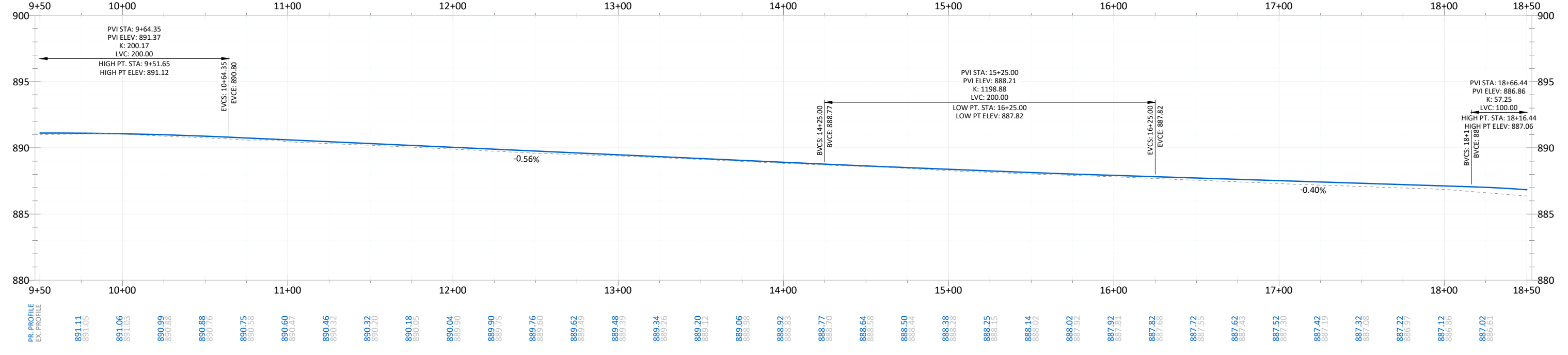


LEGEND

BIT PAVEMENT	SEEDING AREA	RIPRAP CLASS III	EX. STORM SEWER
SURMOUNTABLE CURB & GUTTER	DRIVEWAY - BITUMINOUS	CONCRETE FLUME	PR. STORM SEWER
B618 CURB & GUTTER	DRIVEWAY - CONCRETE	VALLEY GUTTER	EASEMENT - DRAINAGE & UTILITY
	DRIVEWAY - GRAVEL	PR. STORM CATCH BASIN	LOT LINE
			PR. FLARED END SECTION

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Profile View of CL - 155TH AVE & DOLOMITE ST

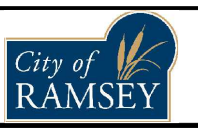


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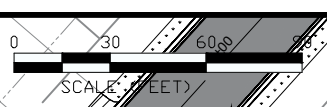
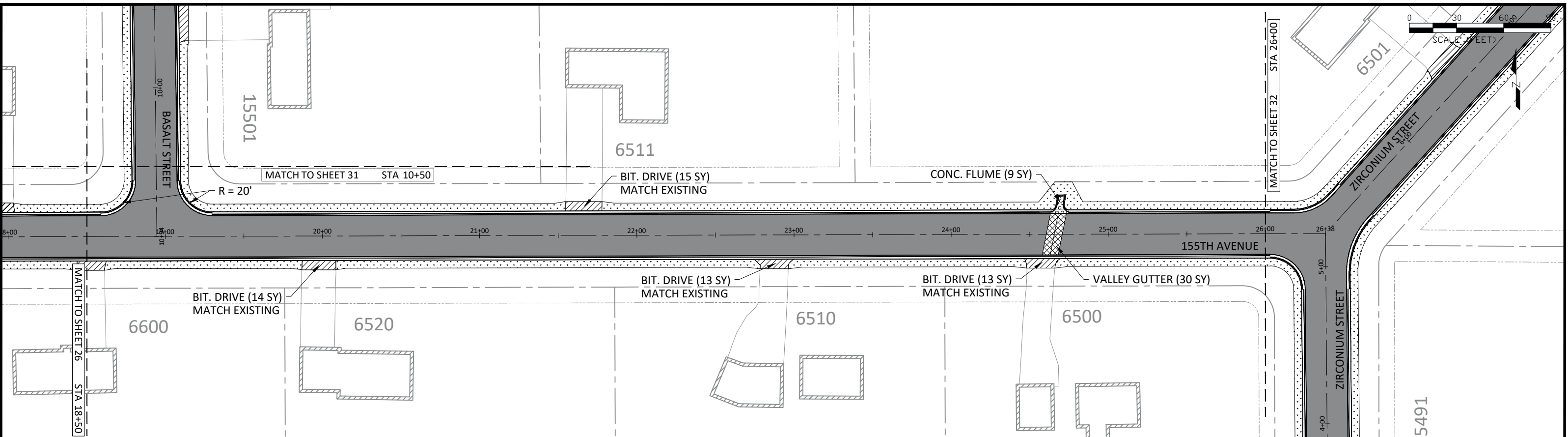
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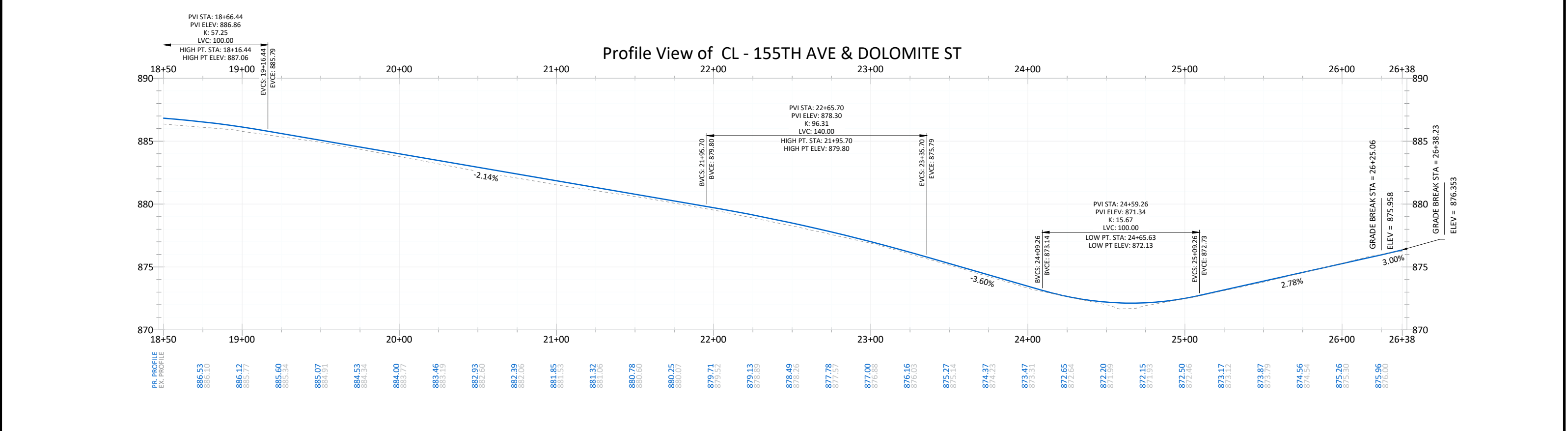
STREET CONSTRUCTION

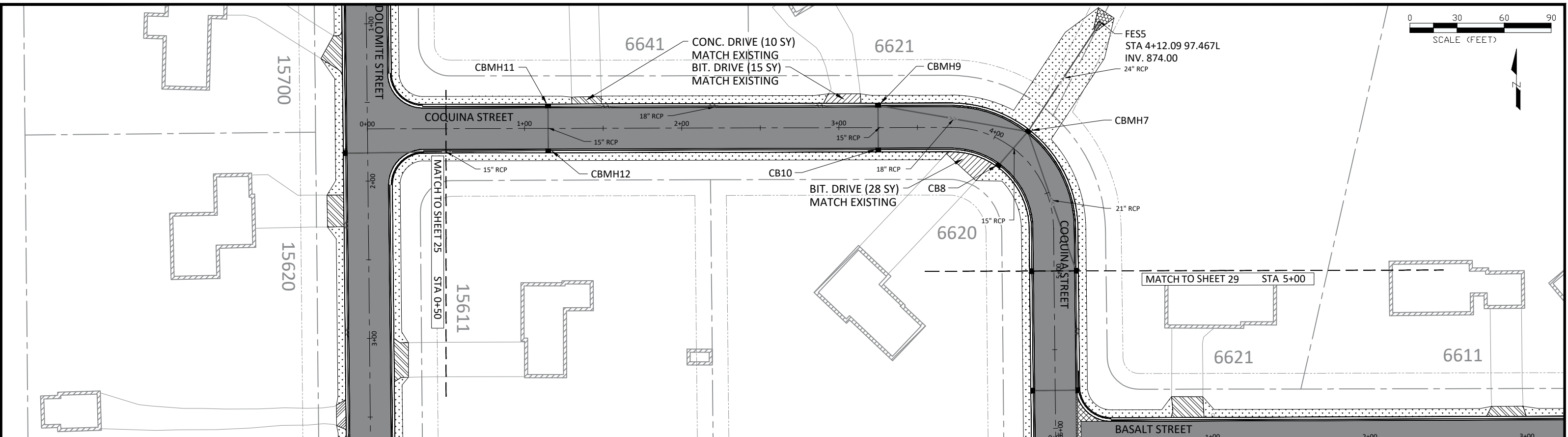
HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



LEGEND		DRIVEWAY - CONCRETE	RIPRAP CLASS III	EX. STORM SEWER	PR. FLARED END SECTION
BIT PAVEMENT	SEEDING AREA	DRIVEWAY - BITUMINOUS	CONCRETE FLUME	PR. STORM SEWER	
SURMOUNTABLE CURB & GUTTER	DRIVEWAY - GRAVEL	VALLEY GUTTER	EASEMENT - DRAINAGE & UTILITY	LOT LINE	
B618 CURB & GUTTER		PR. STORM CATCH BASIN			

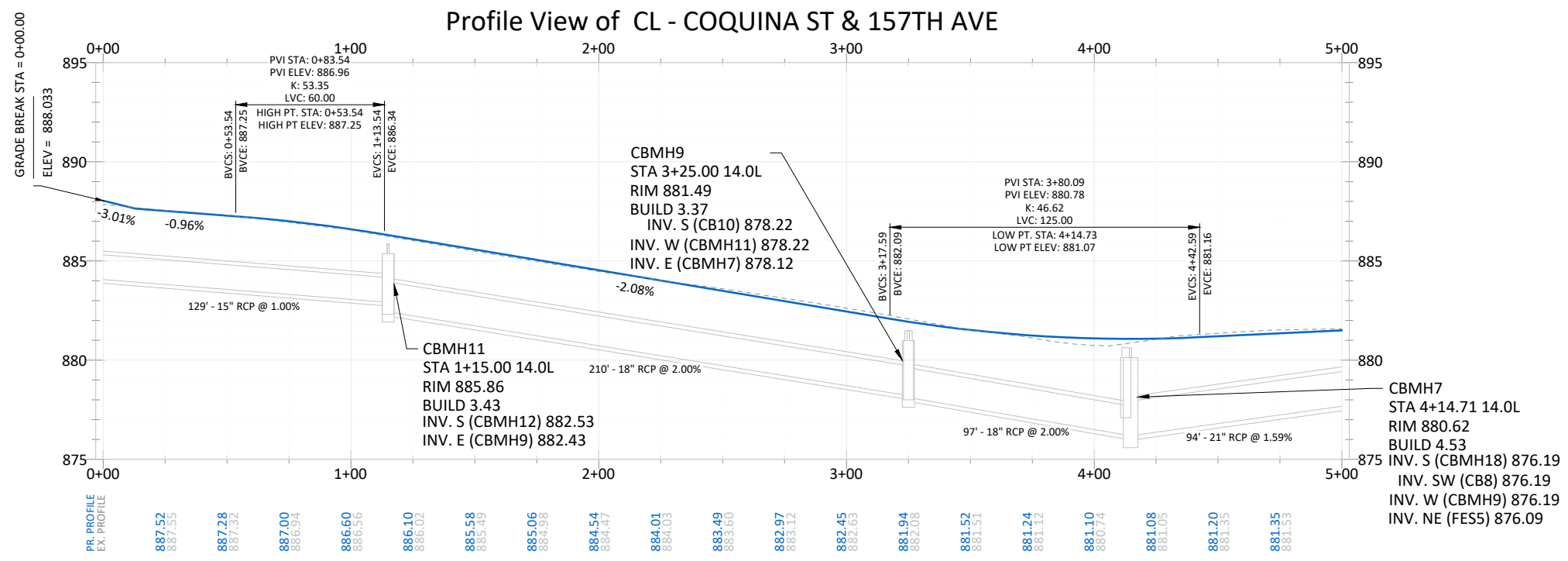
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LEGEND		DRIVEWAY - CONCRETE	RIPRAP CLASS III	EX. STORM SEWER	PR. FLARED END SECTION
BIT PAVEMENT	SEEDING AREA	DRIVEWAY - BITUMINOUS	CONCRETE FLUME	PR. STORM SEWER	
SURMOUNTABLE CURB & GUTTER	DRIVEWAY - GRAVEL	VALLEY GUTTER	PR. STORM CATCH BASIN	EASEMENT - DRAINAGE & UTILITY	
B618 CURB & GUTTER				LOT LINE	

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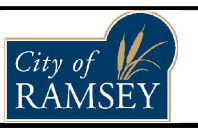
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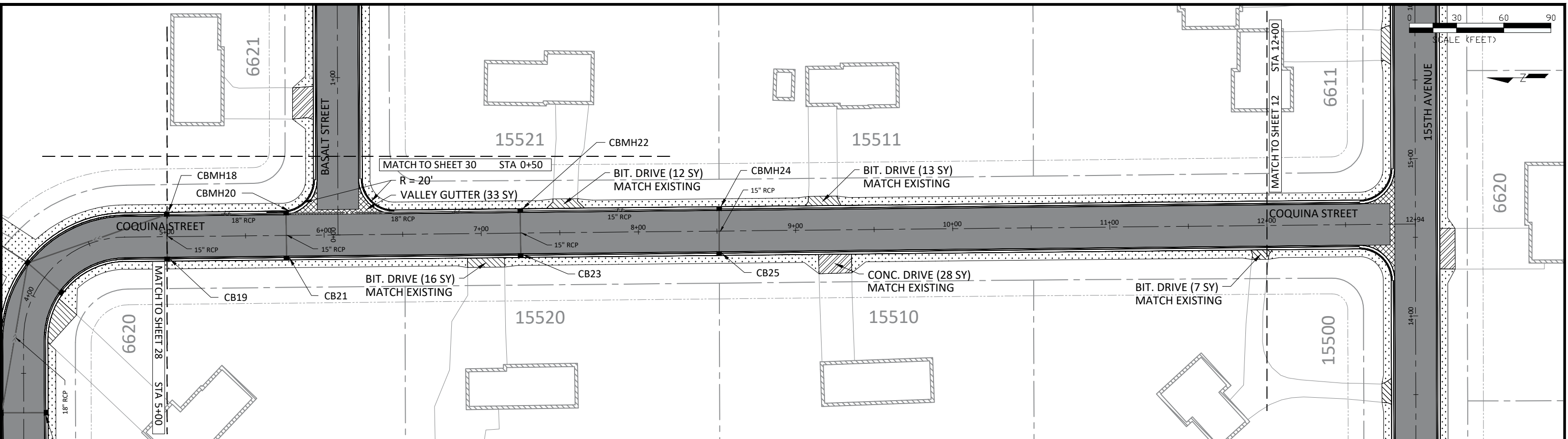
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STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

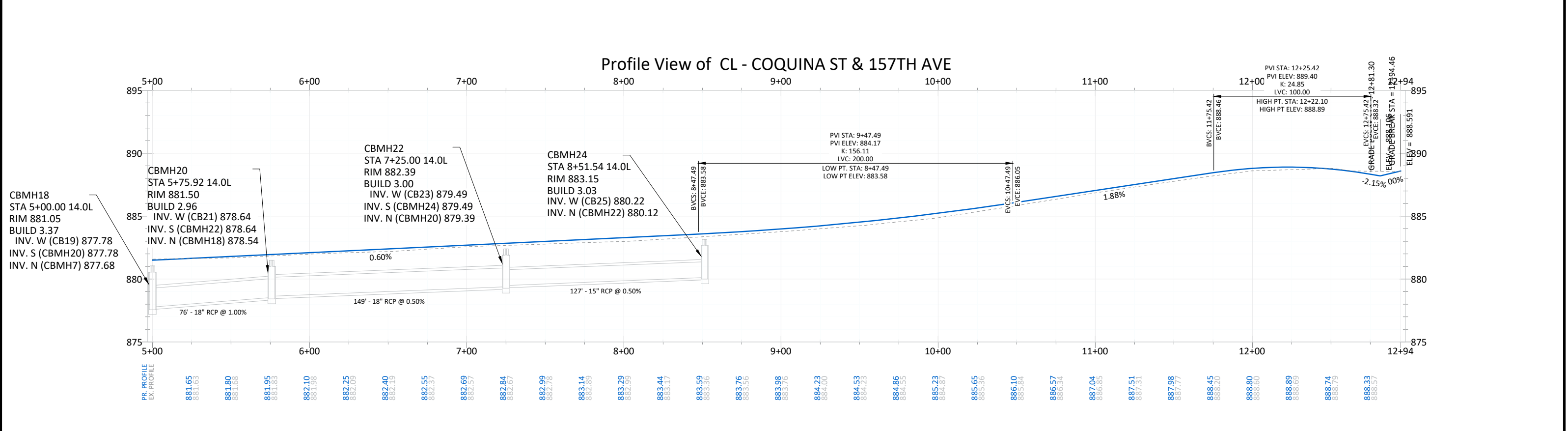


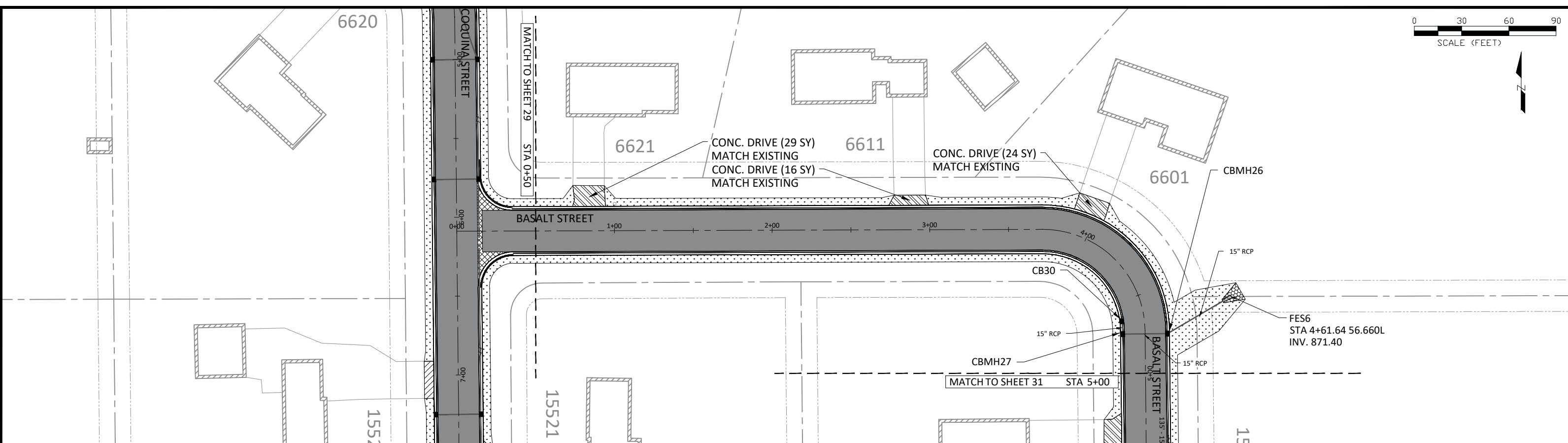
LEGEND

	BIT PAVEMENT		DRIVEWAY - CONCRETE		RIPRAP CLASS III		EX. STORM SEWER		PR. FLARED END SECTION
	SURMOUNTABLE CURB & GUTTER		SEEDING AREA		CONCRETE FLUME		PR. STORM SEWER		
	B618 CURB & GUTTER		DRIVEWAY - BITUMINOUS		VALLEY GUTTER		EASEMENT - DRAINAGE & UTILITY		
			DRIVEWAY - GRAVEL		PR. STORM CATCH BASIN		LOT LINE		

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LEGEND

	BIT PAVEMENT
	SURMOUNTABLE CURB & GUTTER
	B618 CURB & GUTTER

	DRIVEWAY - CONCRETE
	SEEDING AREA
	DRIVEWAY - BITUMINOUS
	DRIVEWAY - GRAVEL

	RIPRAP CLASS III
	CONCRETE FLUME
	VALLEY GUTTER
	PR. STORM CATCH BASIN

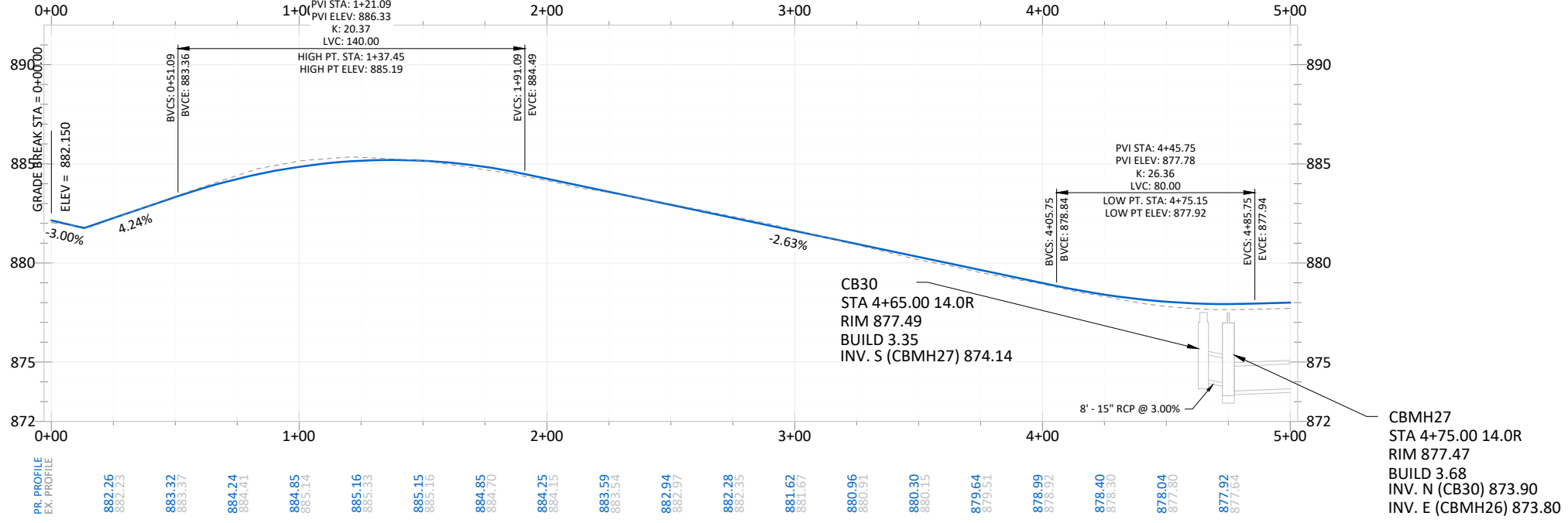
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Profile View of CL - BASALT ST & 156TH AVE

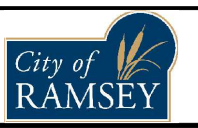


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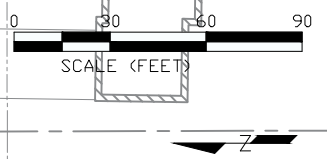
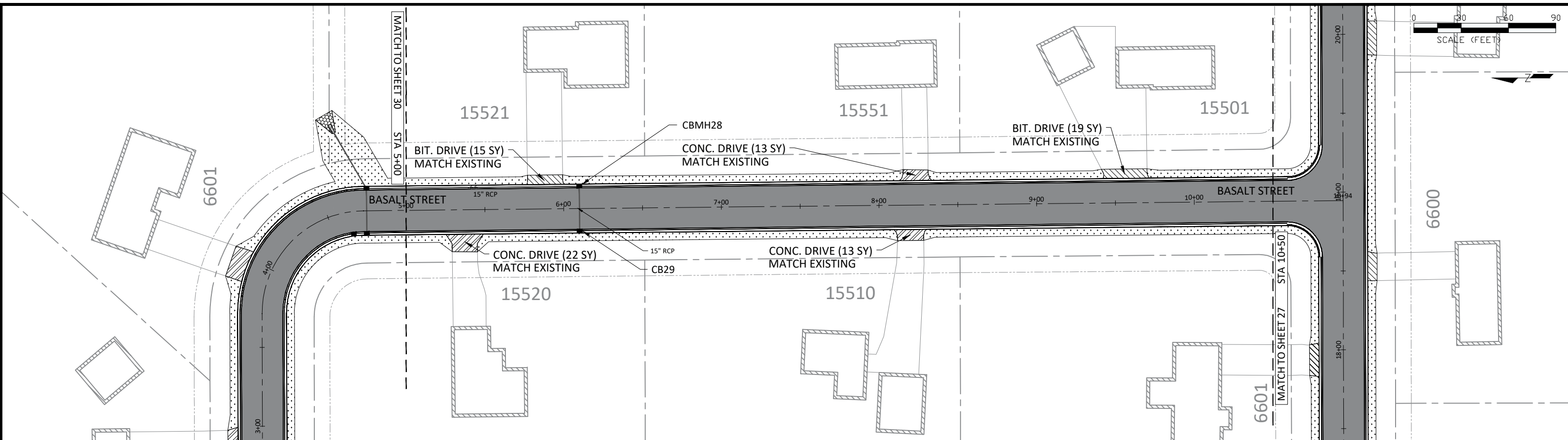
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STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA



- LEGEND**
- BIT PAVEMENT
 - SURMOUNTABLE CURB & GUTTER
 - B618 CURB & GUTTER

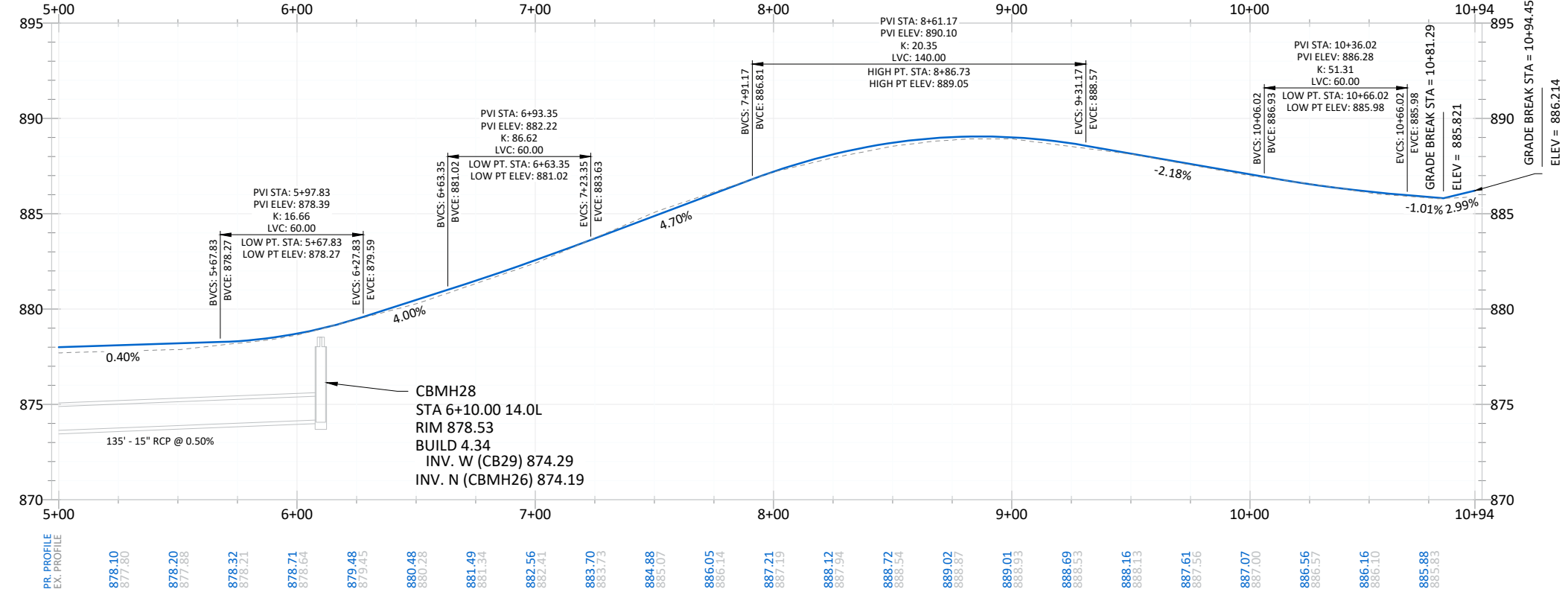
- DRIVEWAY - CONCRETE
- SEEDING AREA
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- RIPRAP CLASS III
- CONCRETE FLUME
- VALLEY GUTTER
- PR. STORM CATCH BASIN

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Profile View of CL - BASALT ST & 156TH AVE



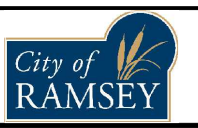
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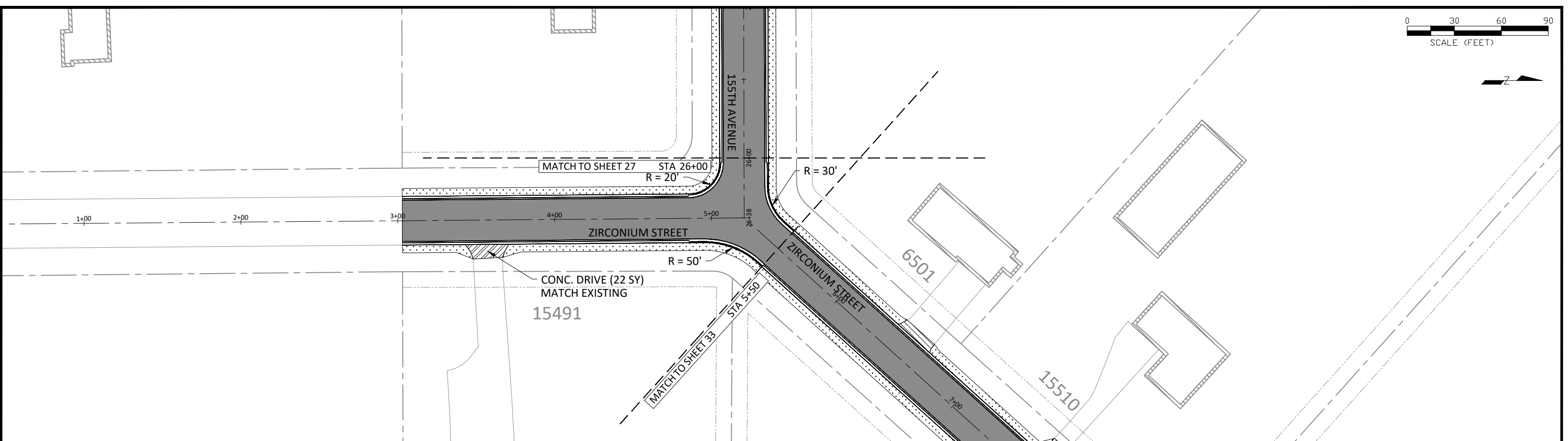
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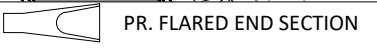
LEGEND

	BIT PAVEMENT
	SURMOUNTABLE CURB & GUTTER
	B618 CURB & GUTTER

	DRIVEWAY - CONCRETE
	SEEDING AREA
	DRIVEWAY - BITUMINOUS
	DRIVEWAY - GRAVEL

	RIPRAP CLASS III
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	VALLEY GUTTER
	PR. STORM CATCH BASIN

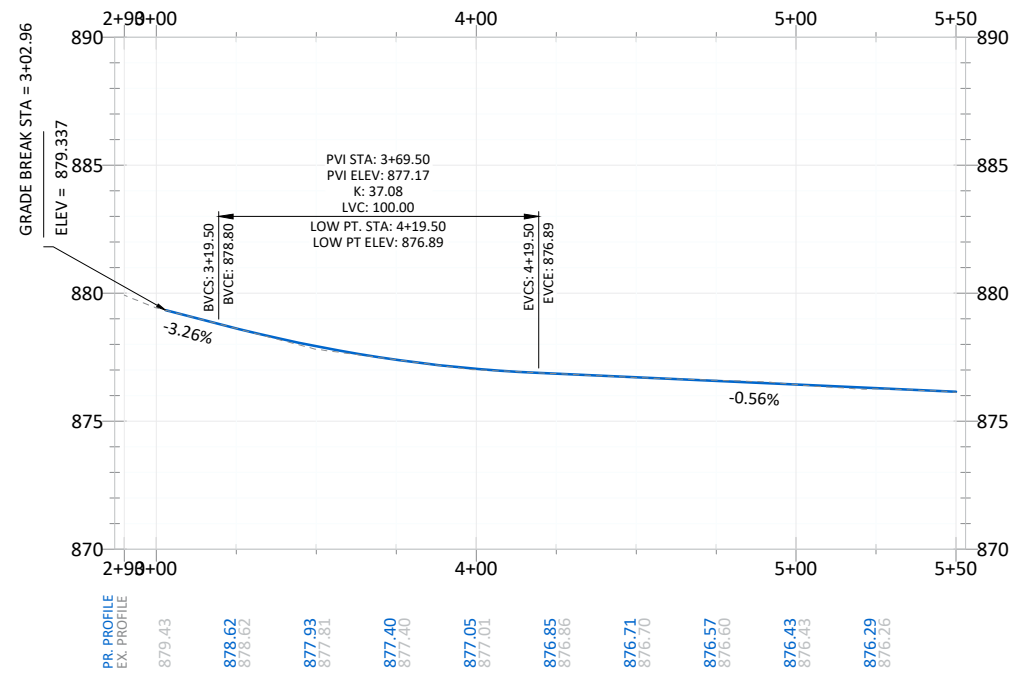
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Profile View of CL - ZIRCONIUM ST

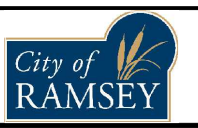


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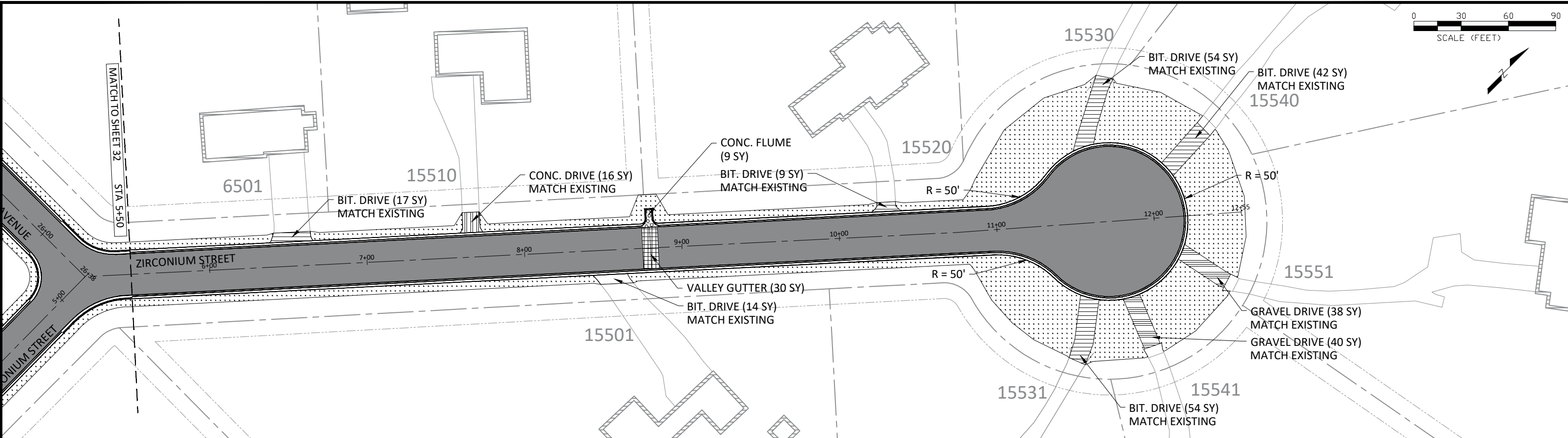
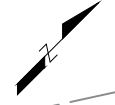
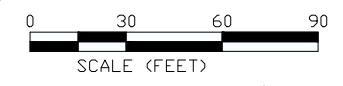
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STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

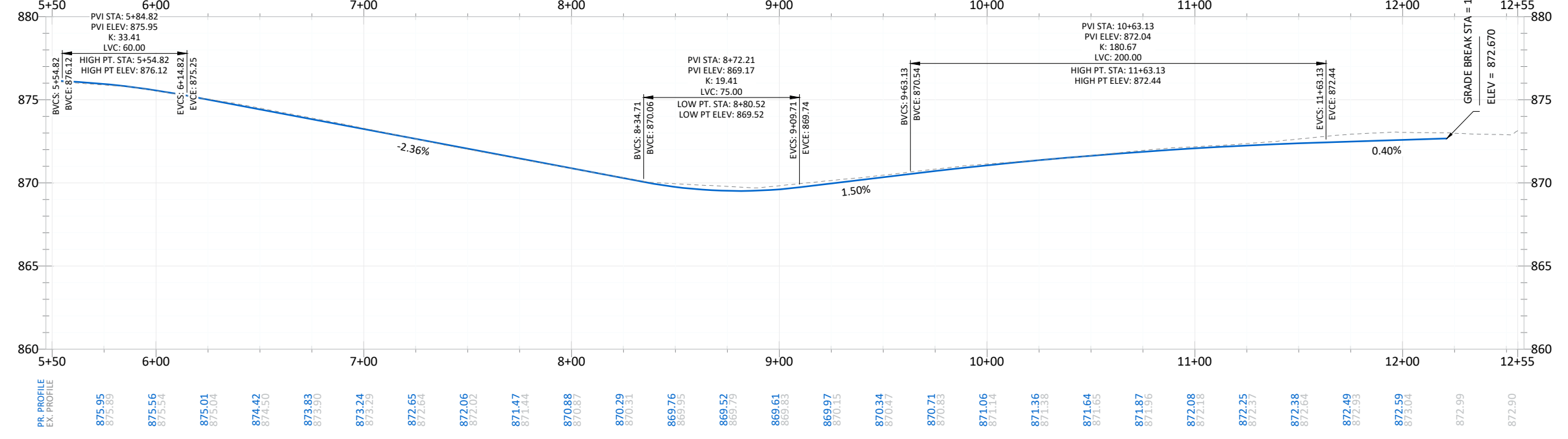


LEGEND

- | | | | | | | | | | |
|--|----------------------------|--|-----------------------|--|-----------------------|--|-----------------|--|-------------------------------|
| | BIT PAVEMENT | | DRIVEWAY - CONCRETE | | RIPRAP CLASS III | | EX. STORM SEWER | | PR. FLARED END SECTION |
| | SURMOUNTABLE CURB & GUTTER | | SEEDING AREA | | CONCRETE FLUME | | PR. STORM SEWER | | EASEMENT - DRAINAGE & UTILITY |
| | B618 CURB & GUTTER | | DRIVEWAY - BITUMINOUS | | VALLEY GUTTER | | LOT LINE | | |
| | | | DRIVEWAY - GRAVEL | | PR. STORM CATCH BASIN | | | | |

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Profile View of CL - ZIRCONIUM ST



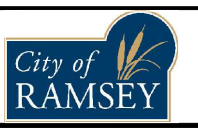
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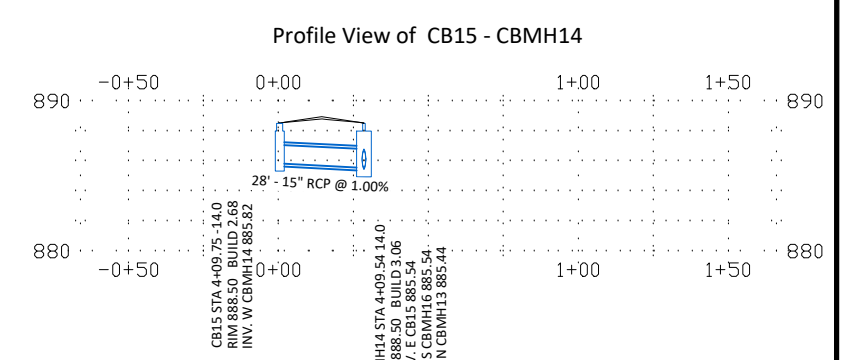
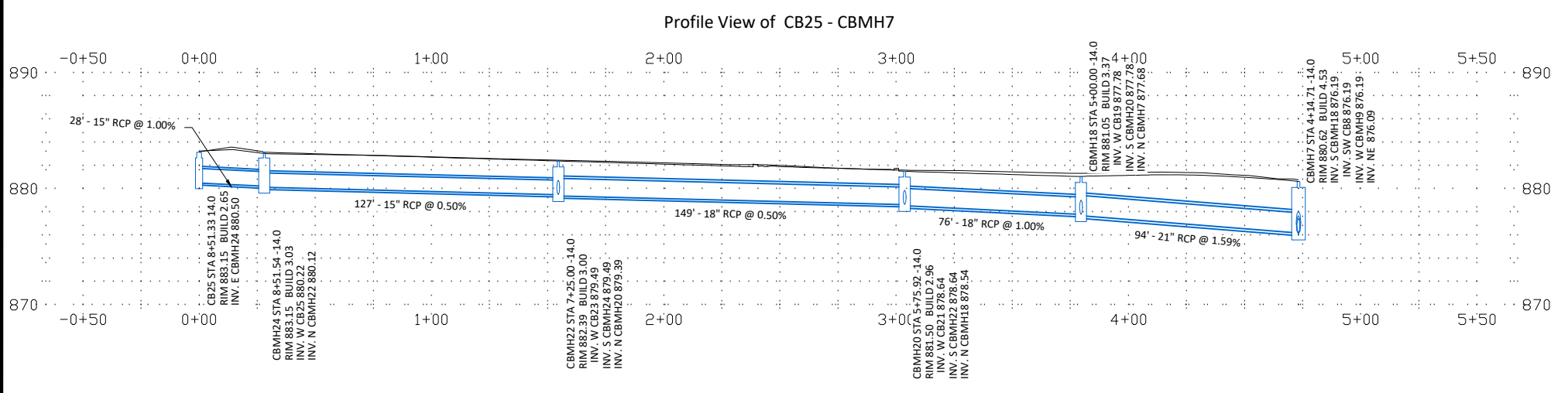
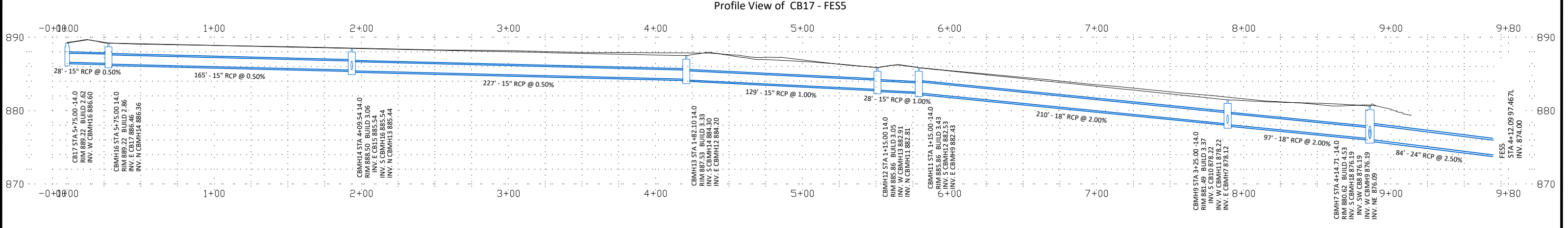
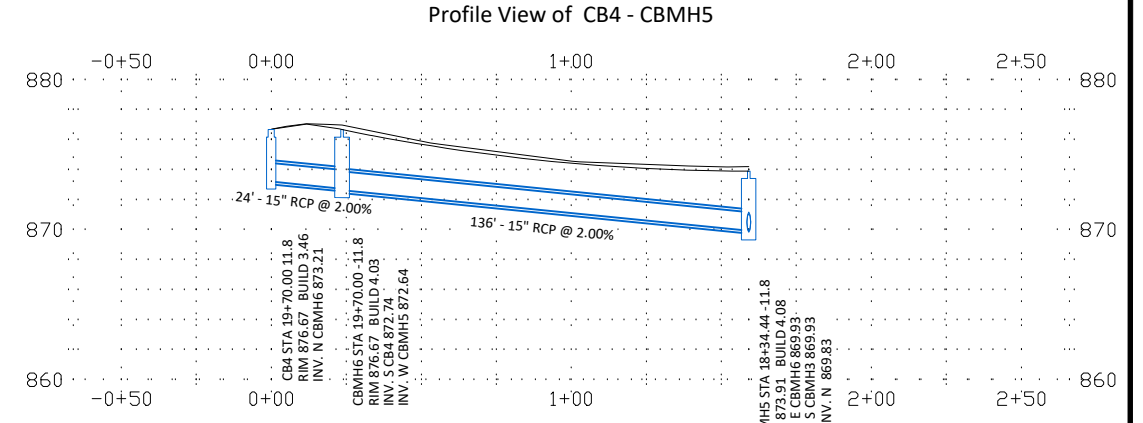
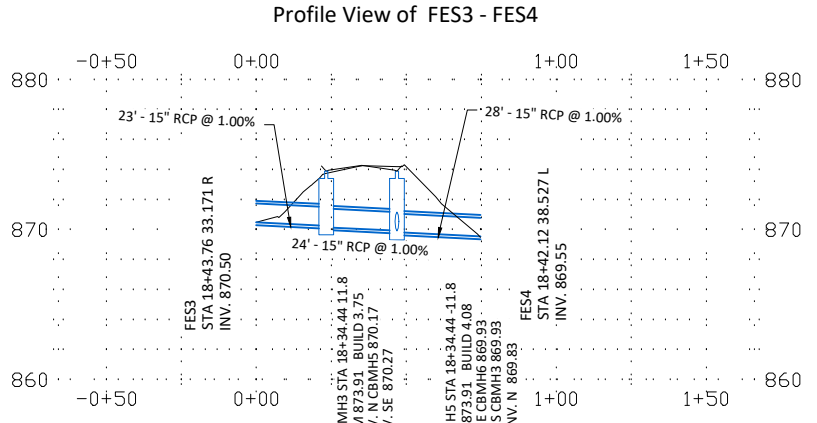
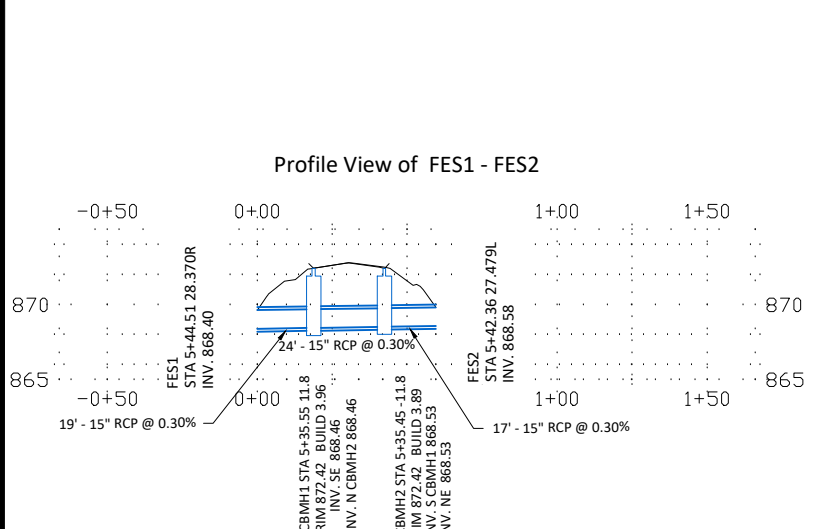
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STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
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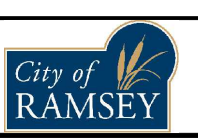
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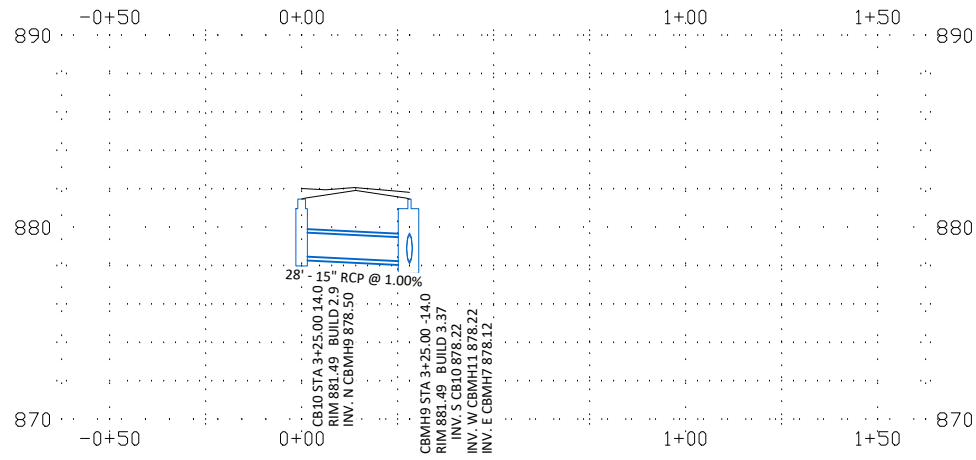


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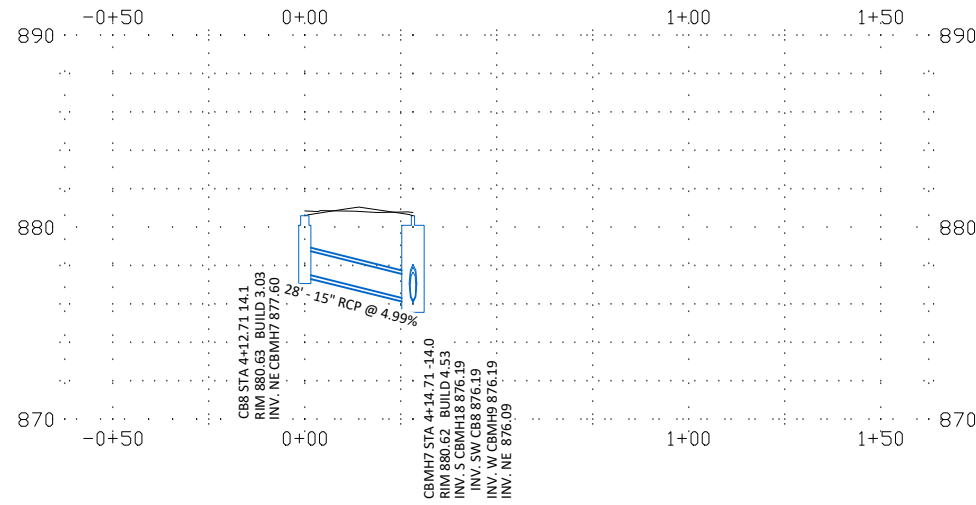
STORM SEWER PROFILES

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

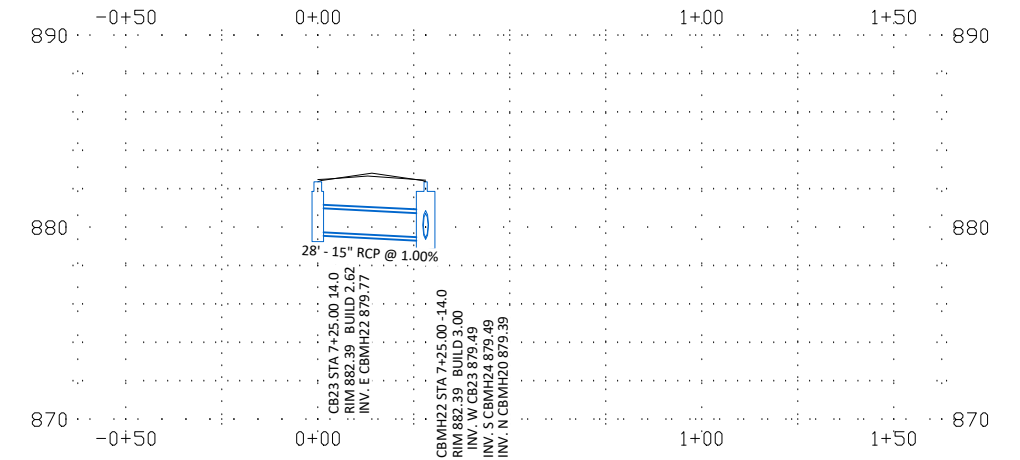
Profile View of CB10 - CBMH9



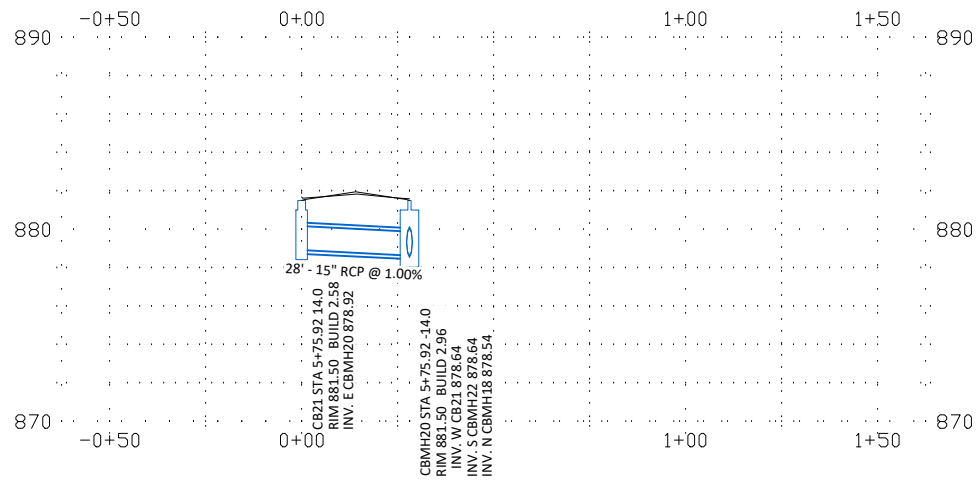
Profile View of CB8 - CBMH7



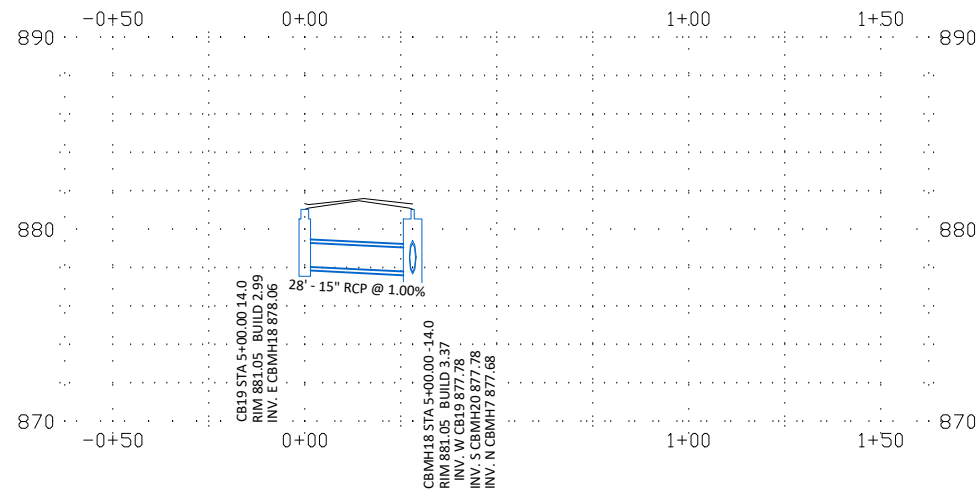
Profile View of CB23 - CBMH22



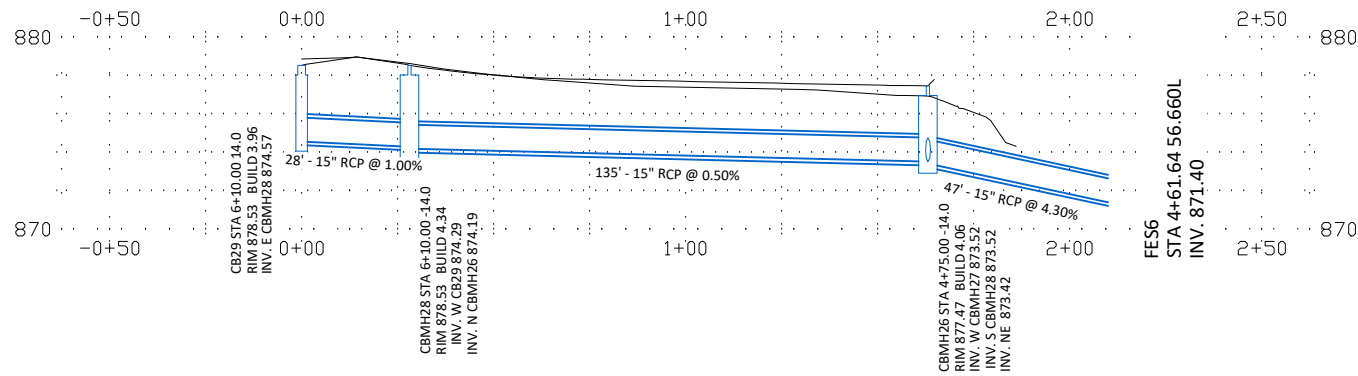
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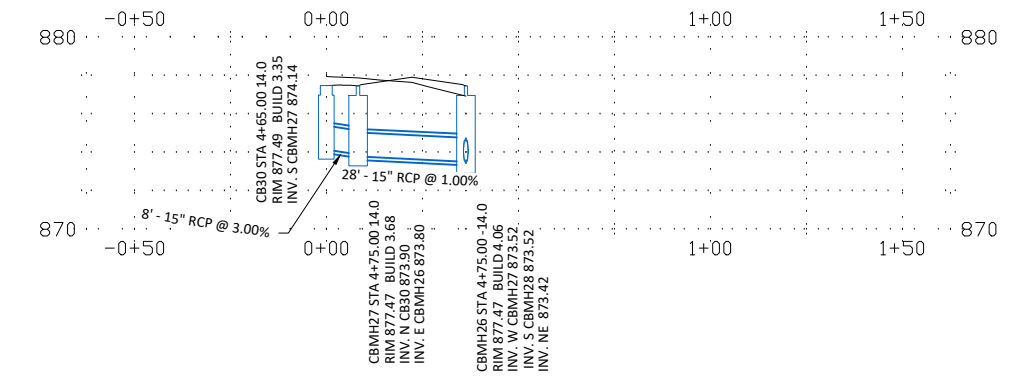
Profile View of CB19 - CBMH18



Profile View of CB29 - FES6



Profile View of CB30 - CBMH26

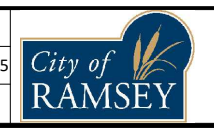


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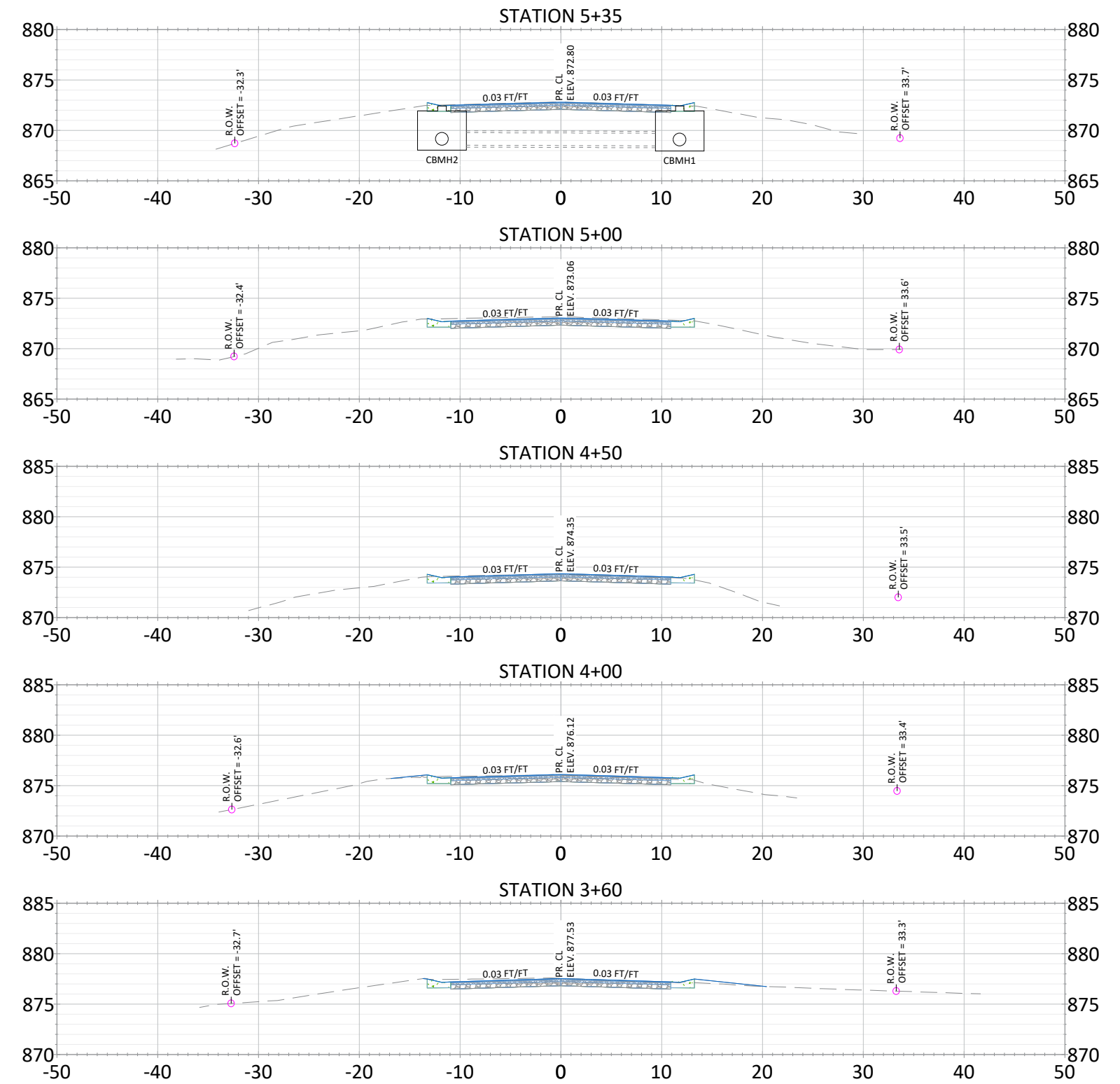
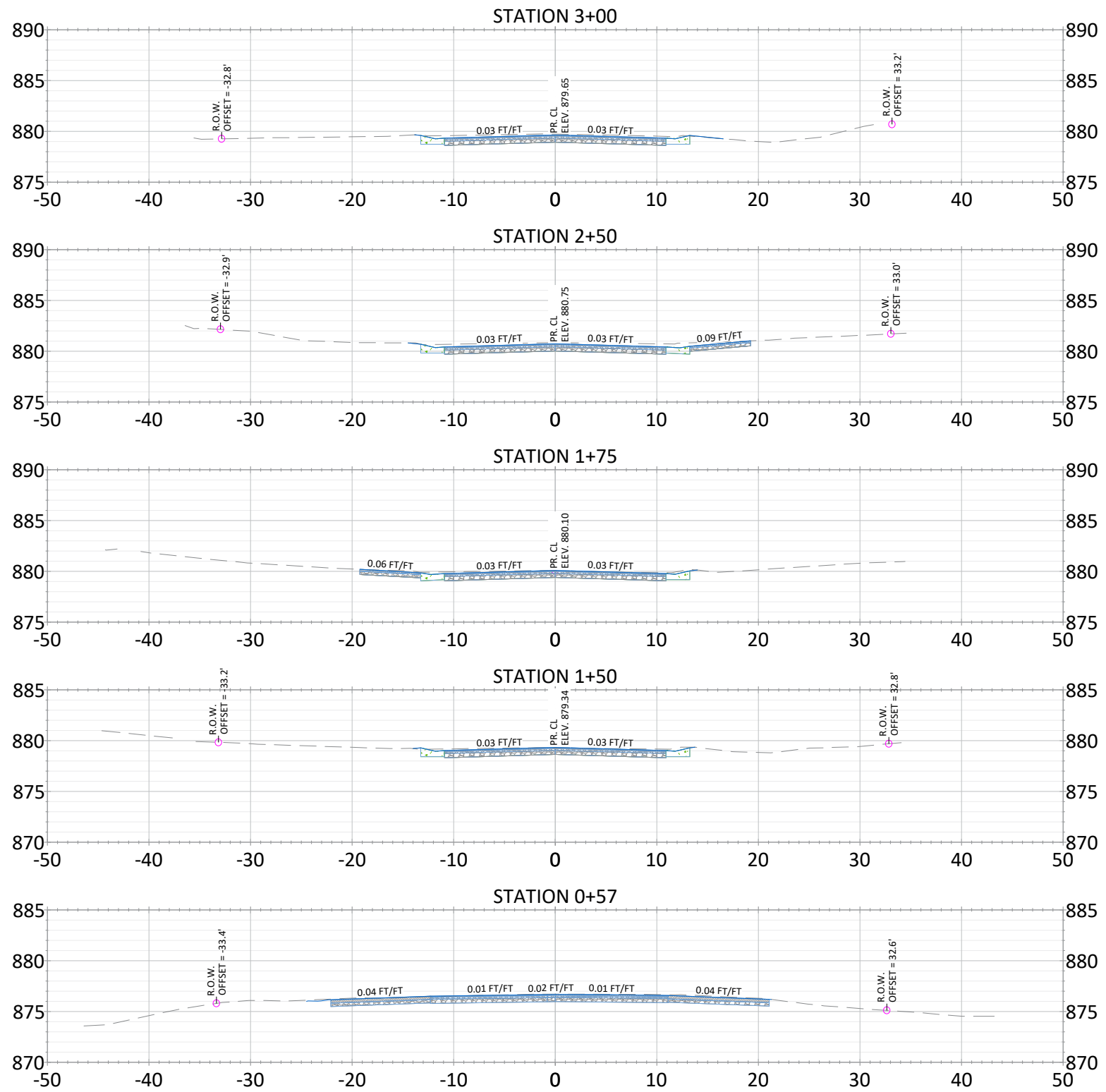
DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JIF FILE: 25-05



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

STORM SEWER PROFILES

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



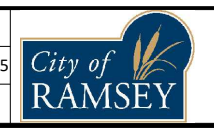
DATE	REVISION

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Joe Feriancek
 JOE FERIANCEK
 Date: 03/12/25 Lic. No. 57095

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

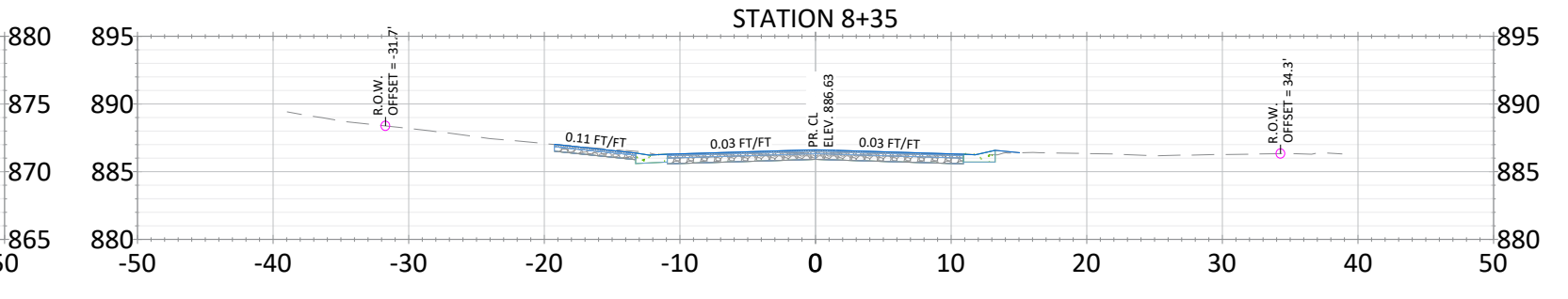
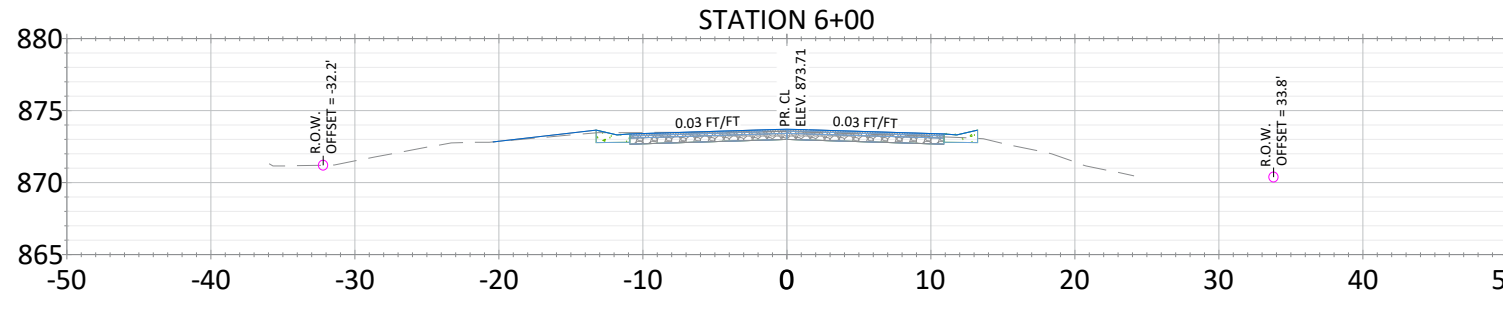
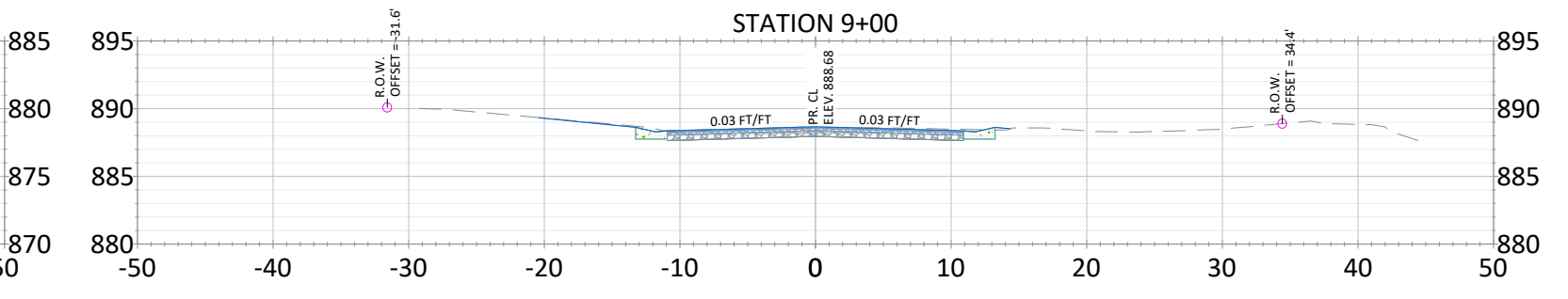
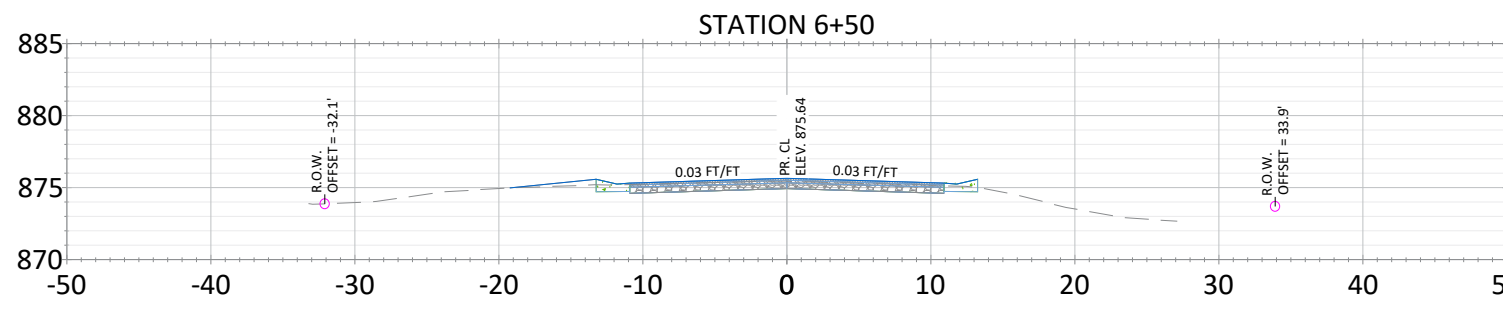
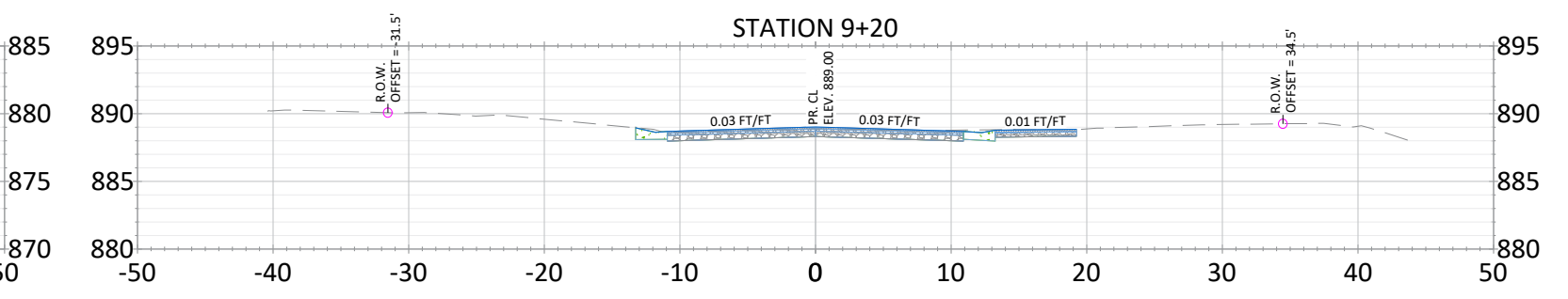
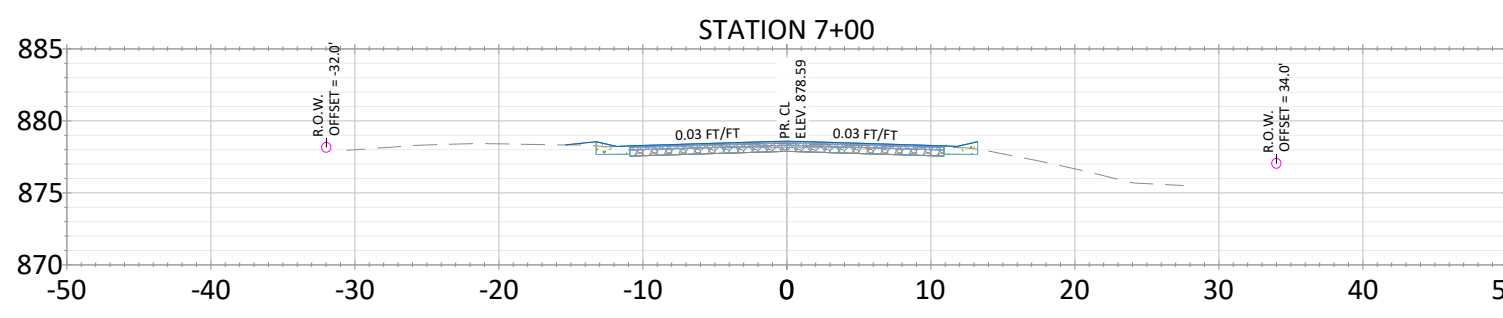
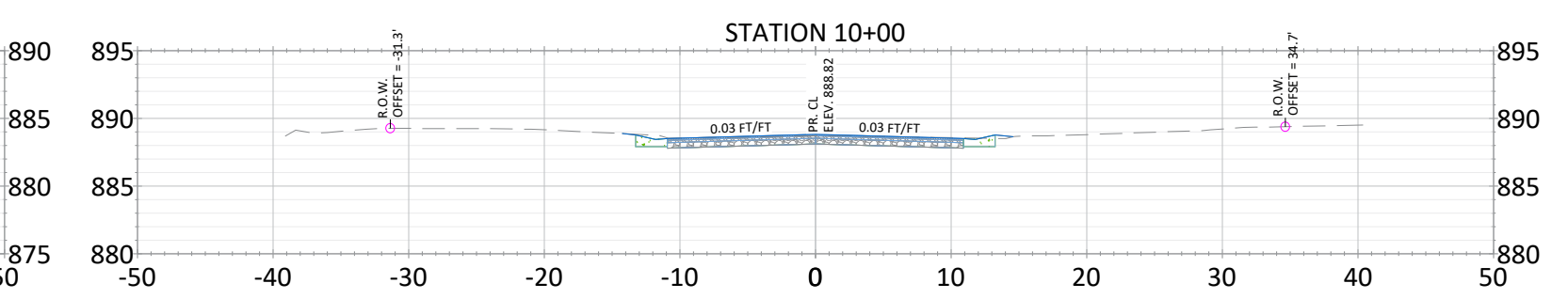
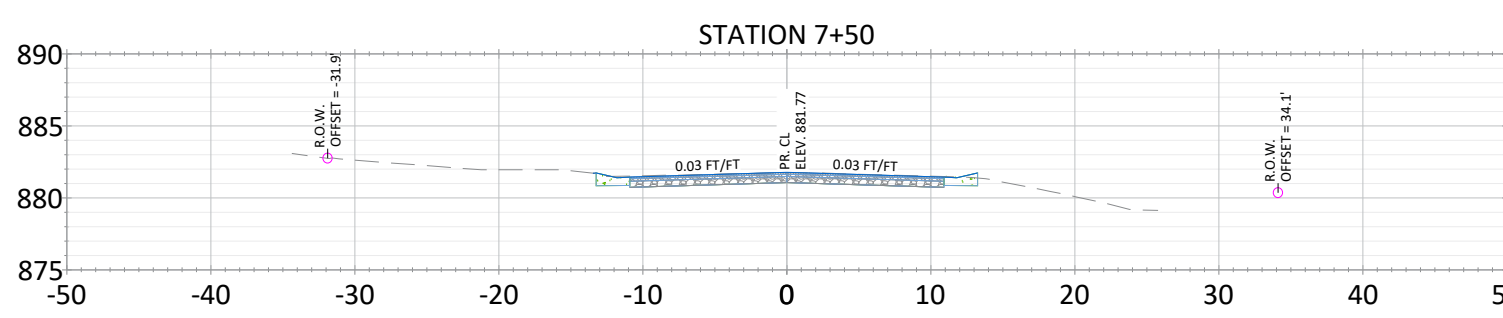
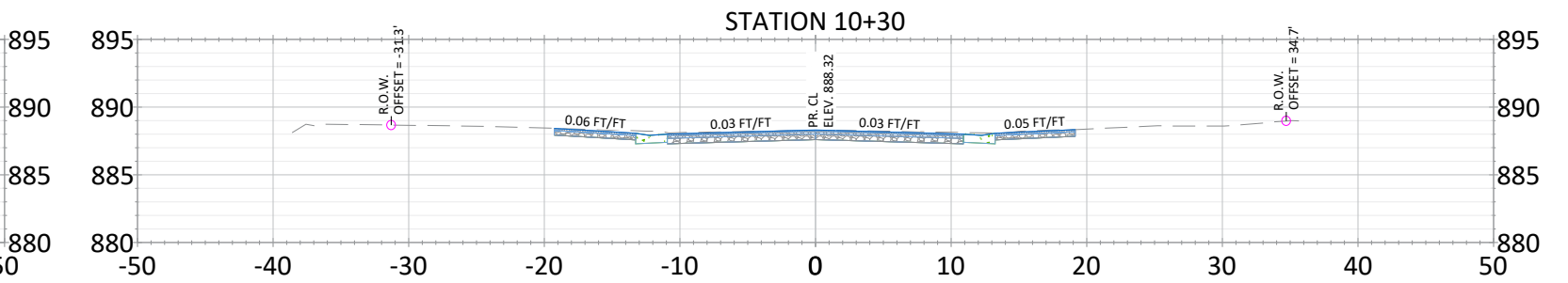
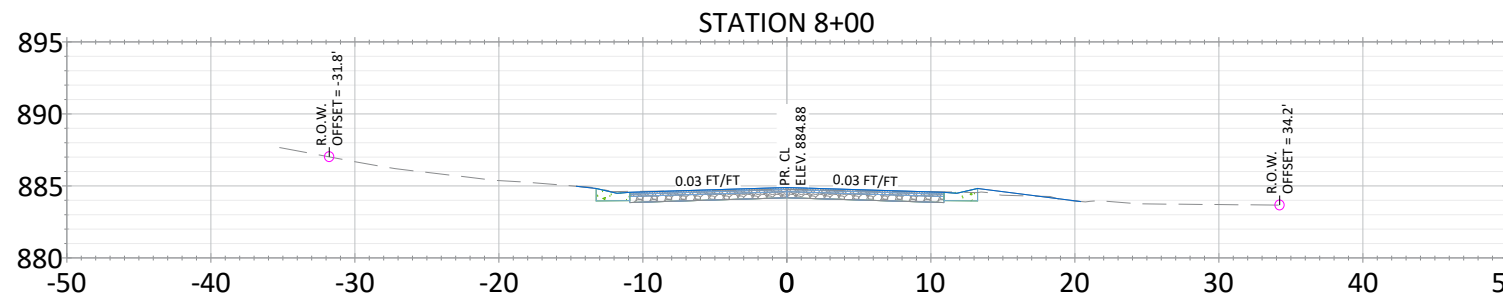
DATE: 03/17/25
 FILE: 25-05



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

CROSS SECTIONS - 156TH AVE STA. 0+57 - 5+35

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

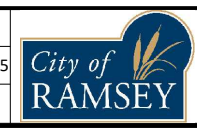


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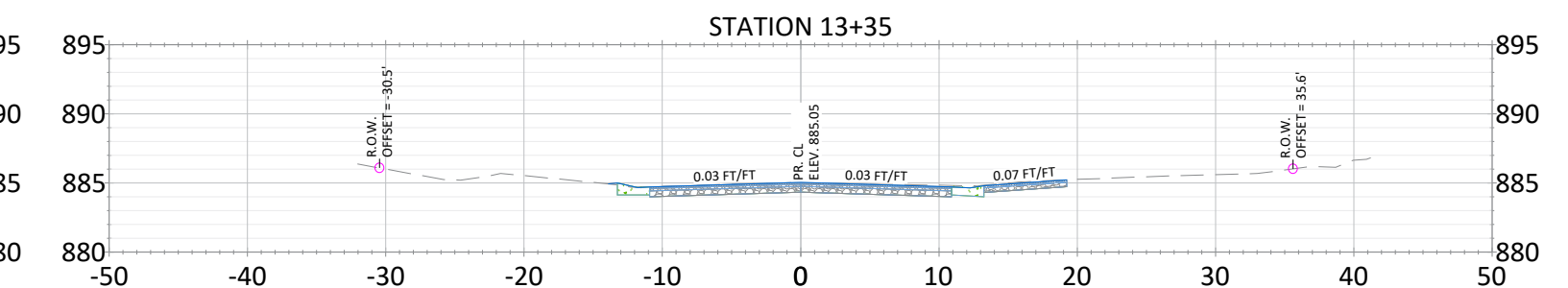
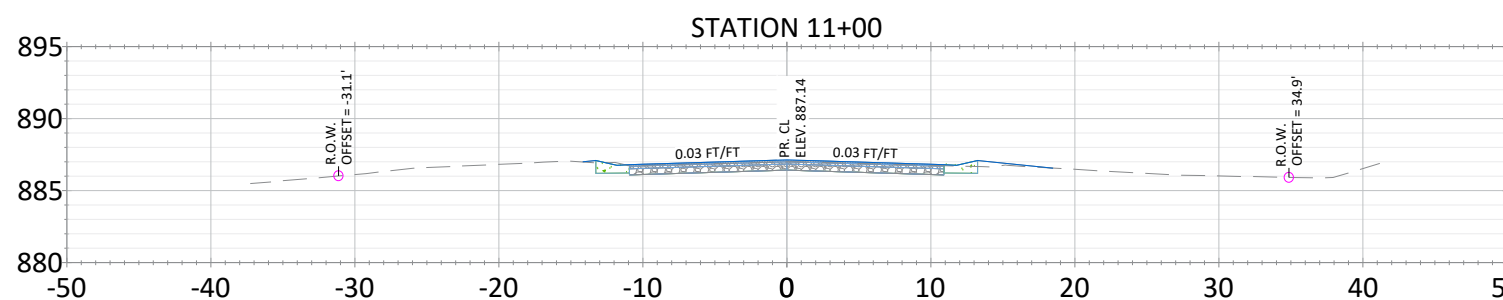
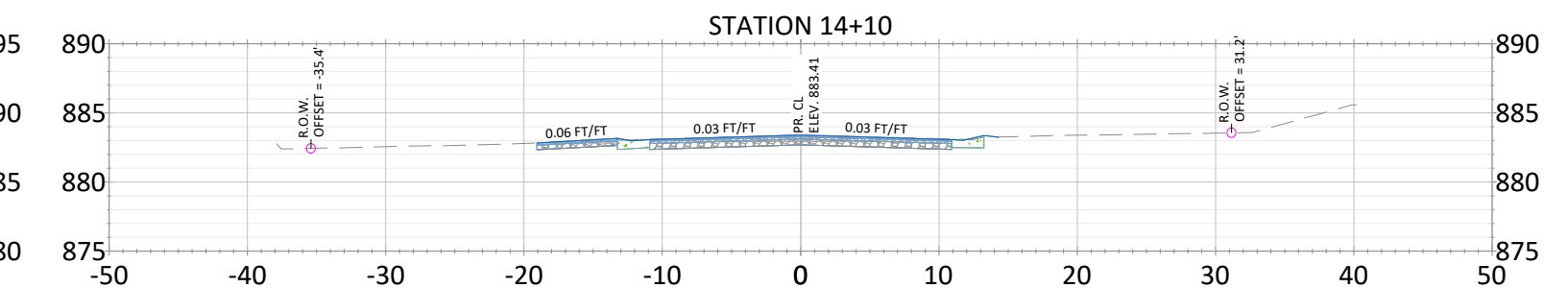
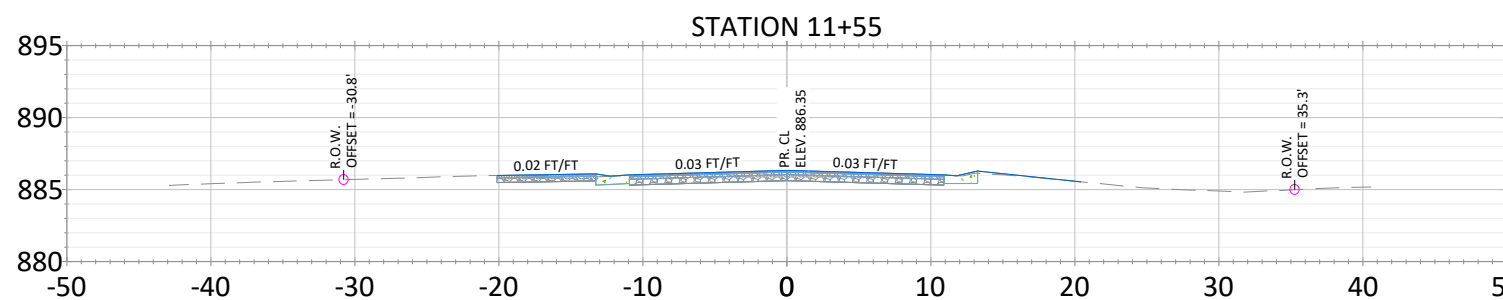
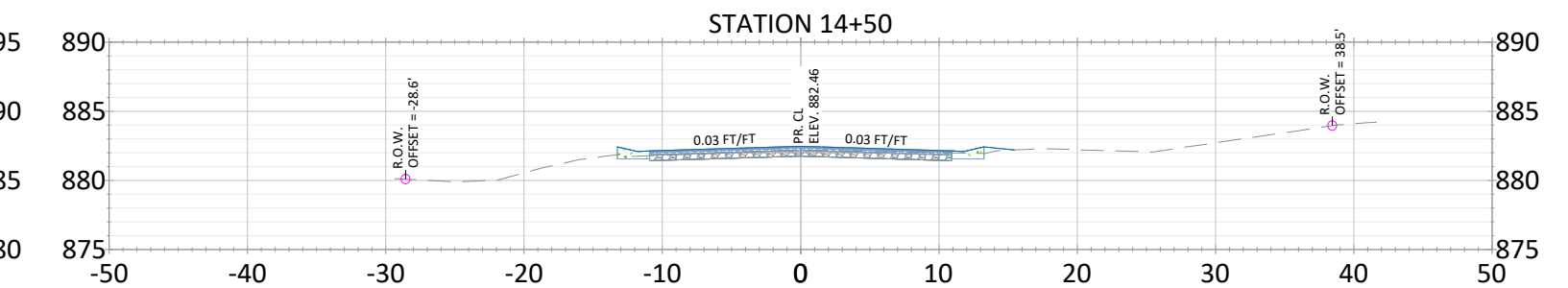
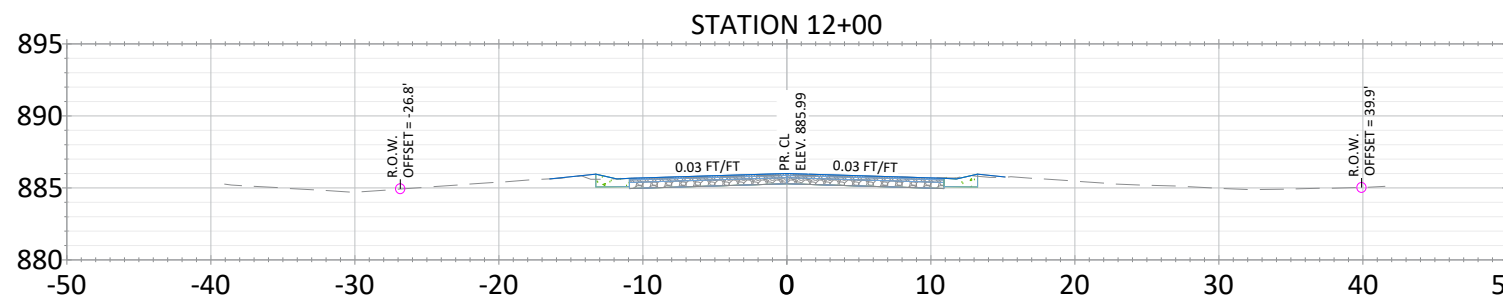
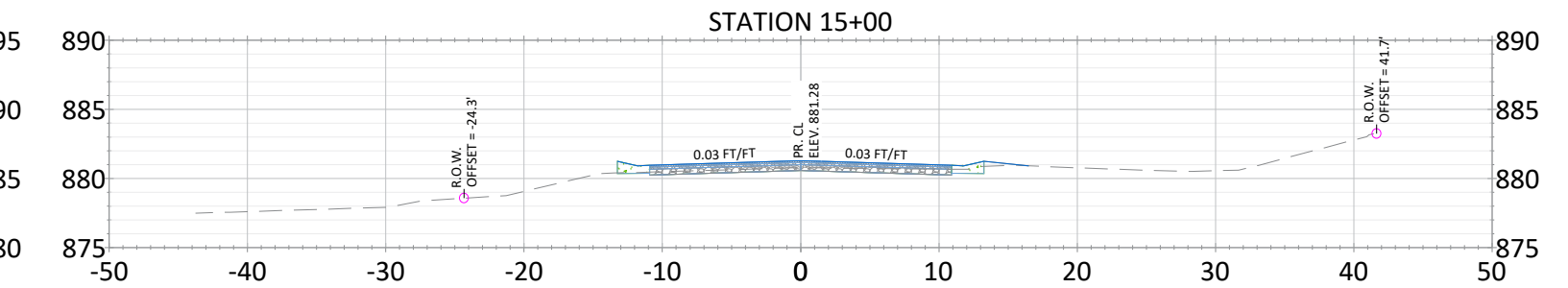
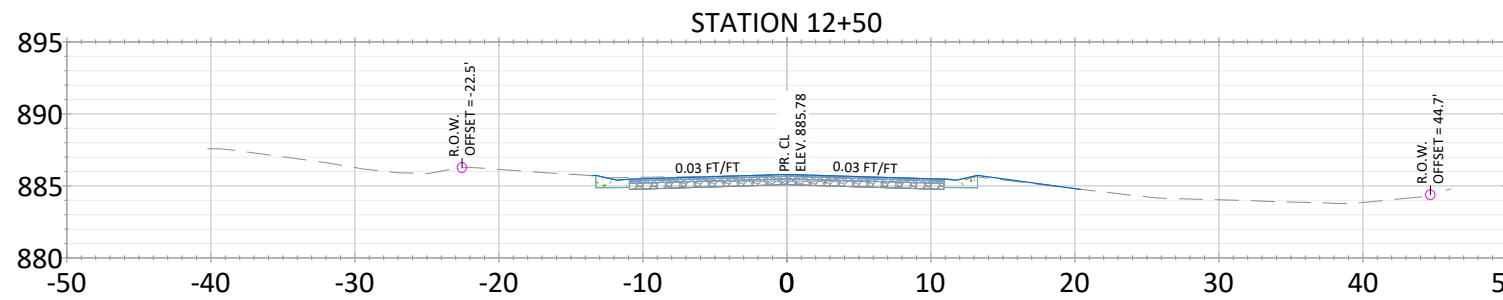
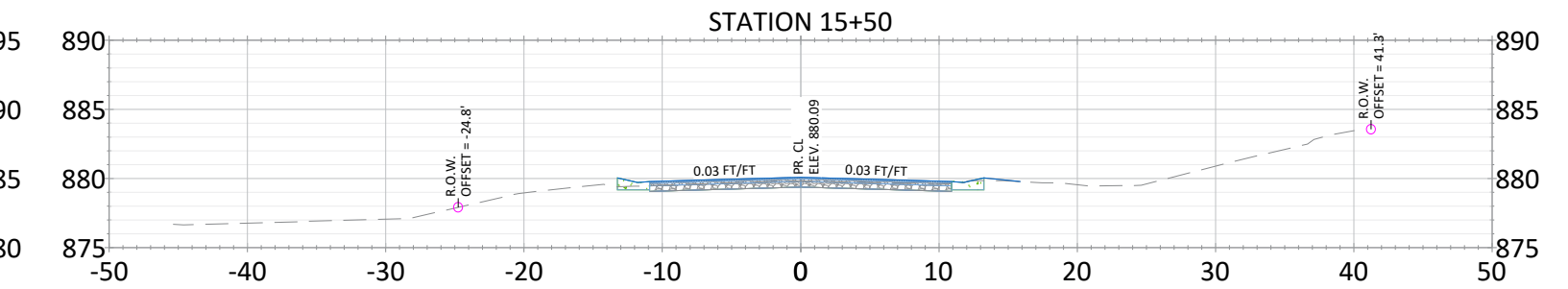
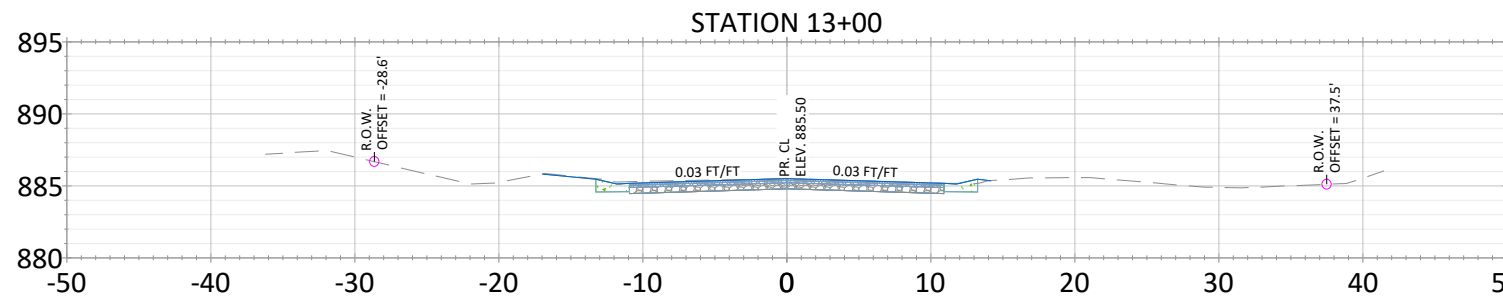
DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JJF FILE: 25-05



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

CROSS SECTIONS - 156TH AVE STA. 6+00 - 10+30

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



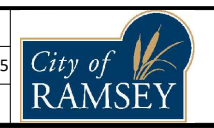
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DESIGNED BY: LWC
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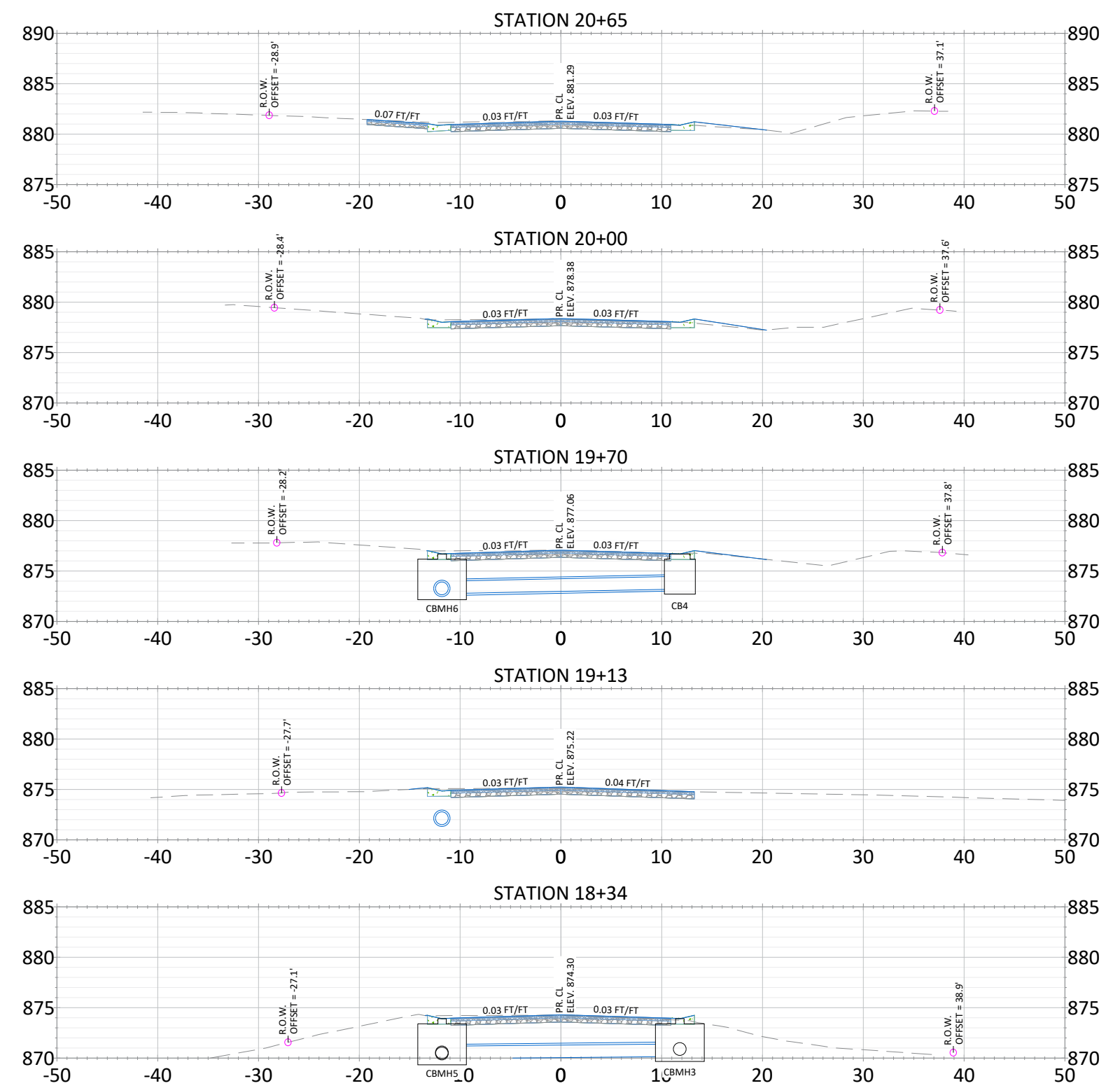
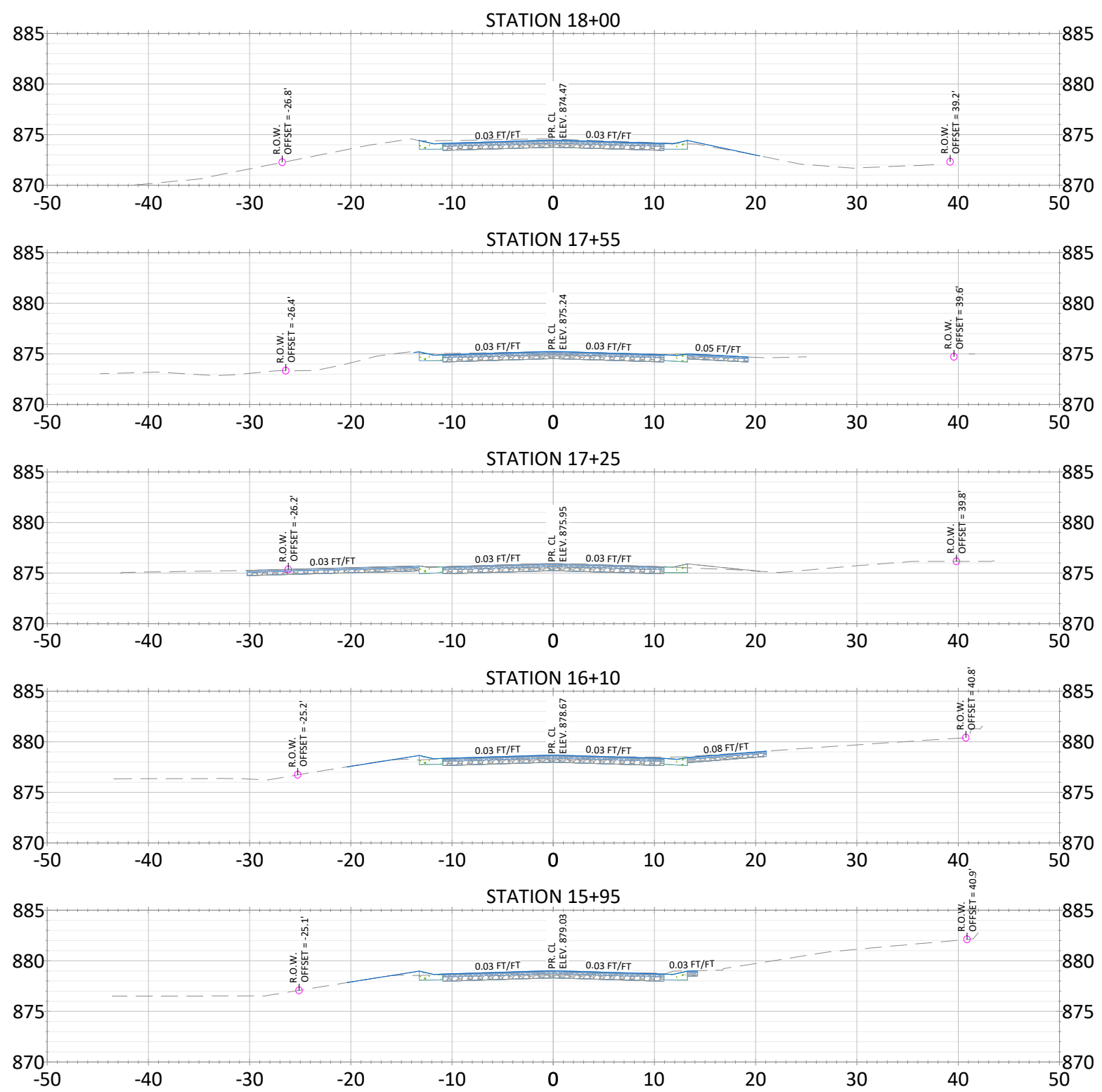
DATE: 03/17/25
 FILE: 25-05



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

CROSS SECTIONS - 156TH AVE STA. 11+00 - 15+50

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

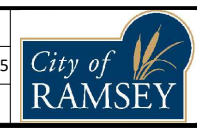


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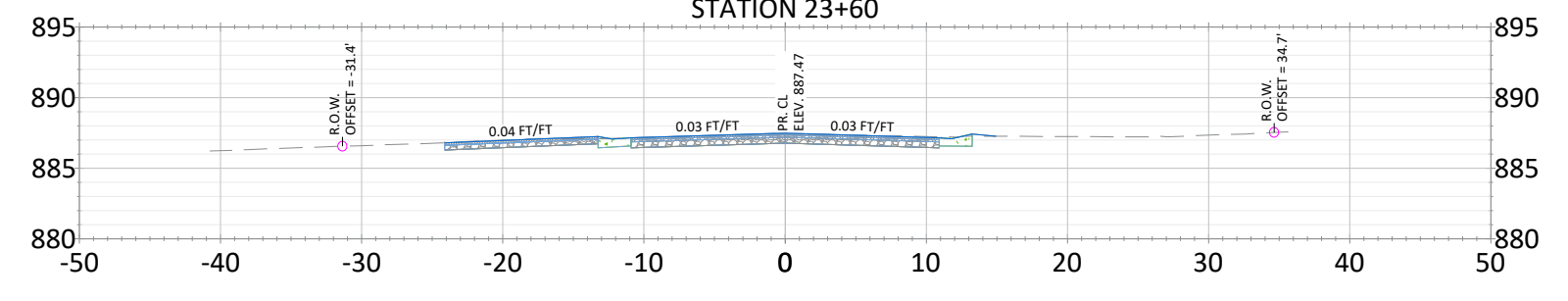
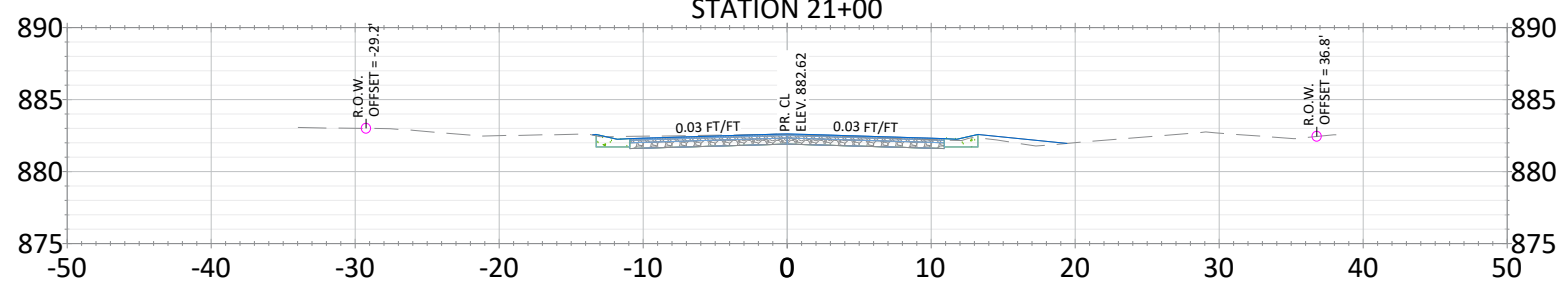
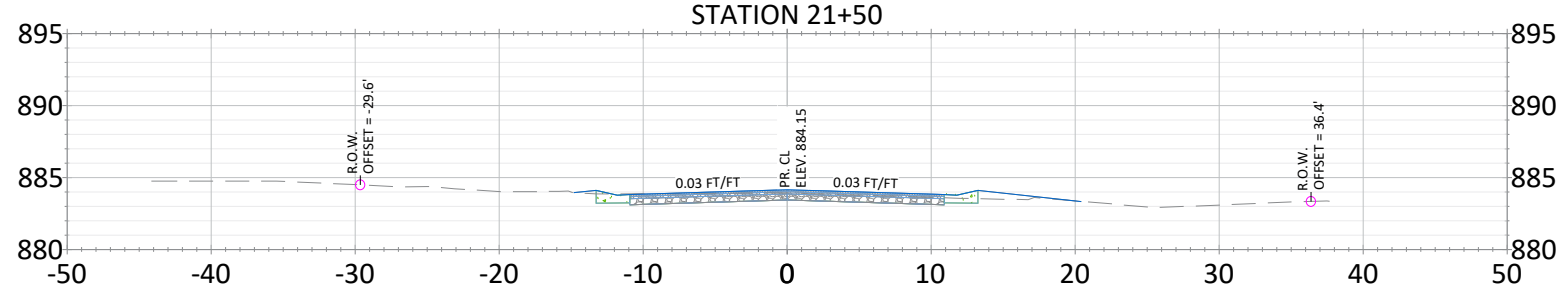
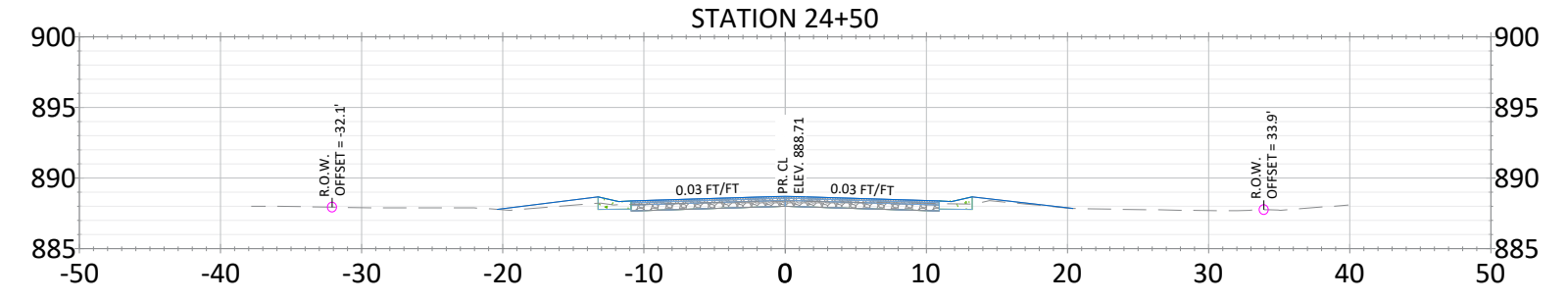
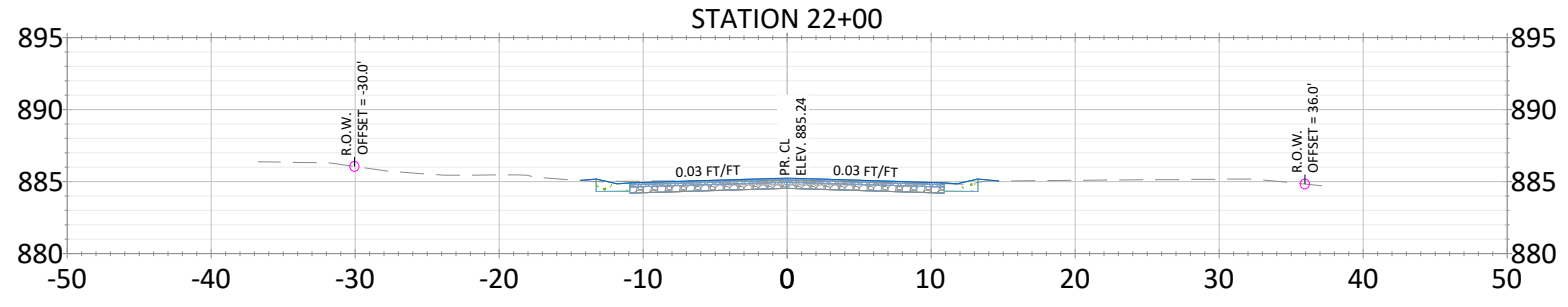
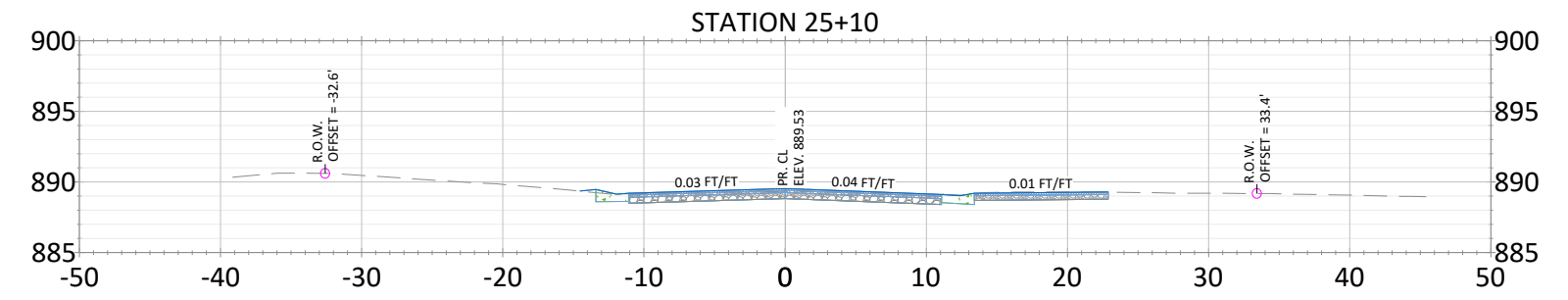
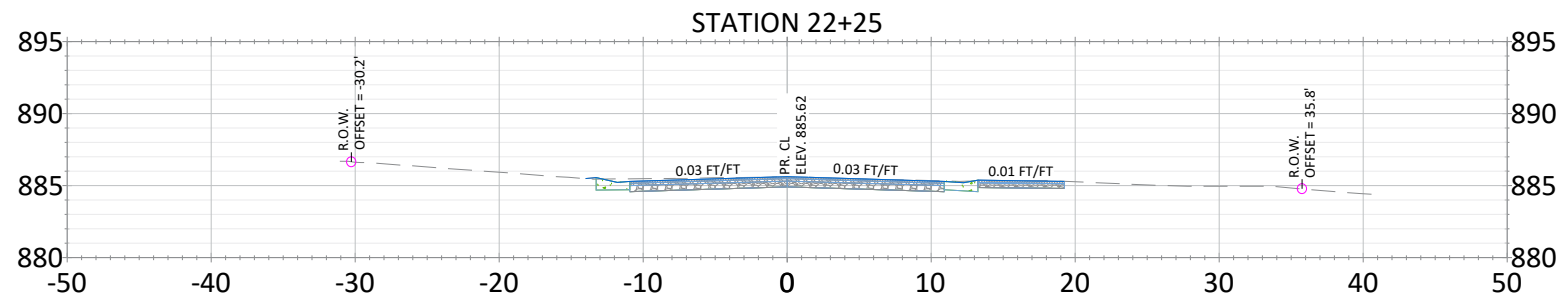
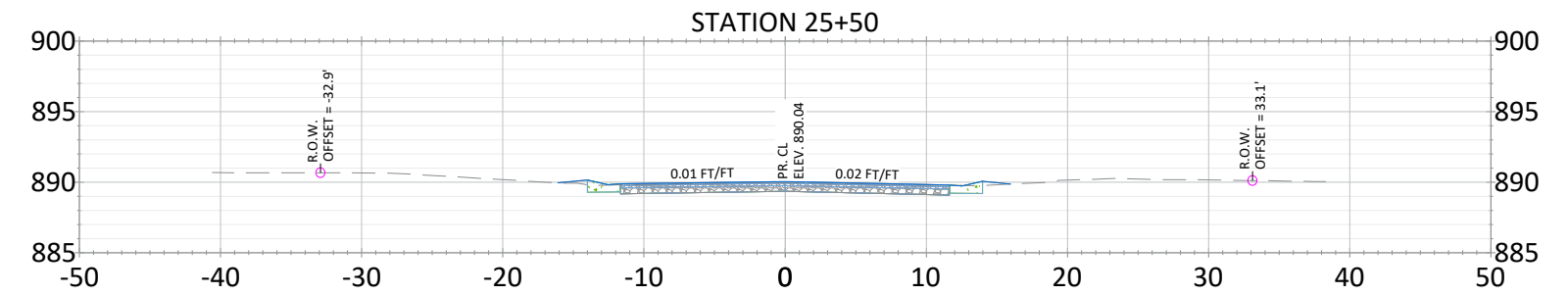
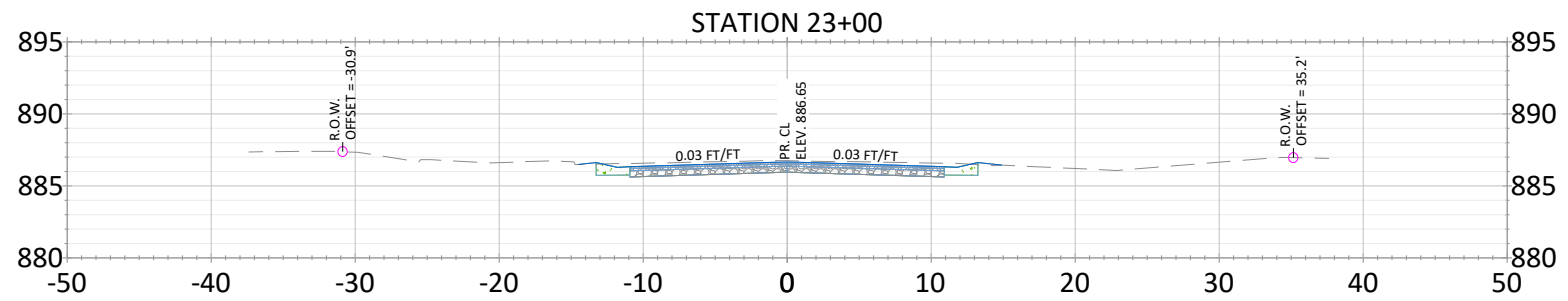
DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JJF FILE: 25-05



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

CROSS SECTIONS - 156TH AVE STA. 15+95 - 20+65

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



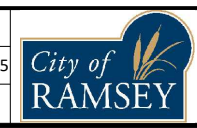
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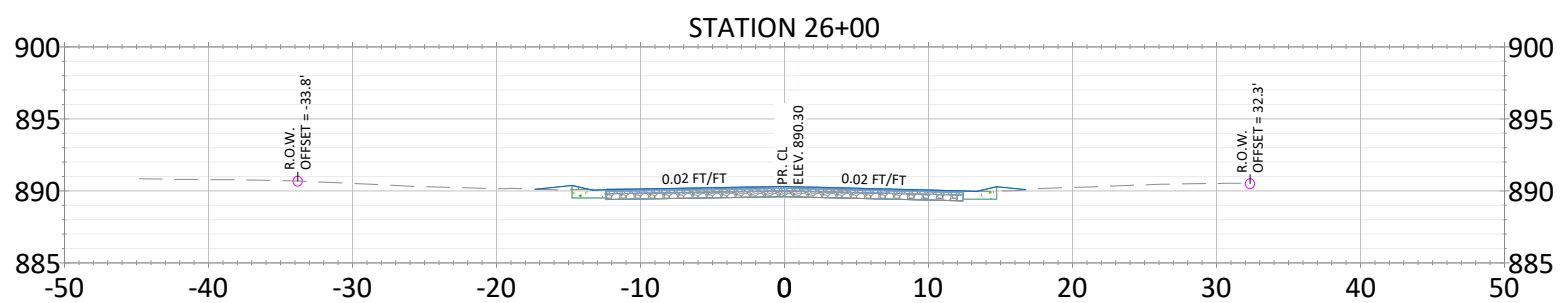
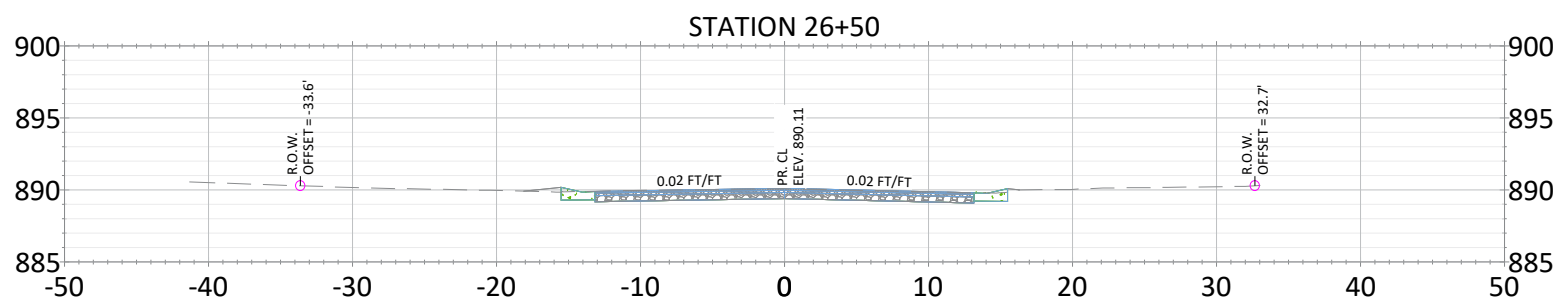
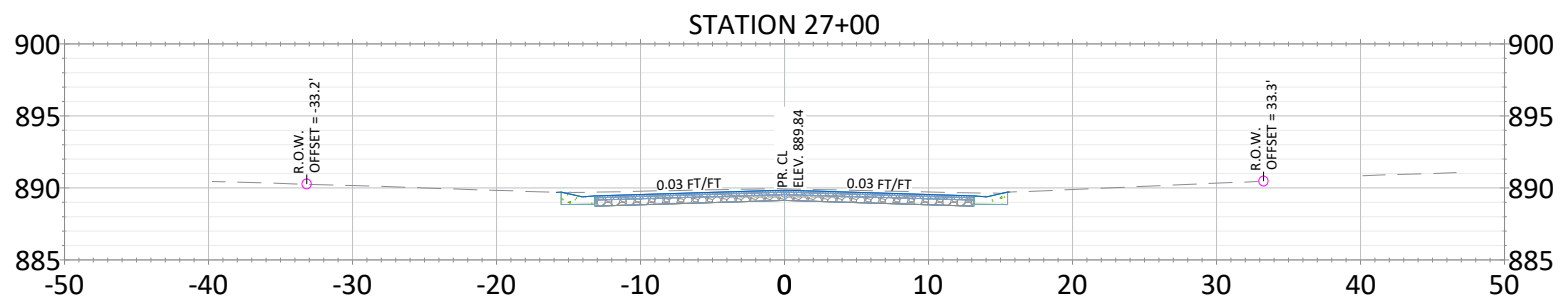
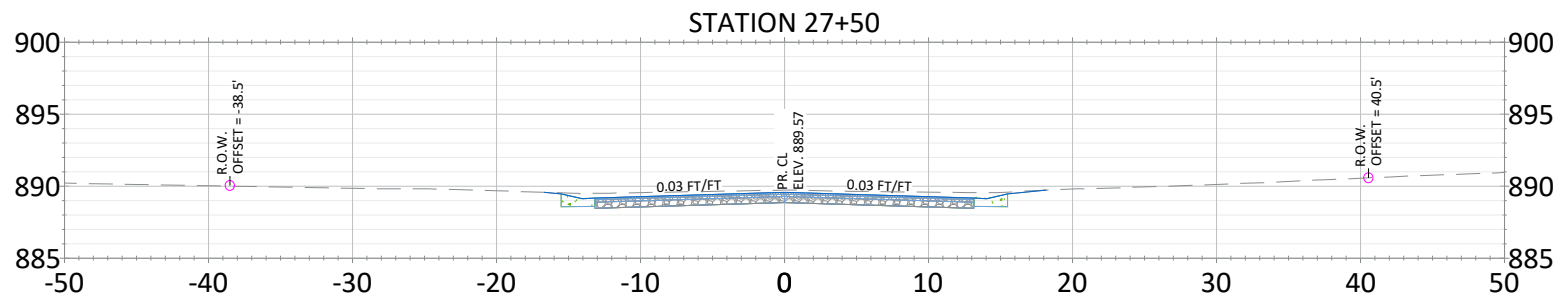
DATE: 03/17/25
 FILE: 25-05



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

CROSS SECTIONS - 156TH AVE STA. 21+00 - 25+50

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

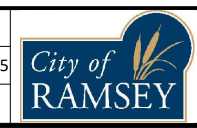


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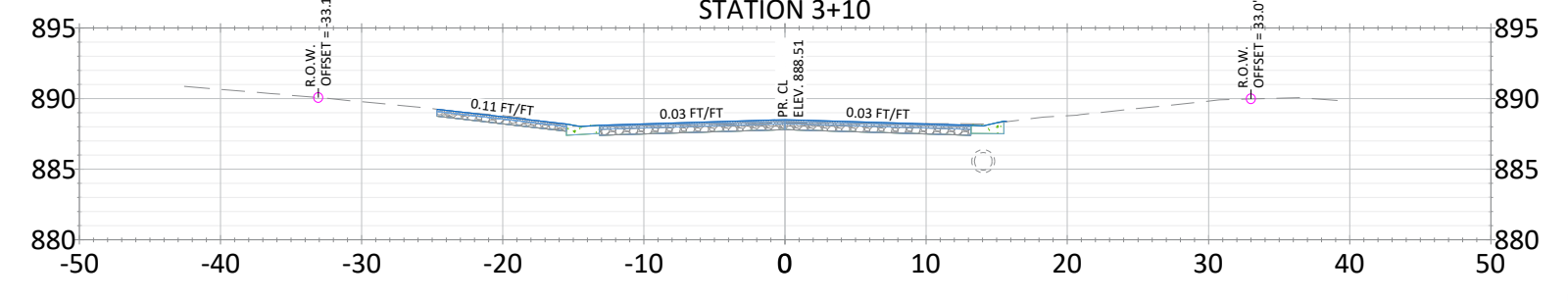
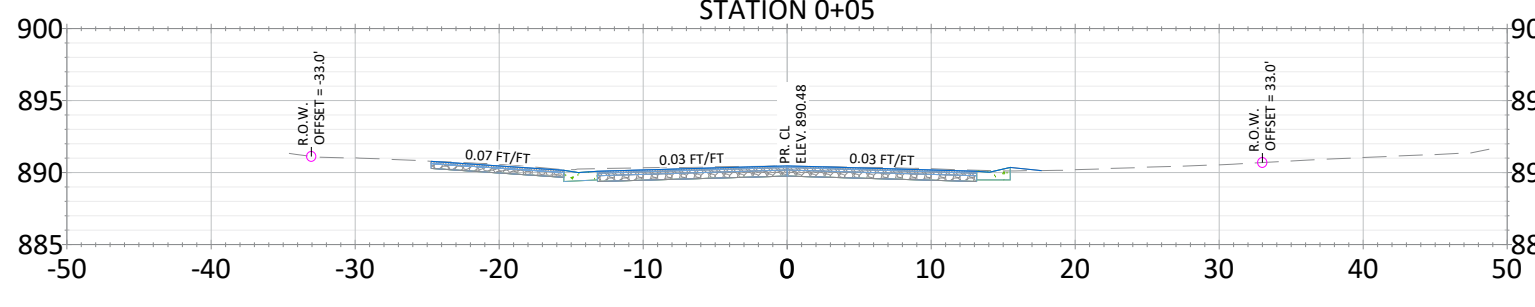
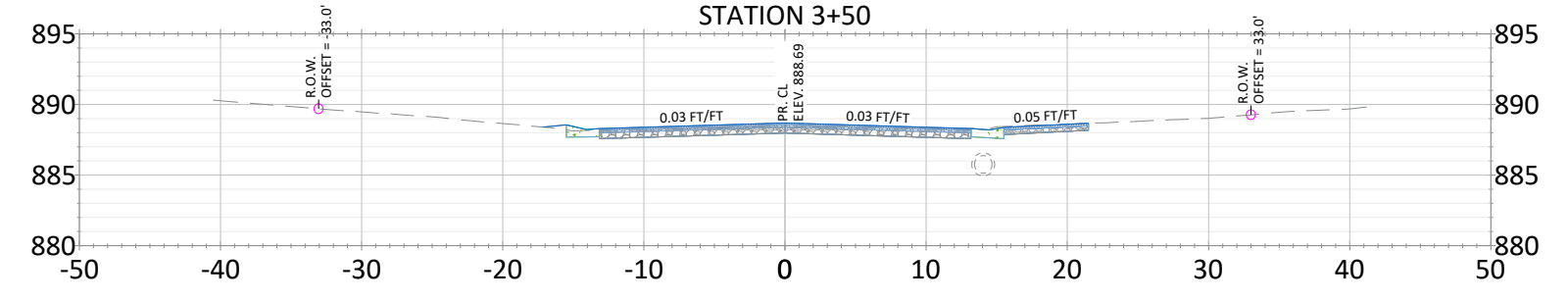
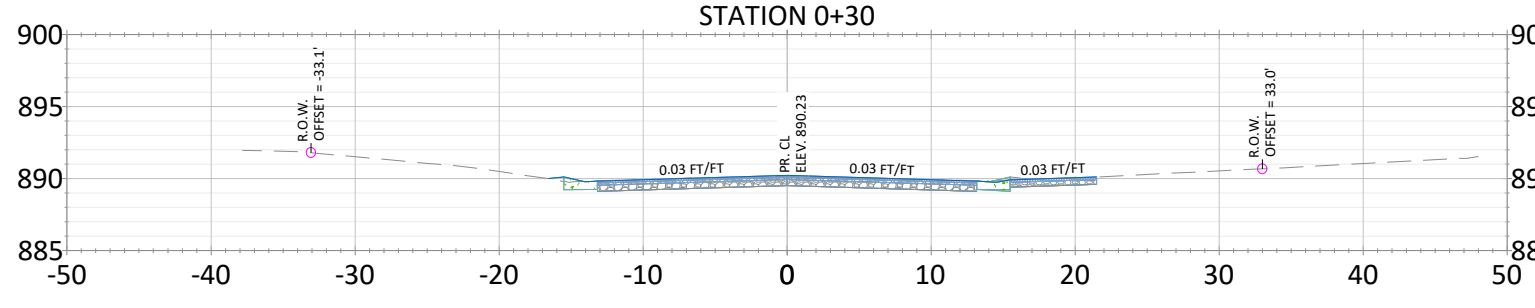
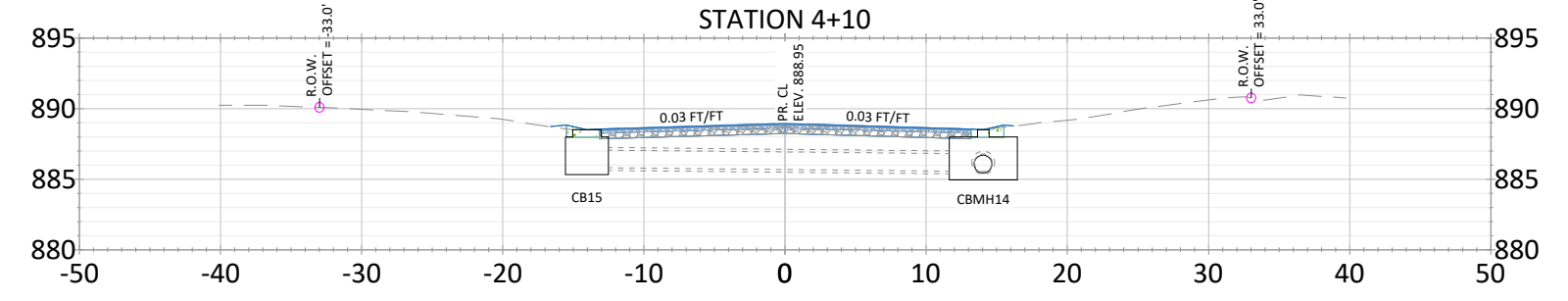
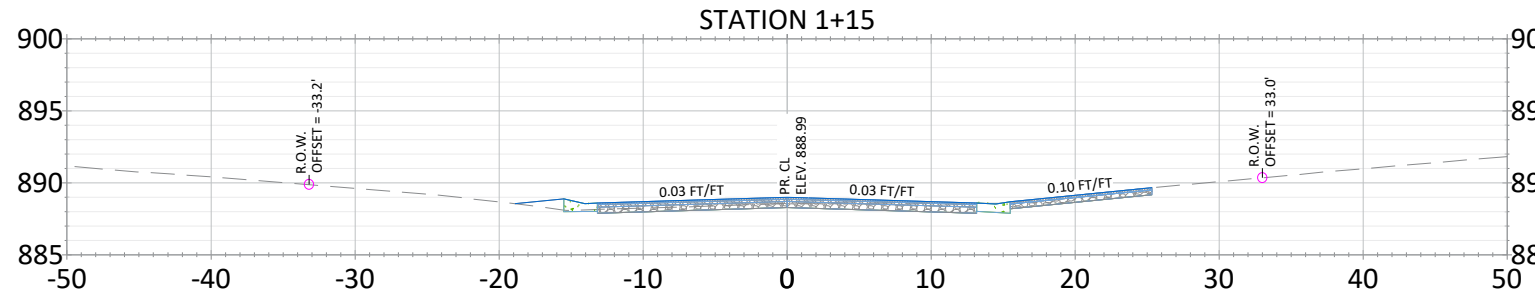
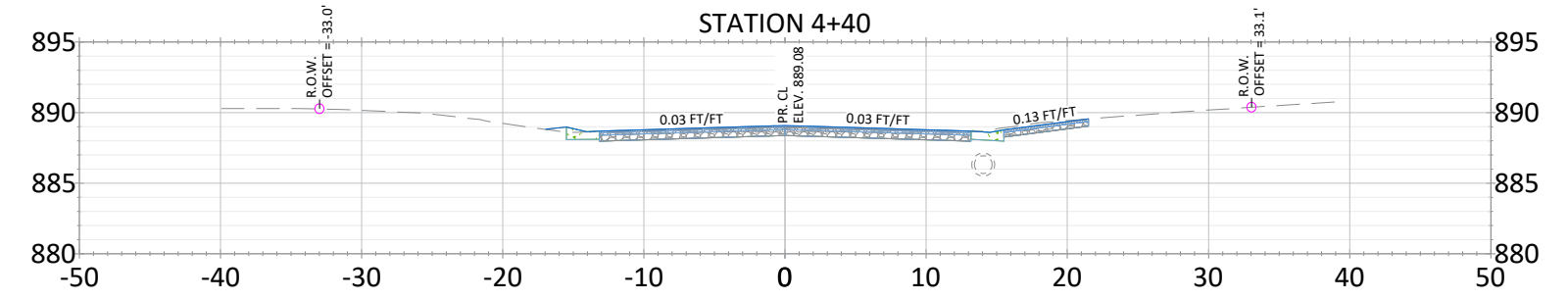
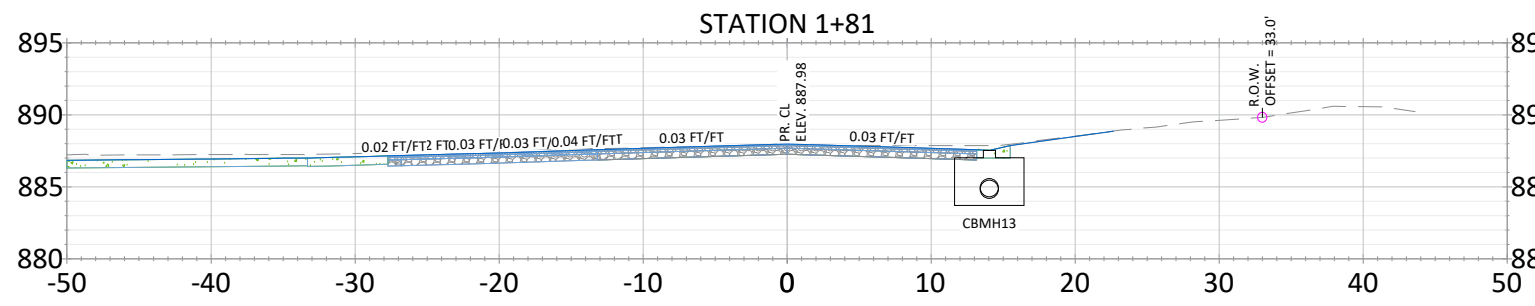
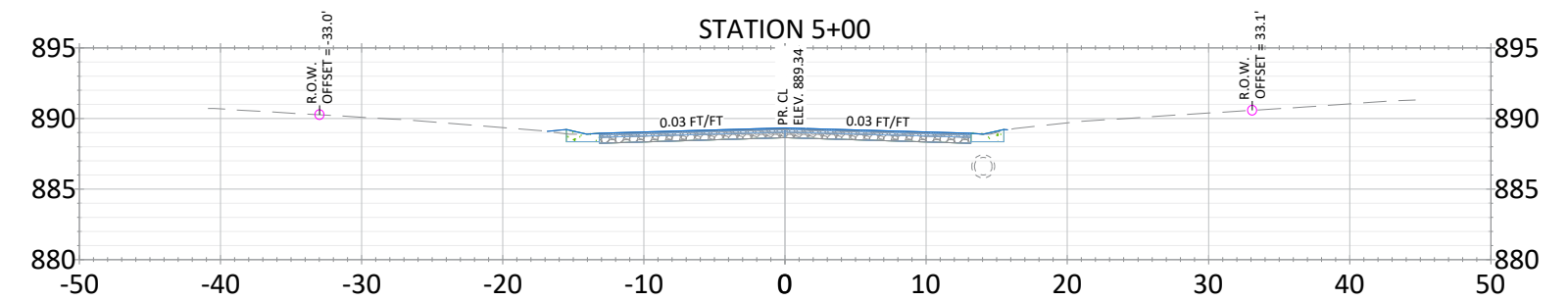
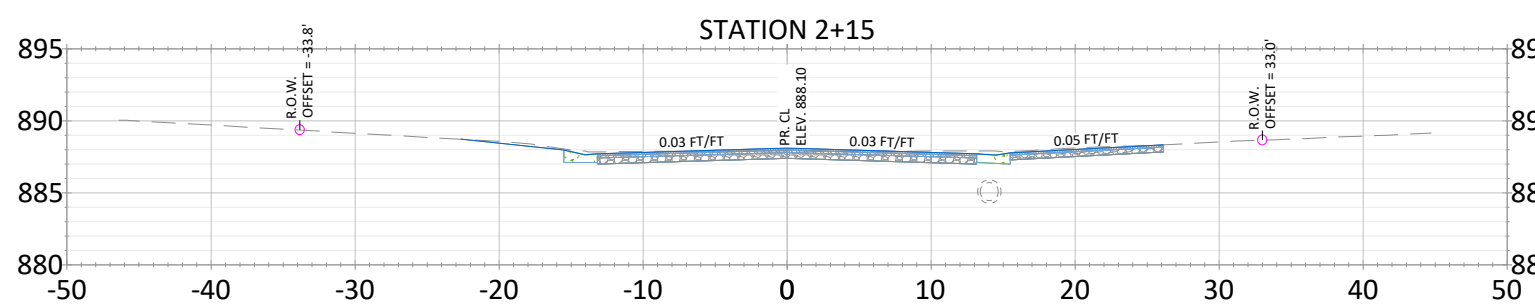
DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JJF FILE: 25-05



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

CROSS SECTIONS - 156TH AVE STA. 26+00 - 27+50

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

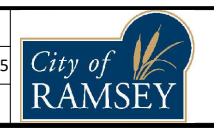


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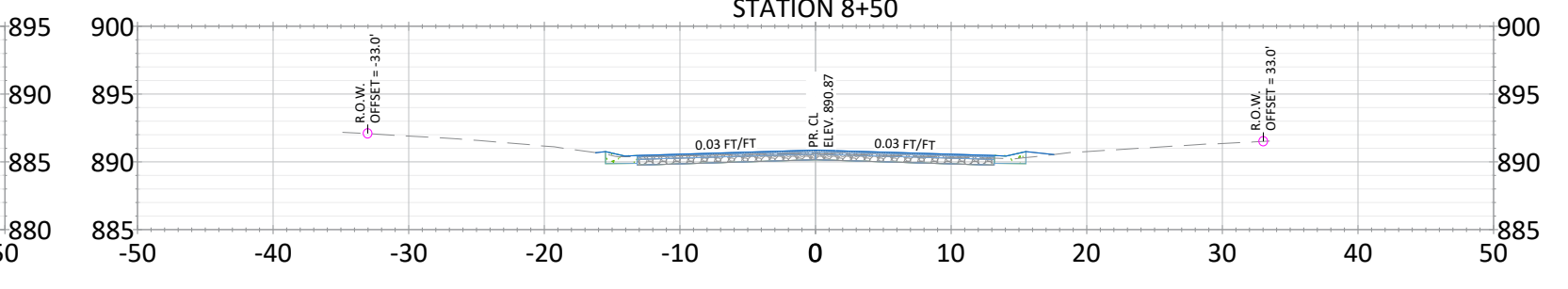
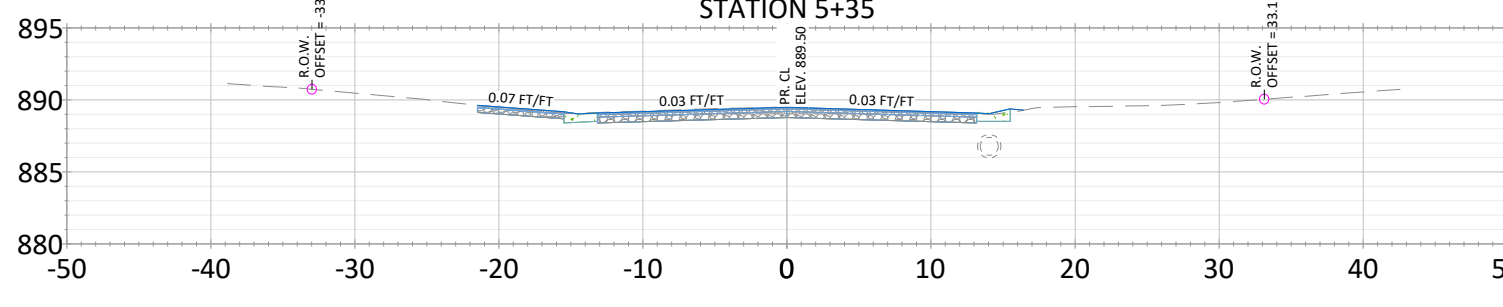
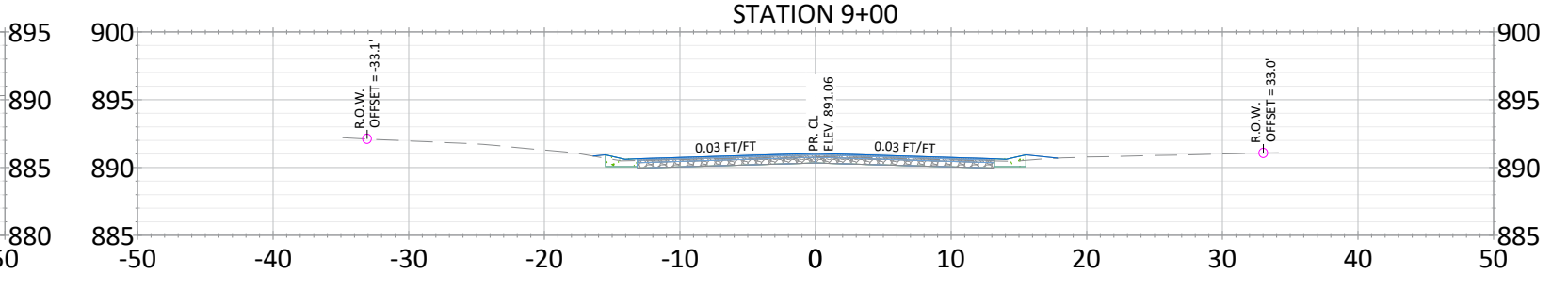
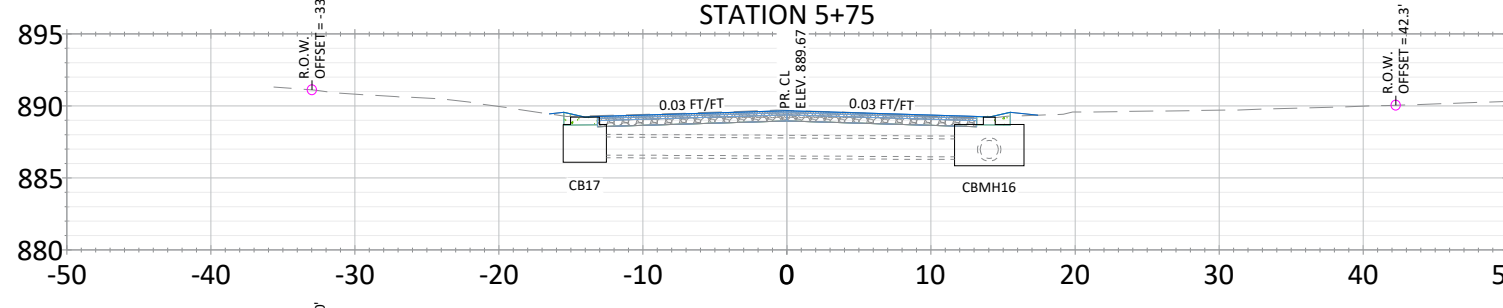
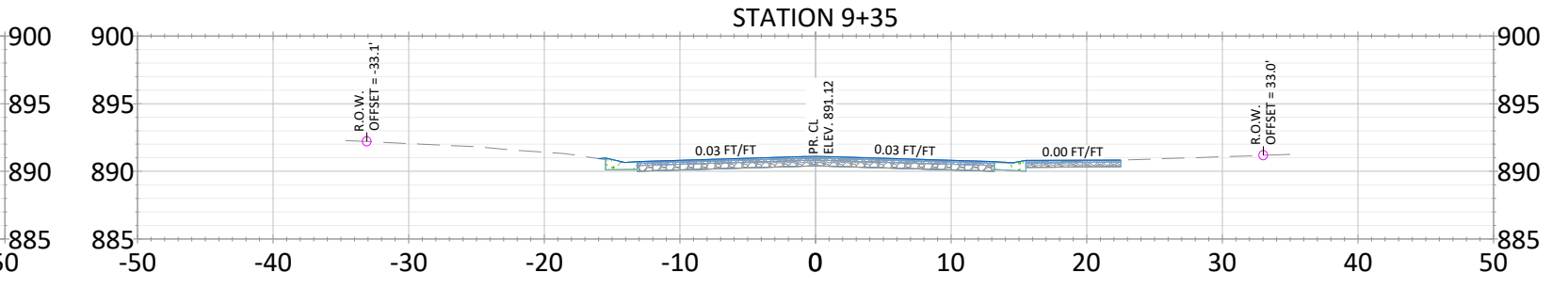
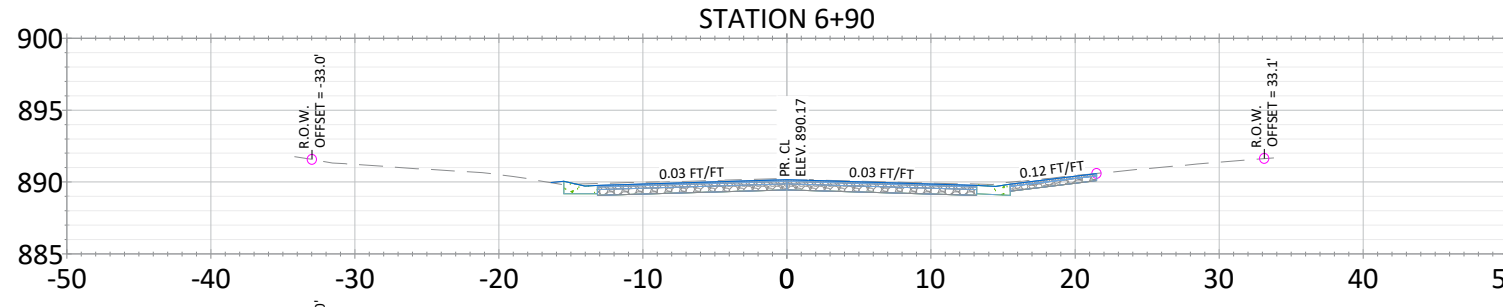
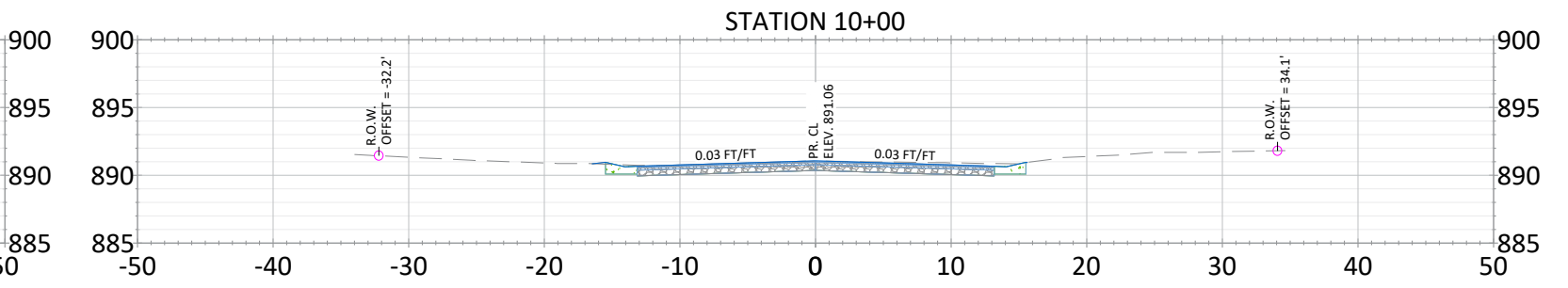
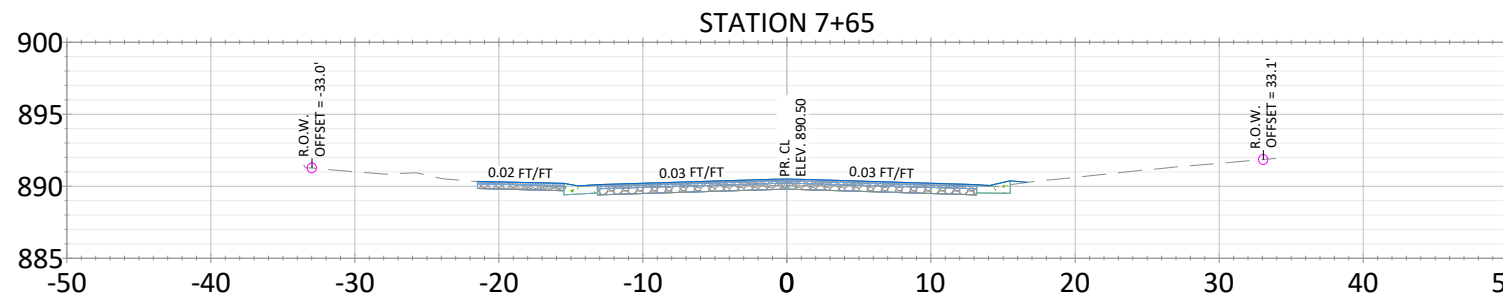
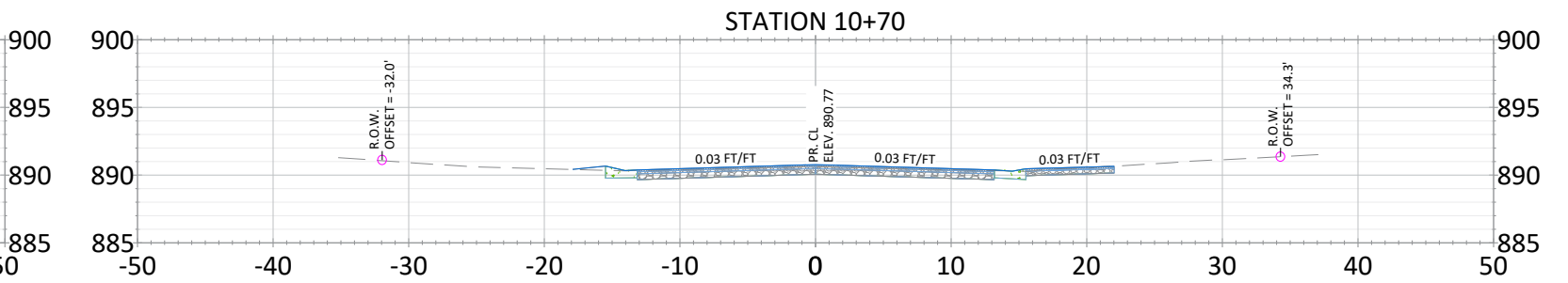
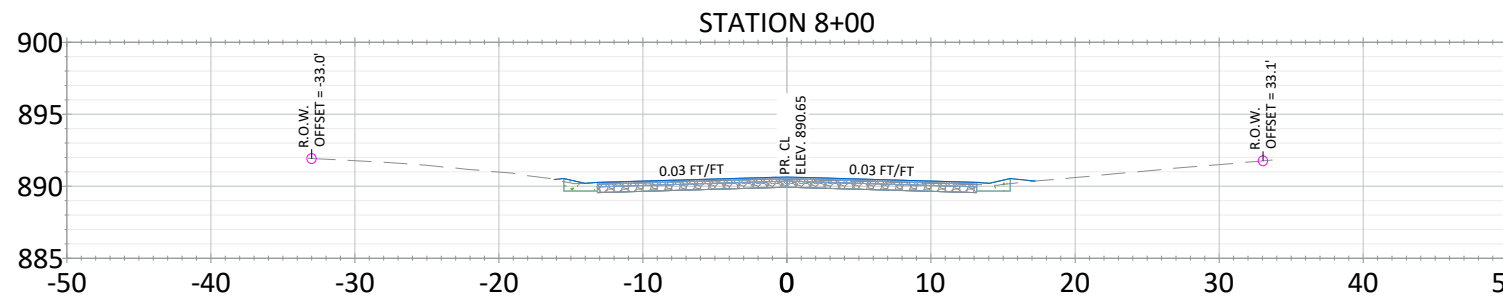
DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JIF FILE: 25-05



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

CROSS SECTIONS - DOLOMITE ST & 155TH AVE STA.
 0+05 - 5+00

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

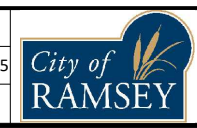


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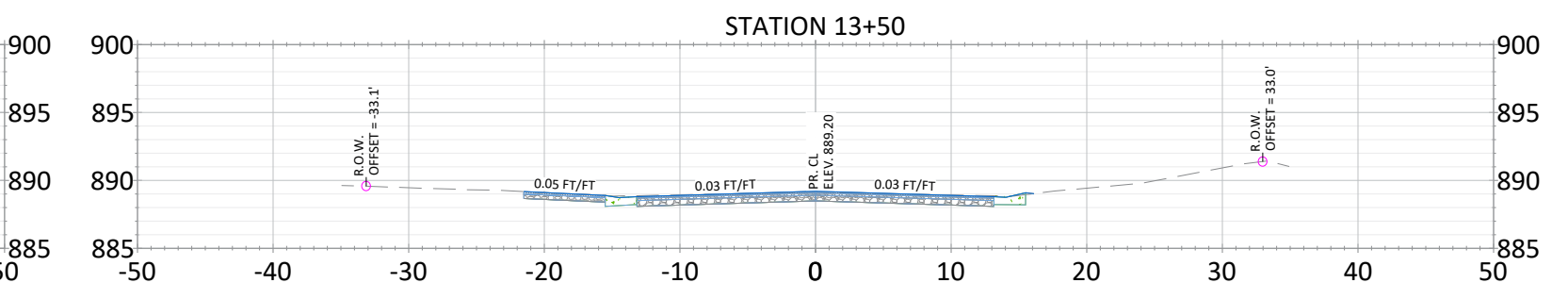
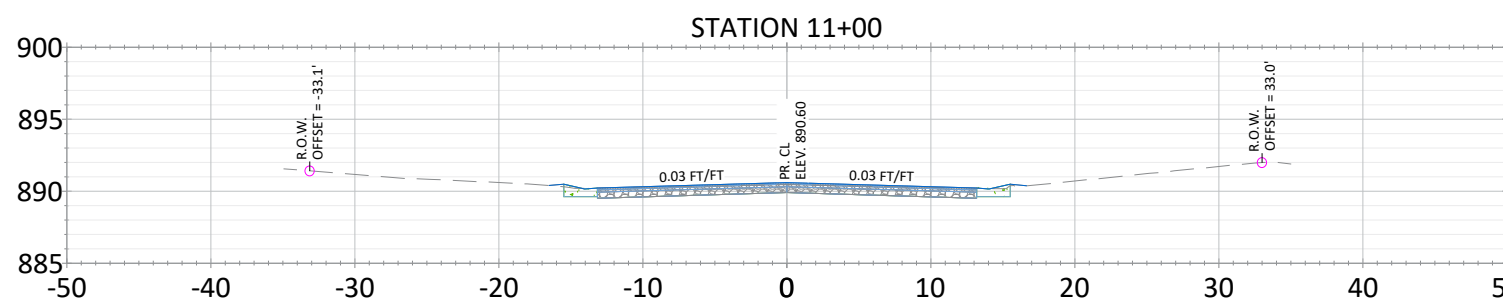
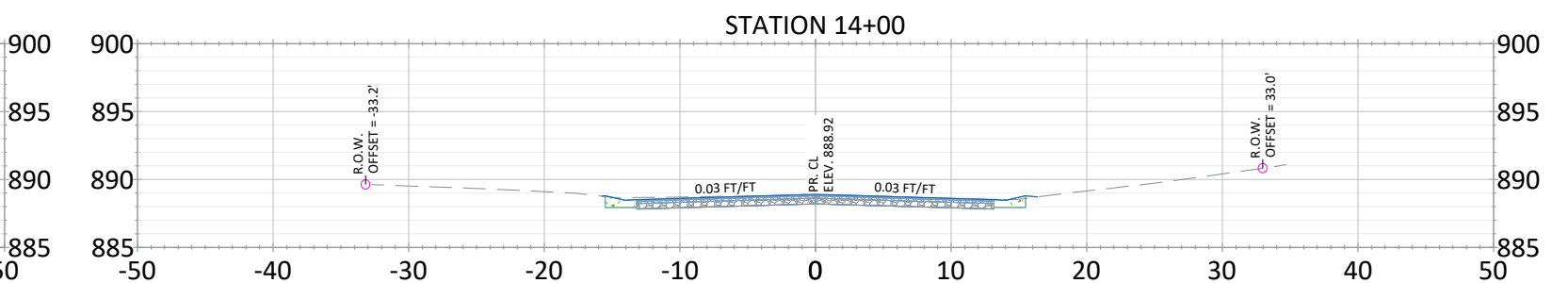
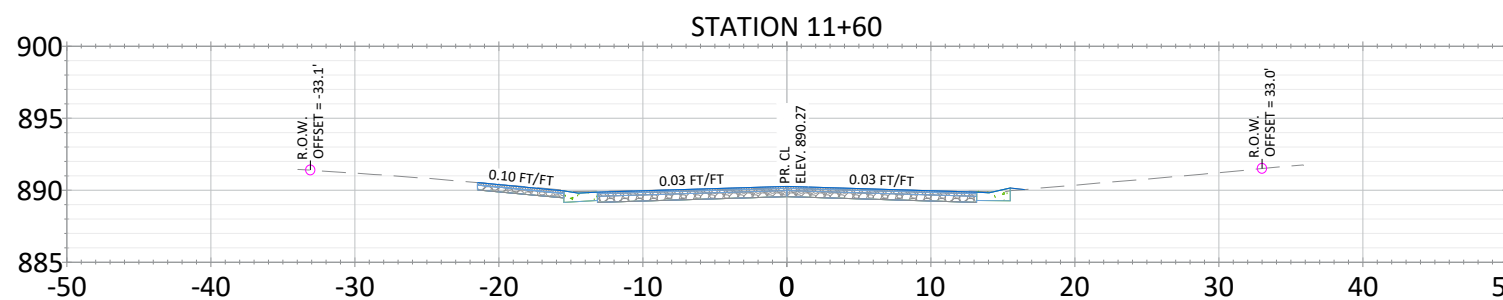
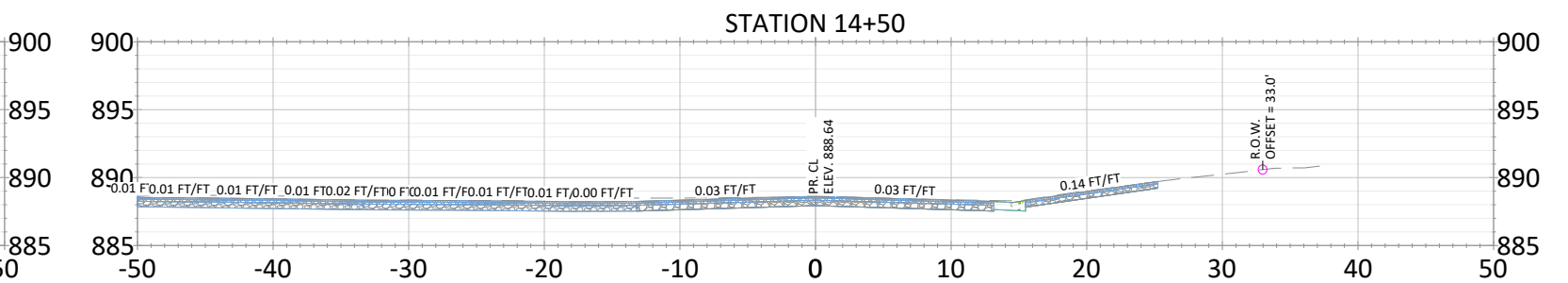
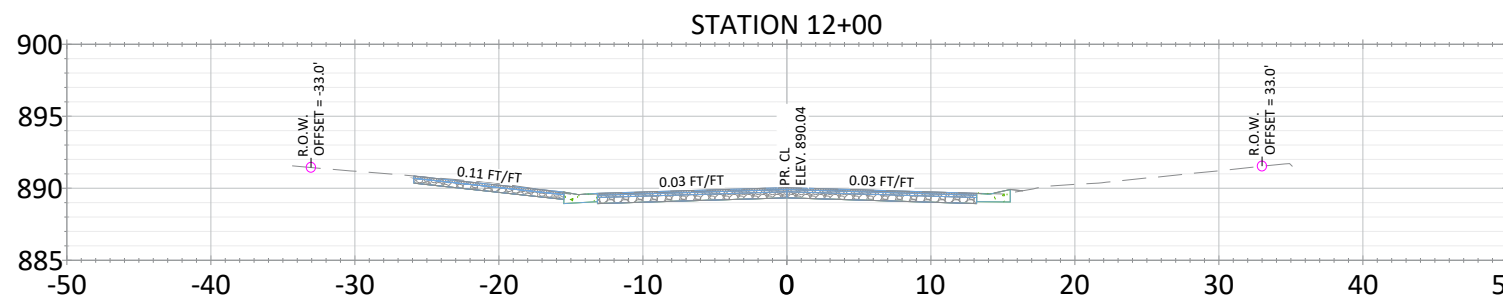
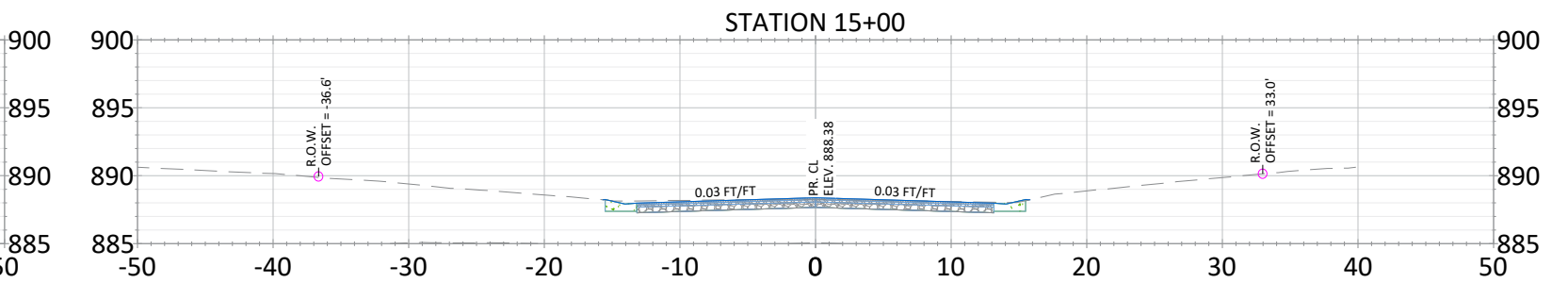
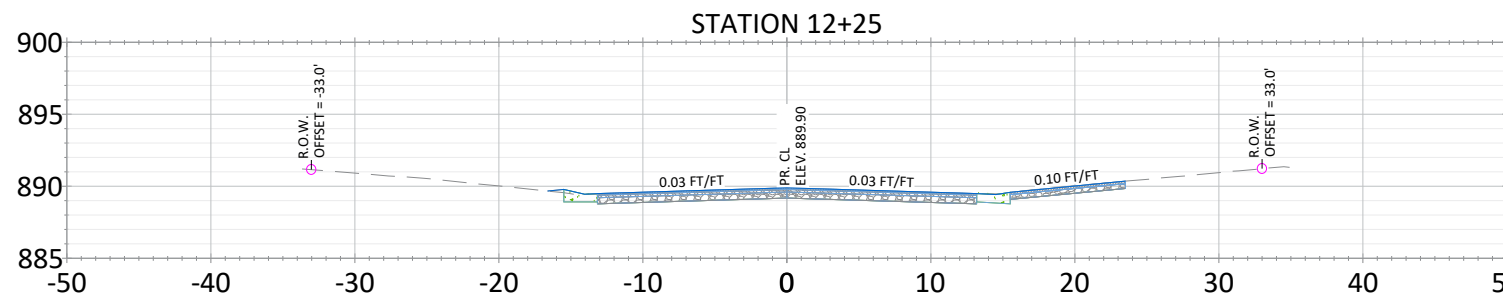
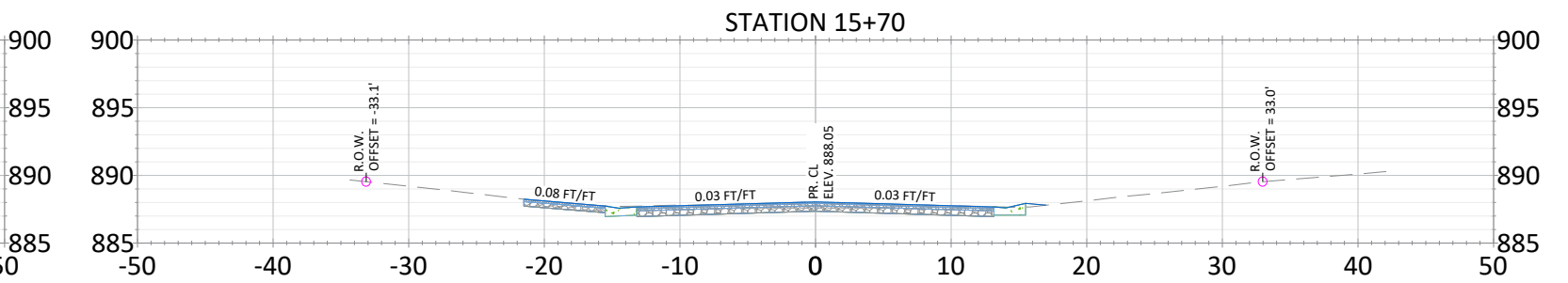
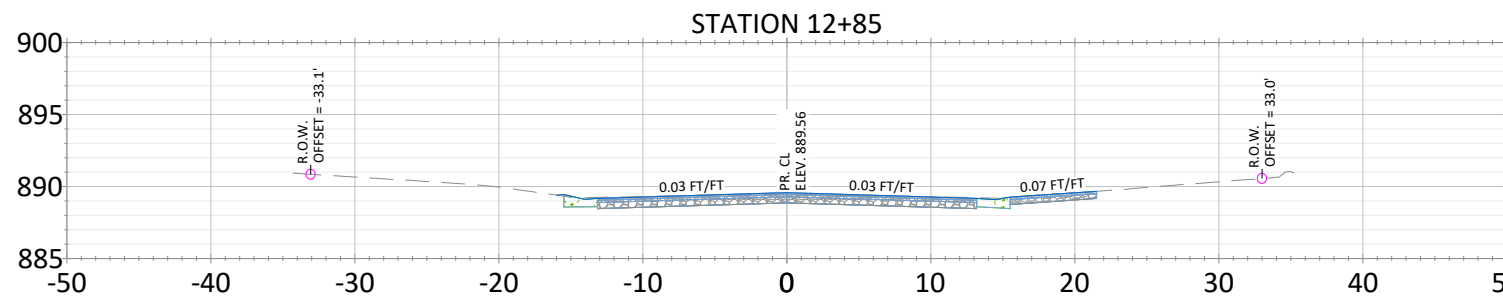
DESIGNED BY: LWC
 DRAWN BY: LWC DATE: 03/17/25
 CHECKED BY: JJF FILE: 25-05



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

CROSS SECTIONS - DOLOMITE ST & 155TH AVE STA.
 5+35 - 10+70

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

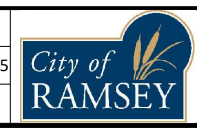


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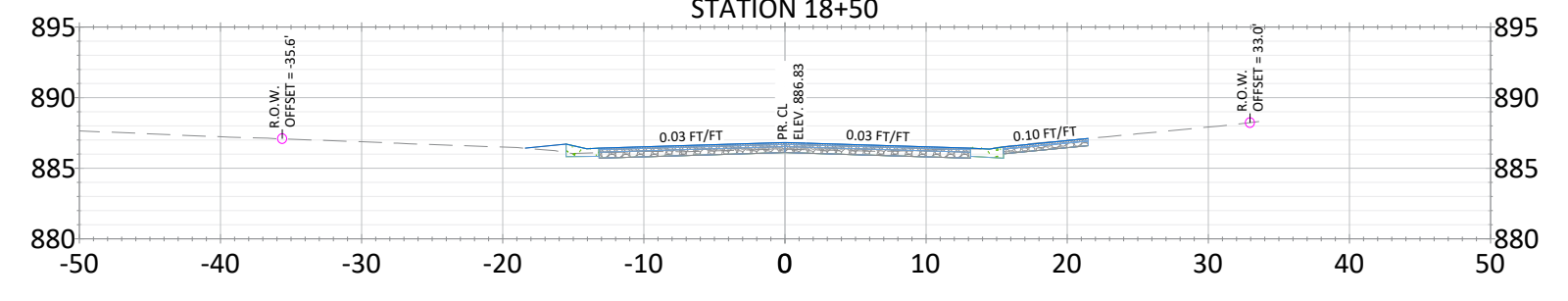
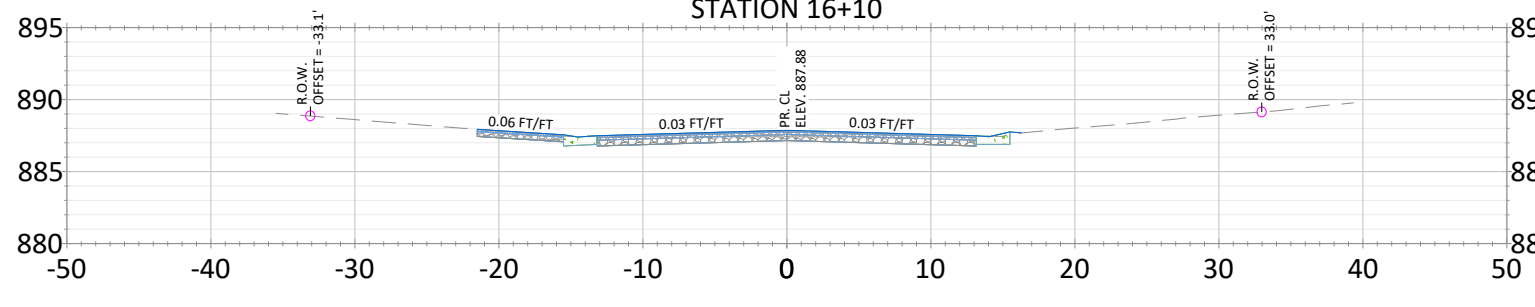
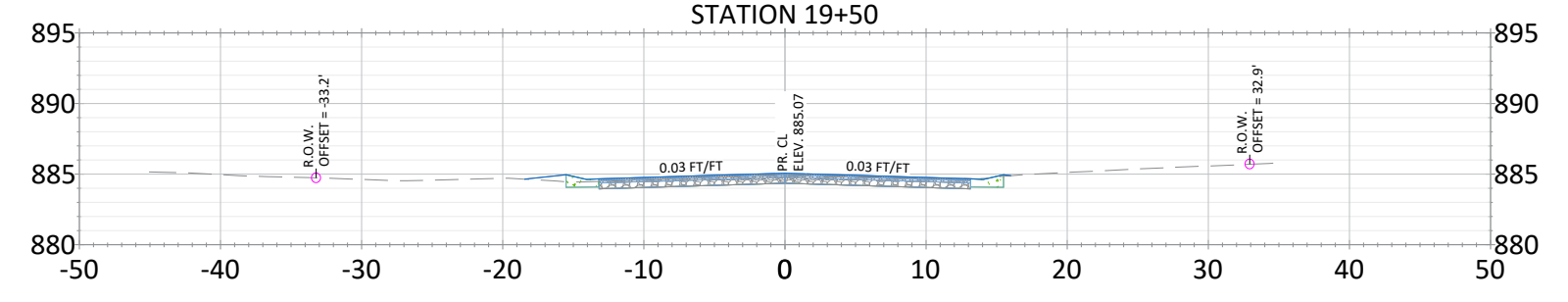
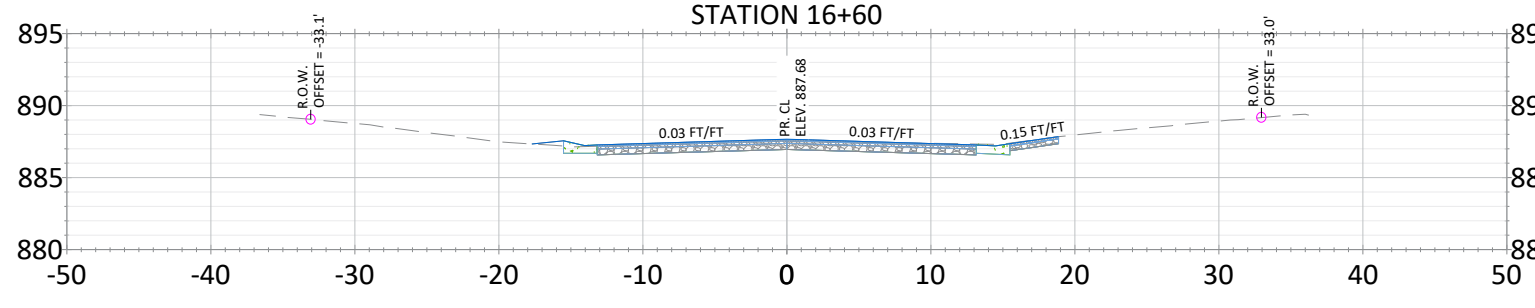
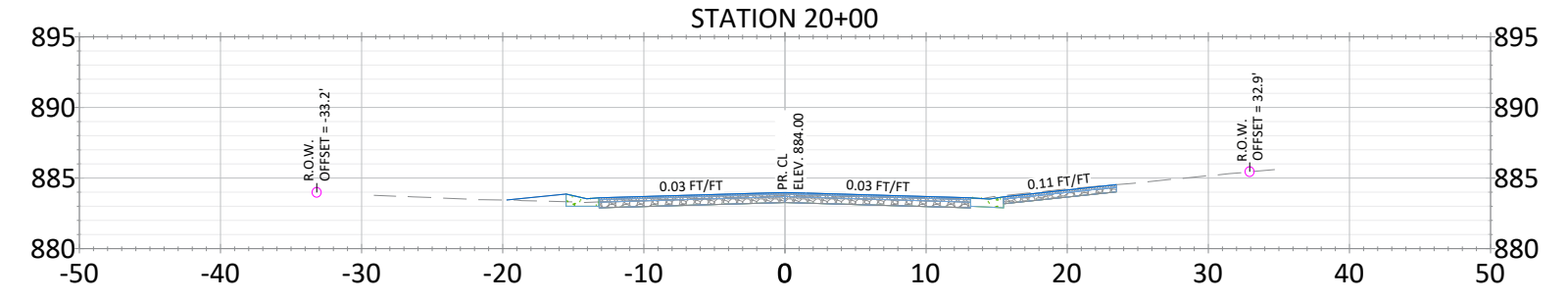
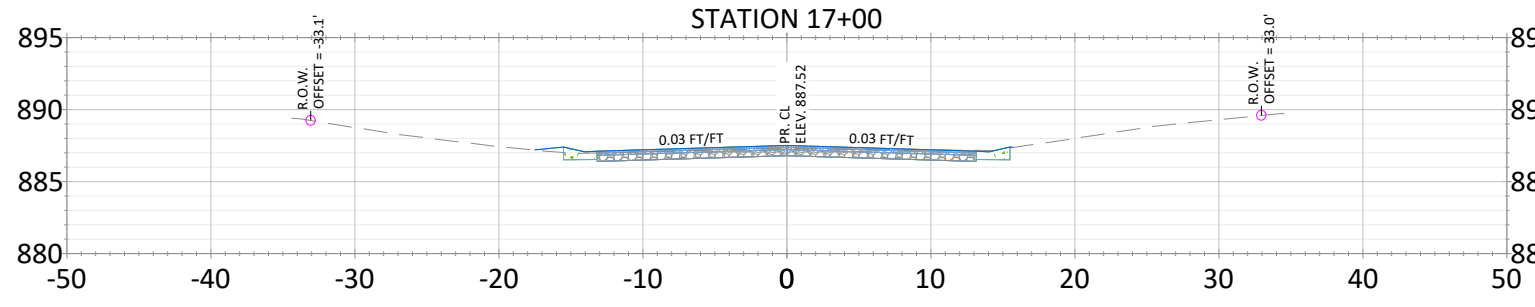
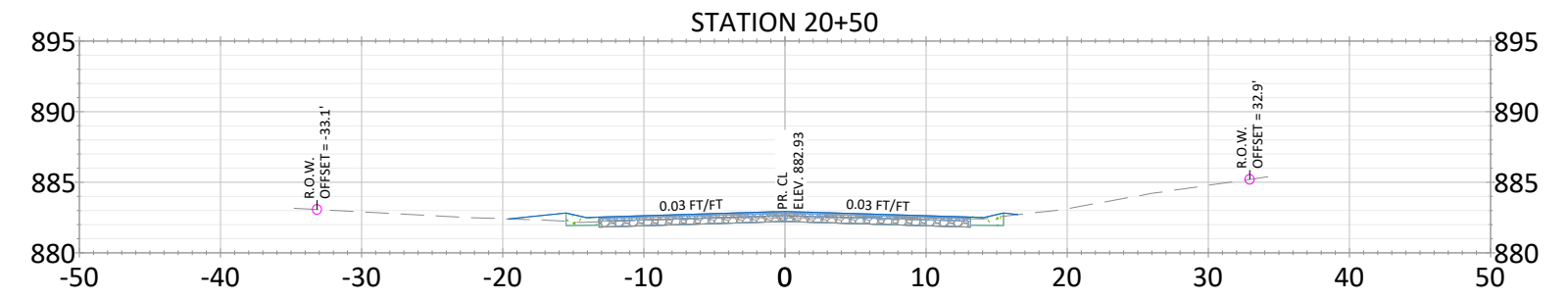
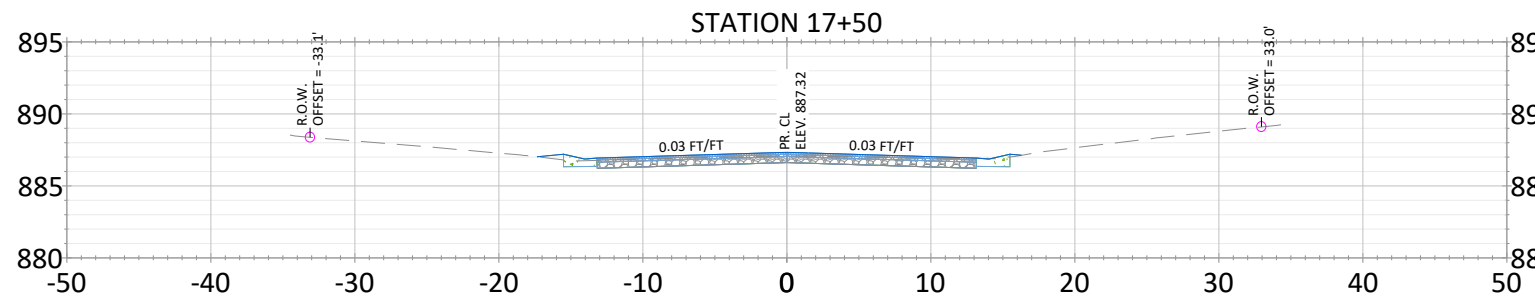
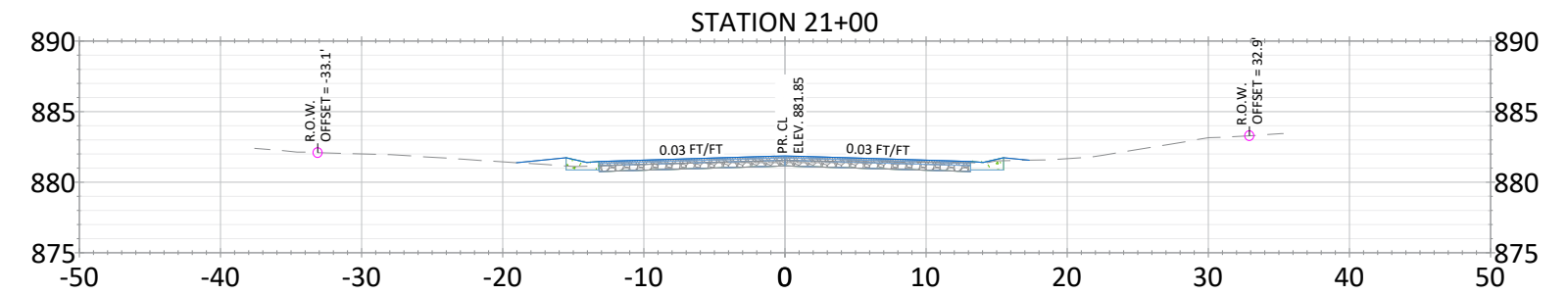
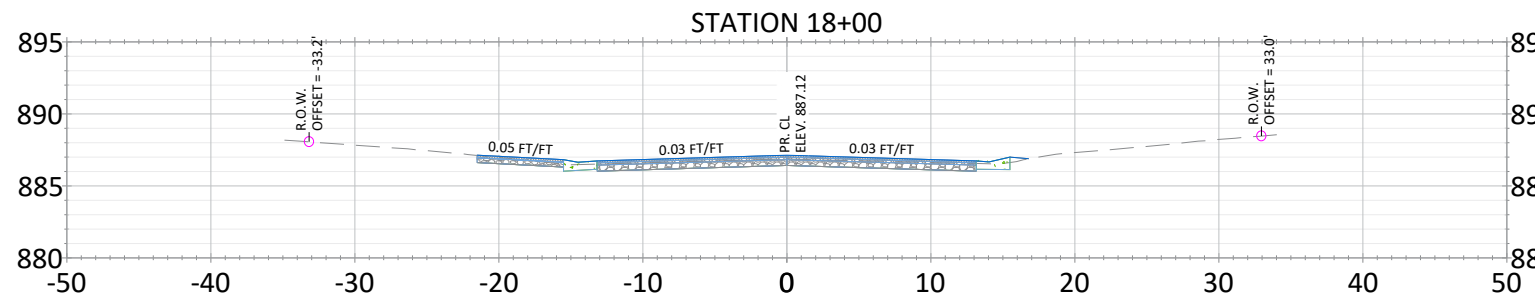
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CROSS SECTIONS - DOLOMITE ST & 155TH AVE STA.
 11+00 - 15+70

HIGH POINT STREET RECONSTRUCTIONS
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 CITY OF RAMSEY, MINNESOTA



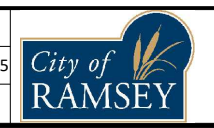
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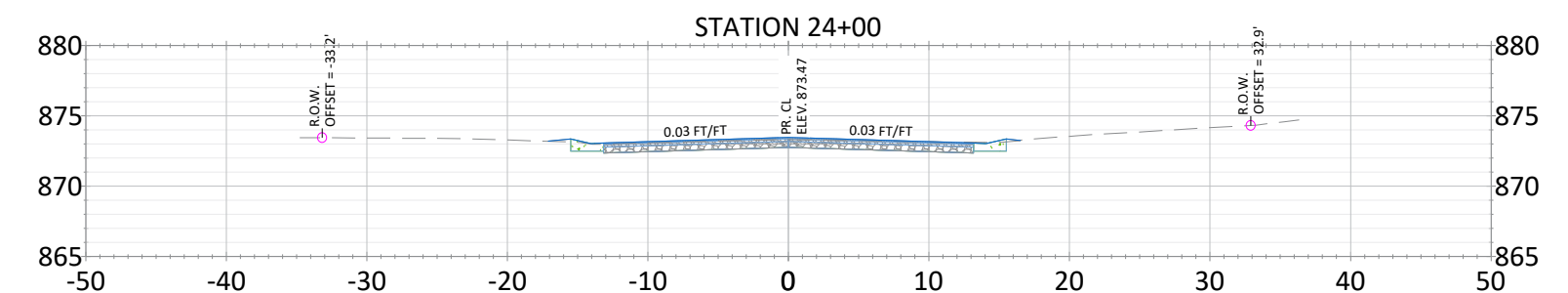
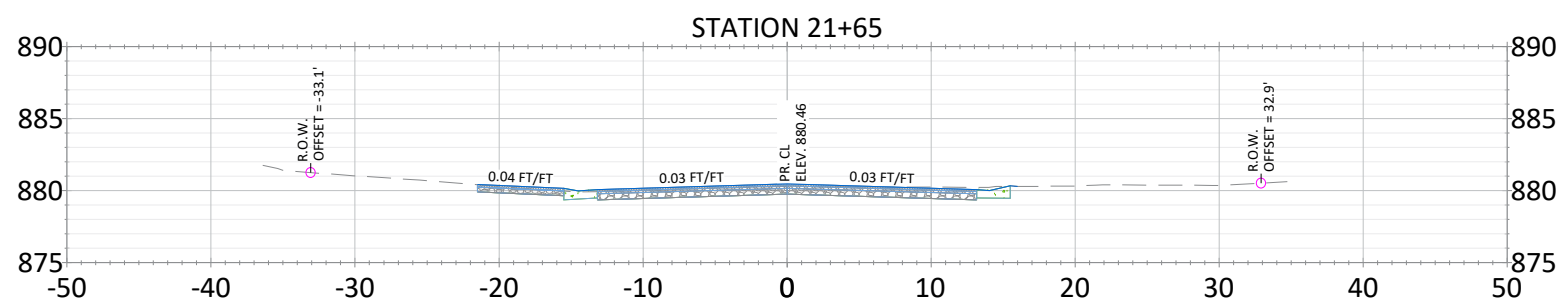
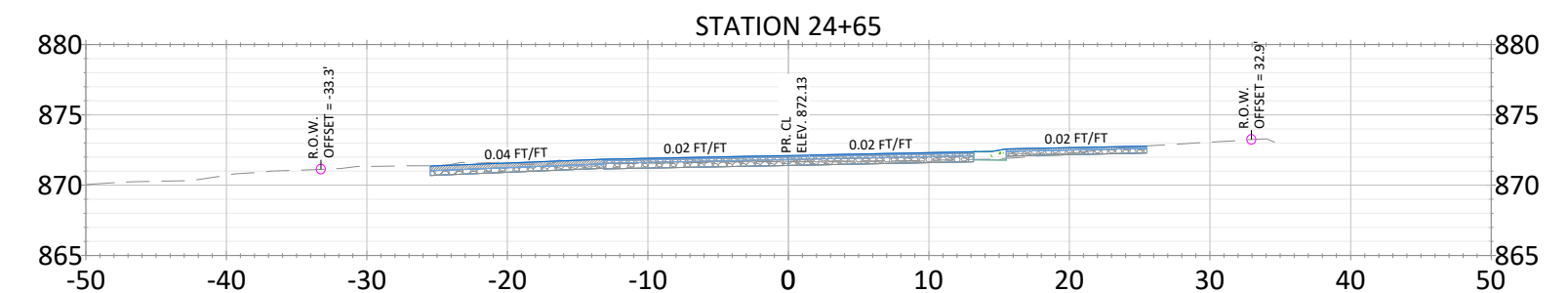
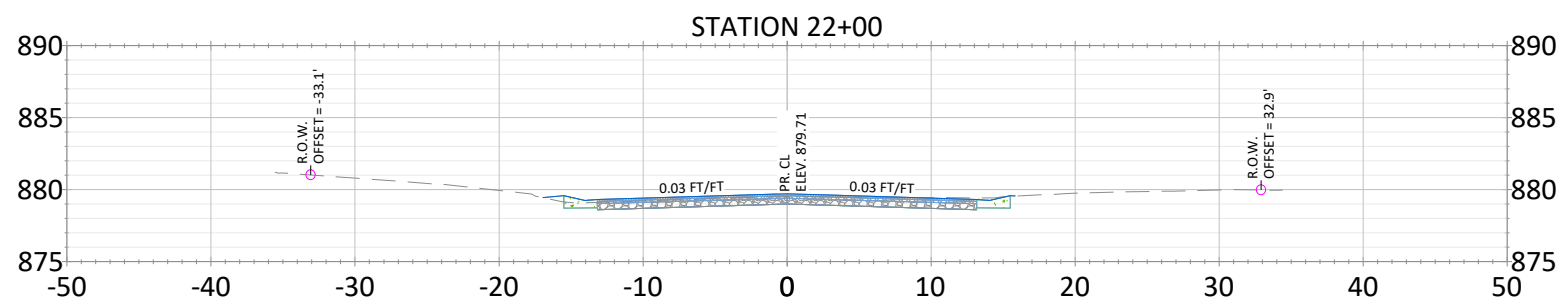
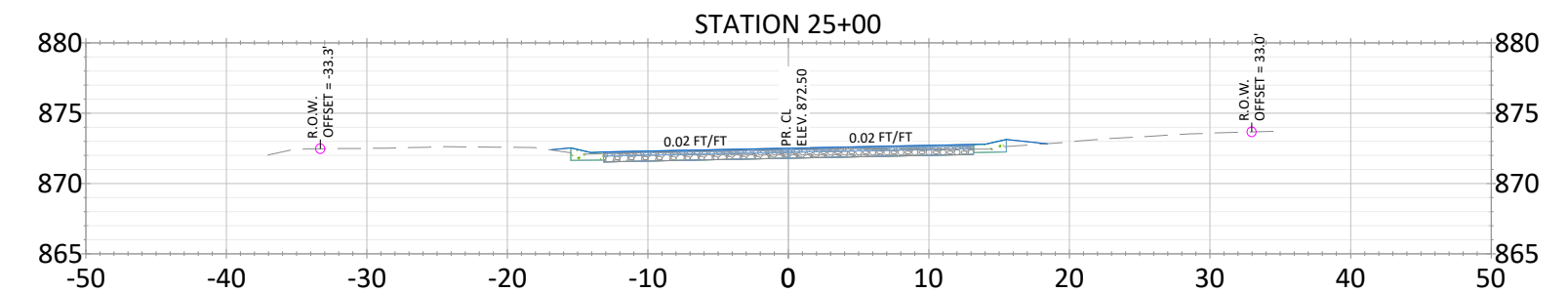
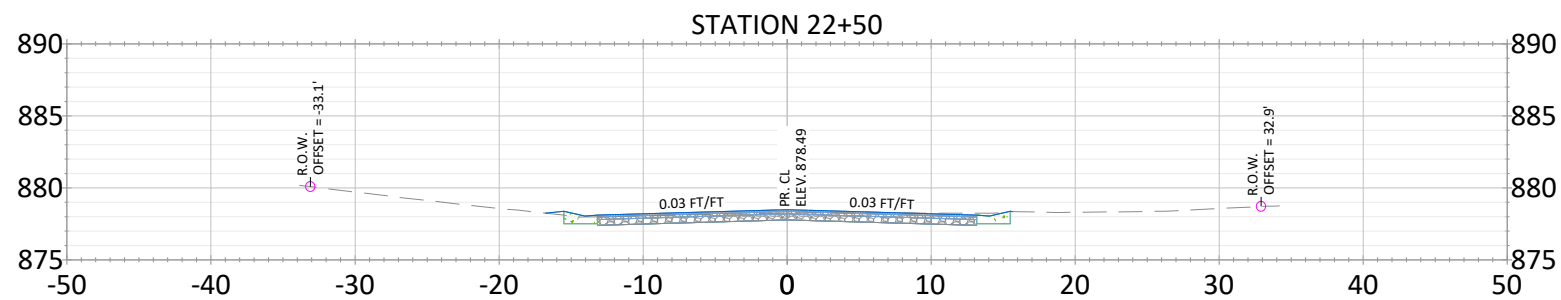
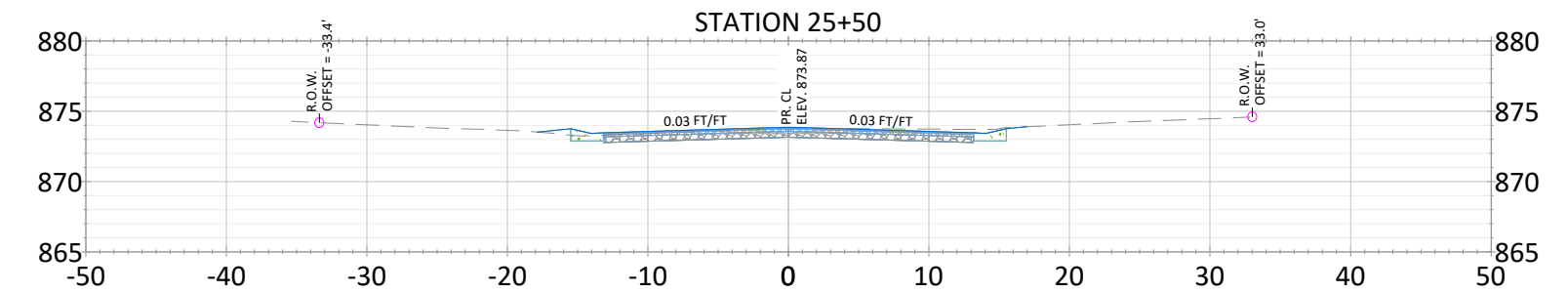
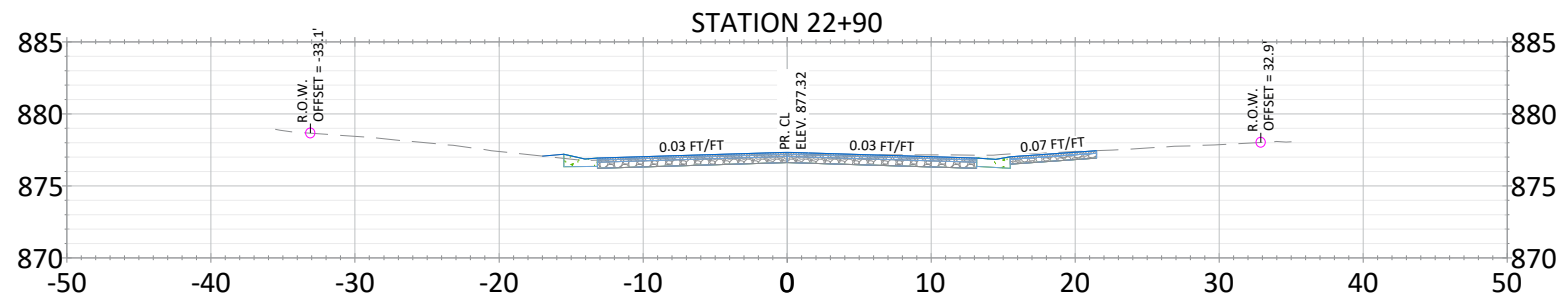
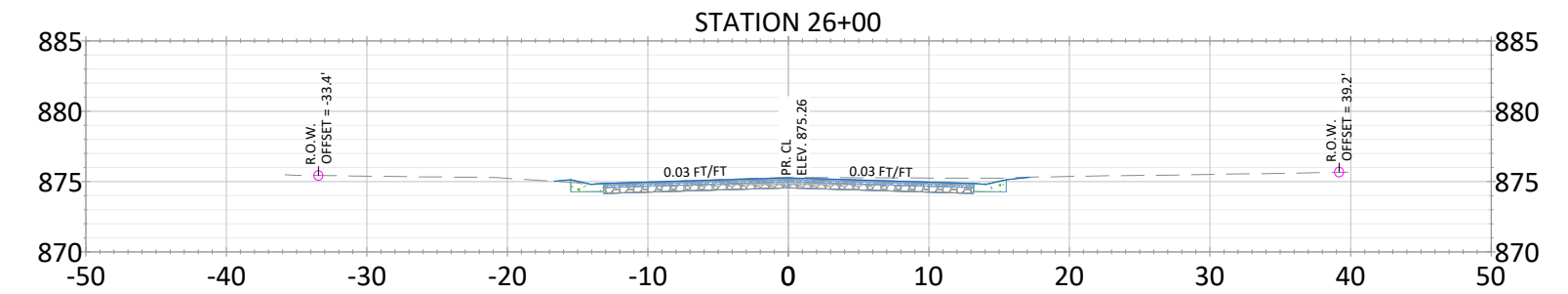
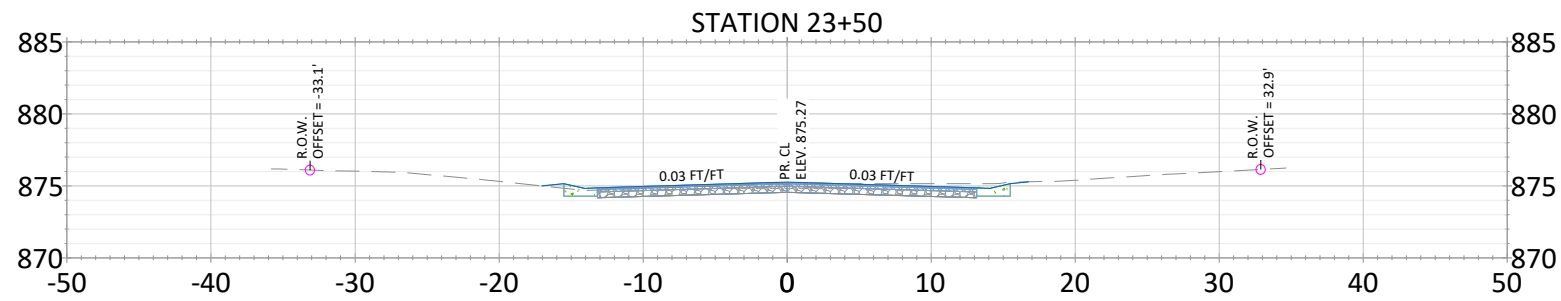
DATE: 03/17/25
 FILE: 25-05



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CROSS SECTIONS - DOLOMITE ST & 155TH AVE STA.
 16+10 - 21+00

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

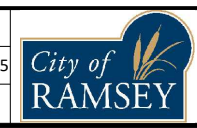


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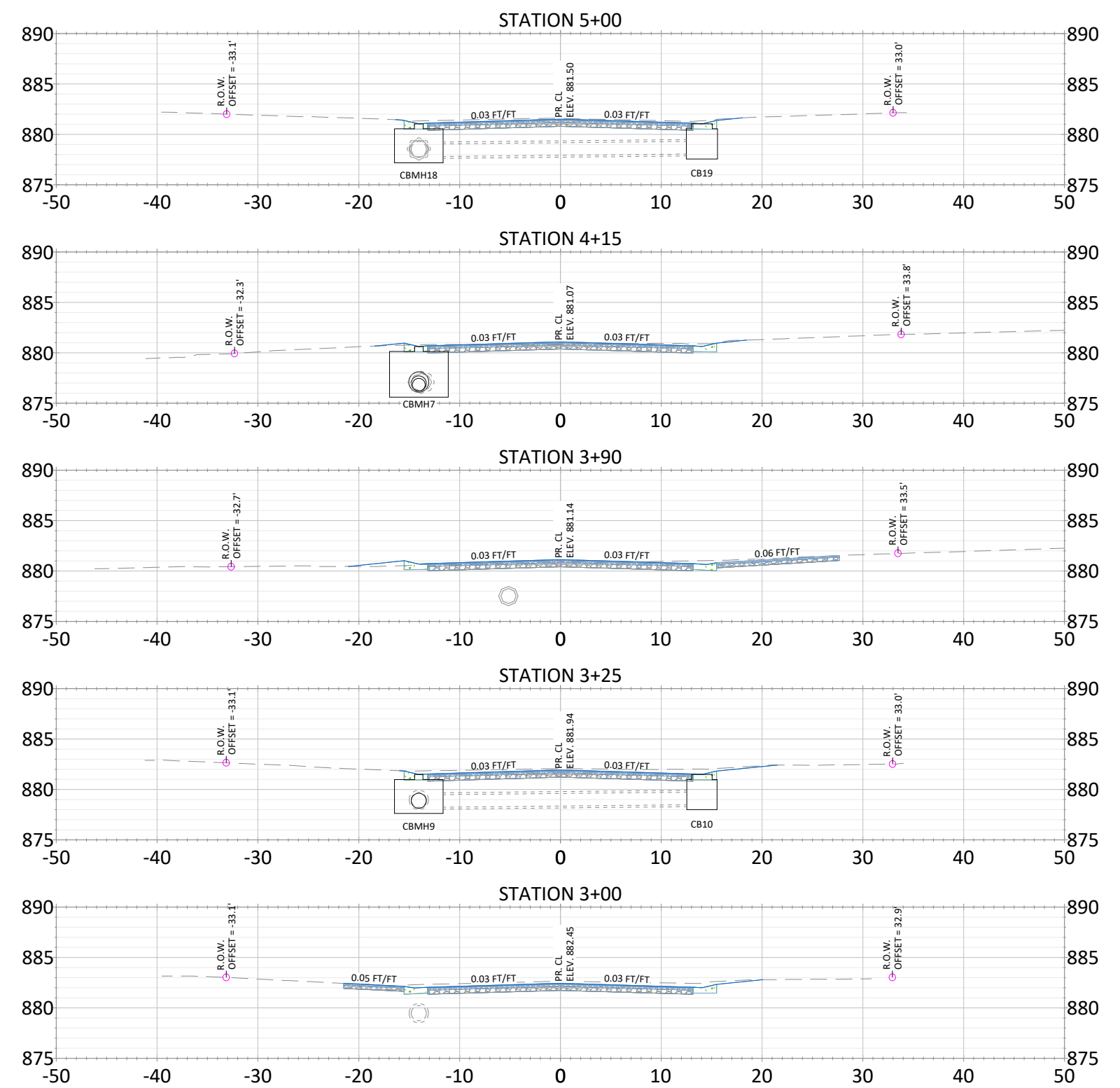
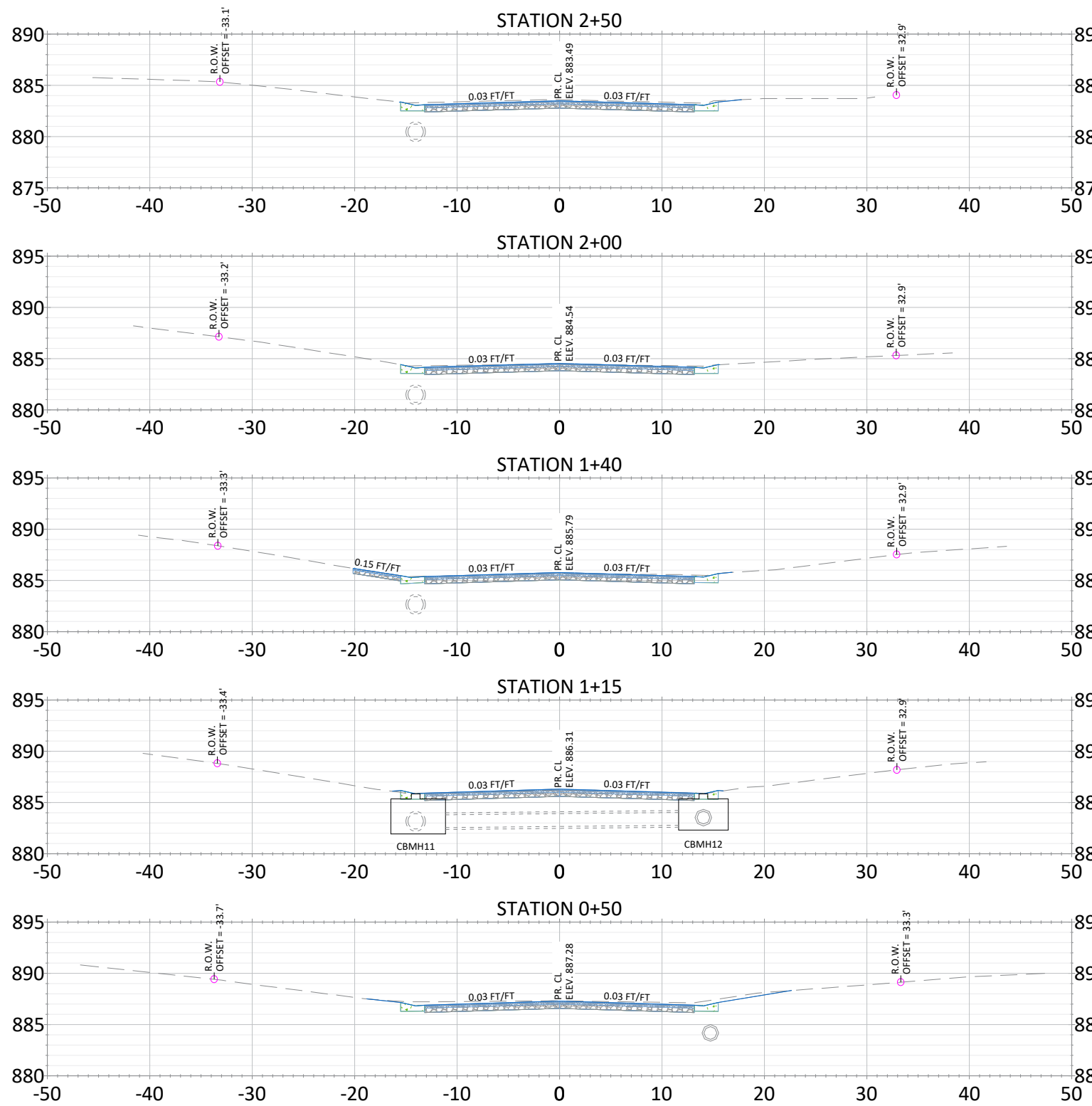
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CROSS SECTIONS - DOLOMITE ST & 155TH AVE STA.
 21+65 - 26+00

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

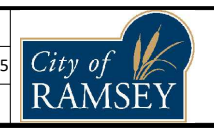


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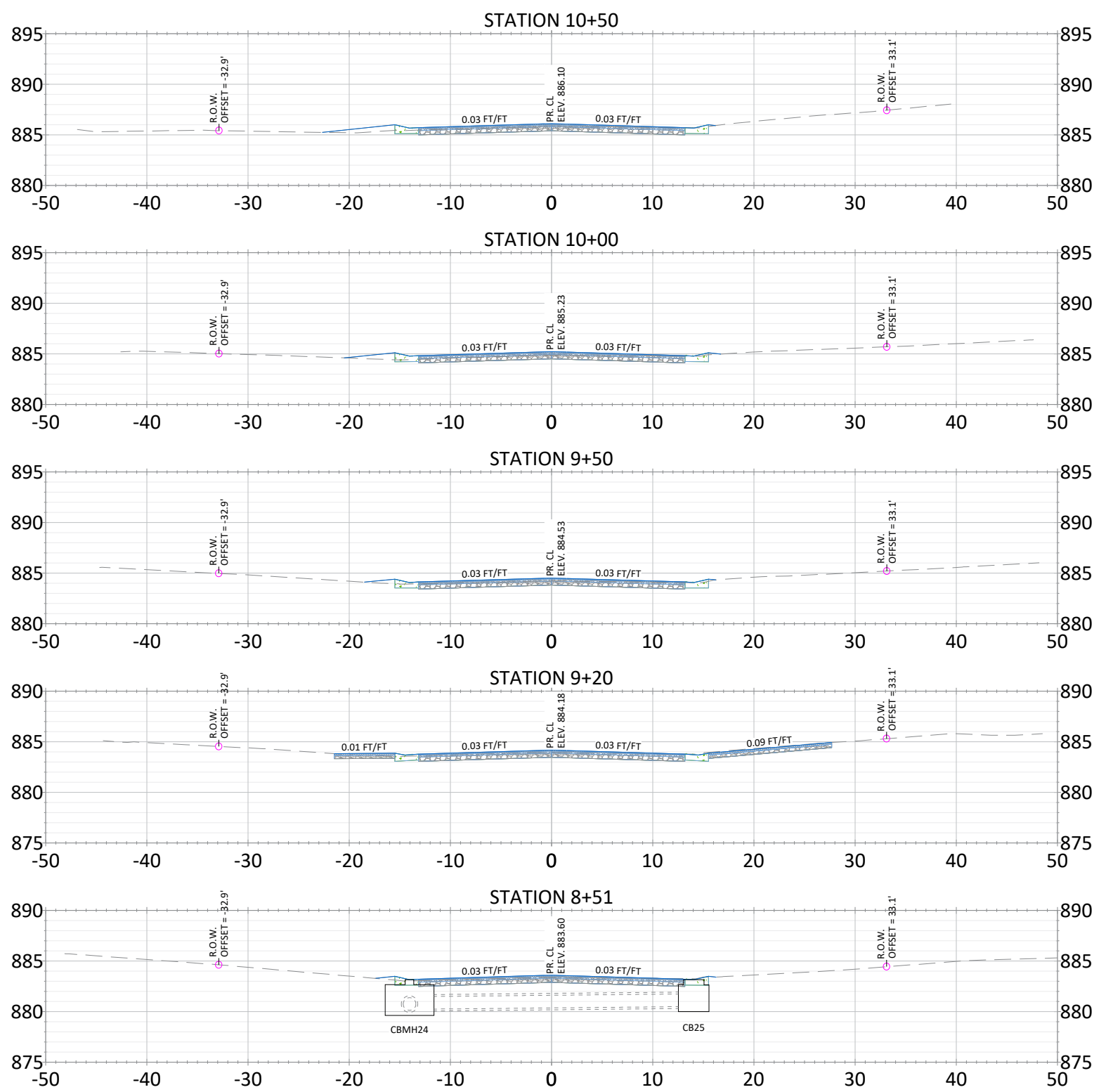
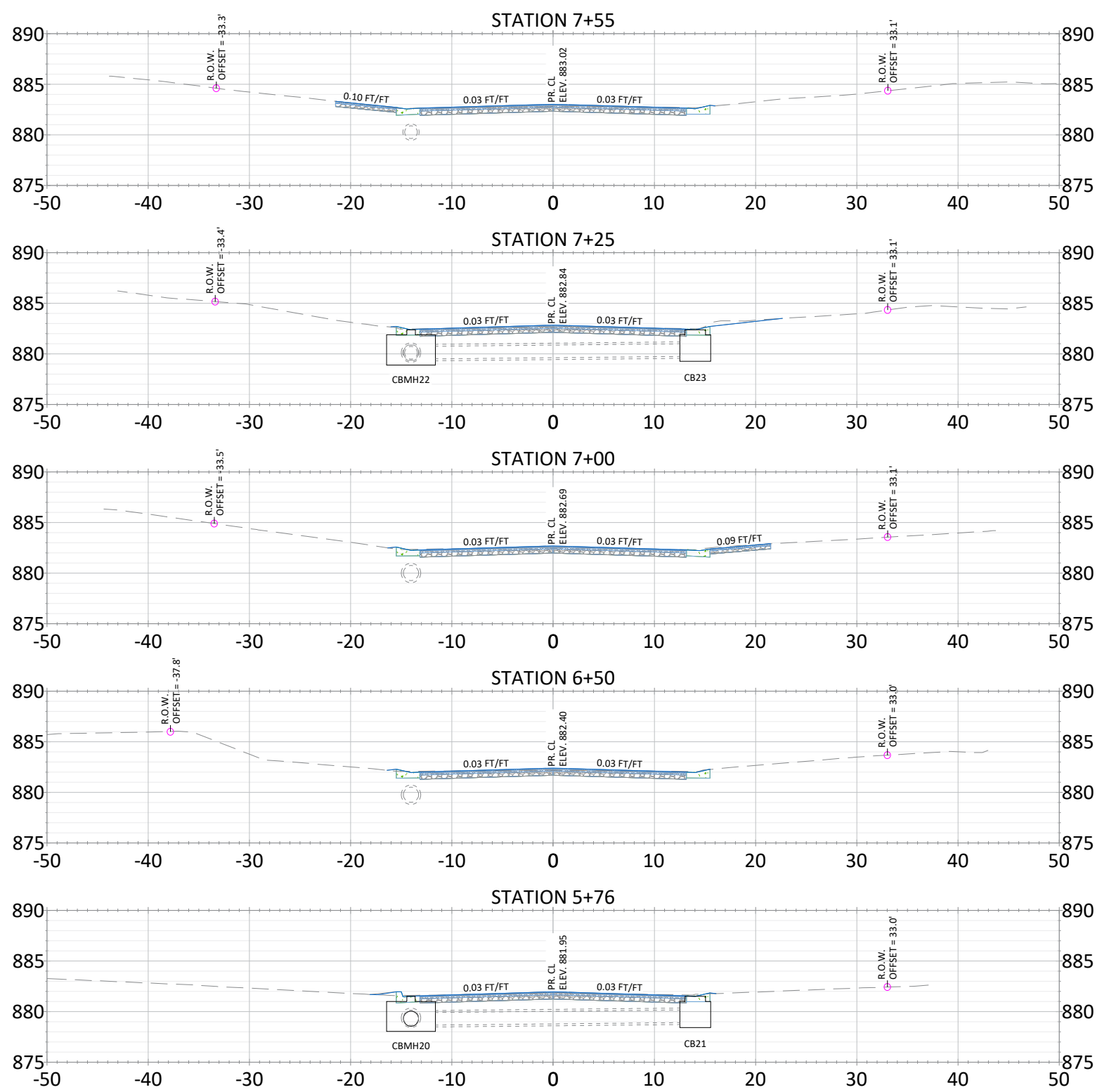
DESIGNED BY: LWC
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CROSS SECTIONS - 157TH AVE & COQUINA ST STA.
 0+50 - 5+00

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

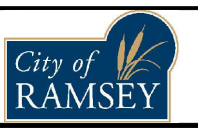


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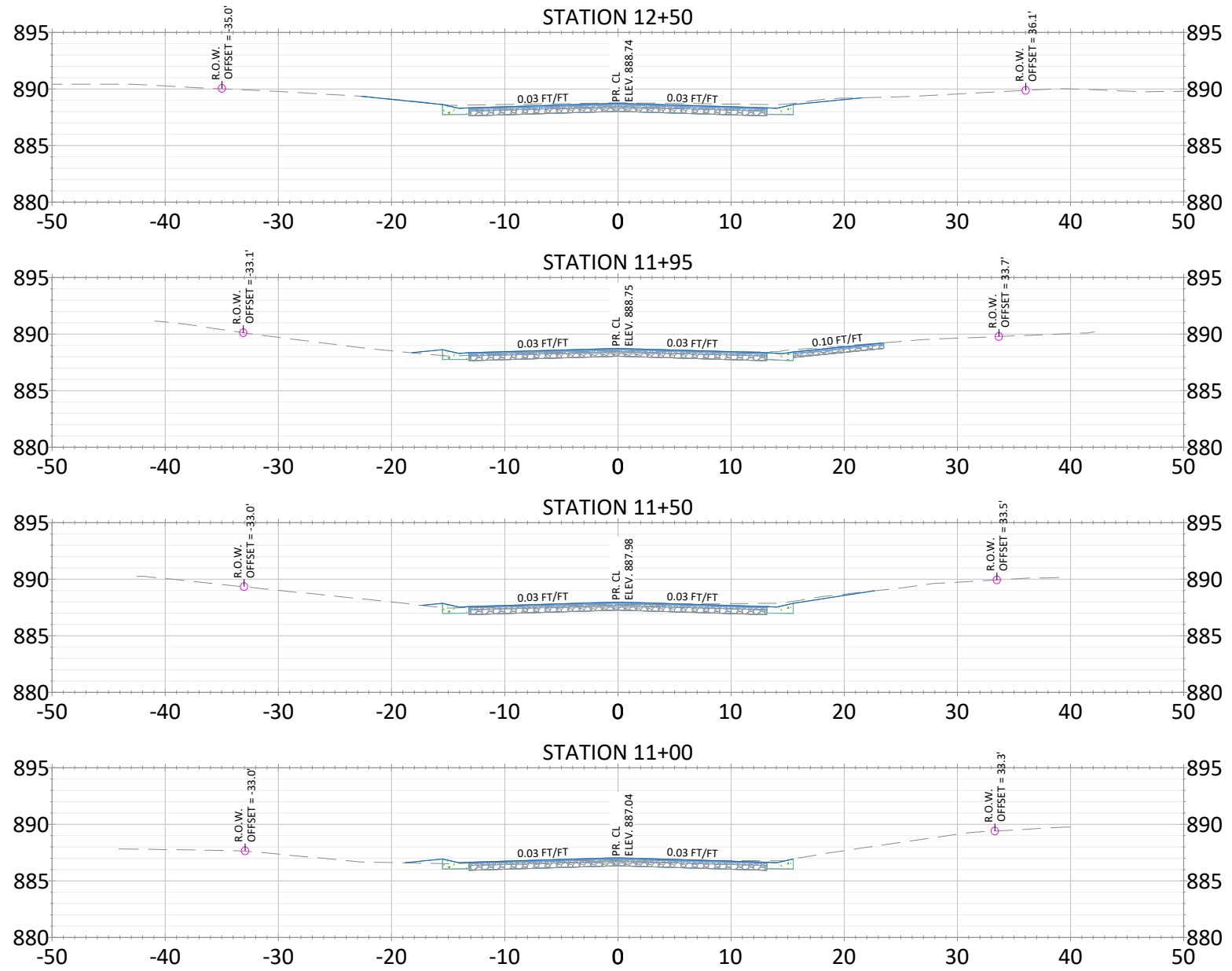
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CROSS SECTIONS - 157TH AVE & COQUINA ST STA.
 5+76 - 10+50

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

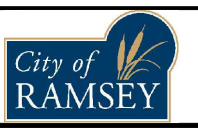


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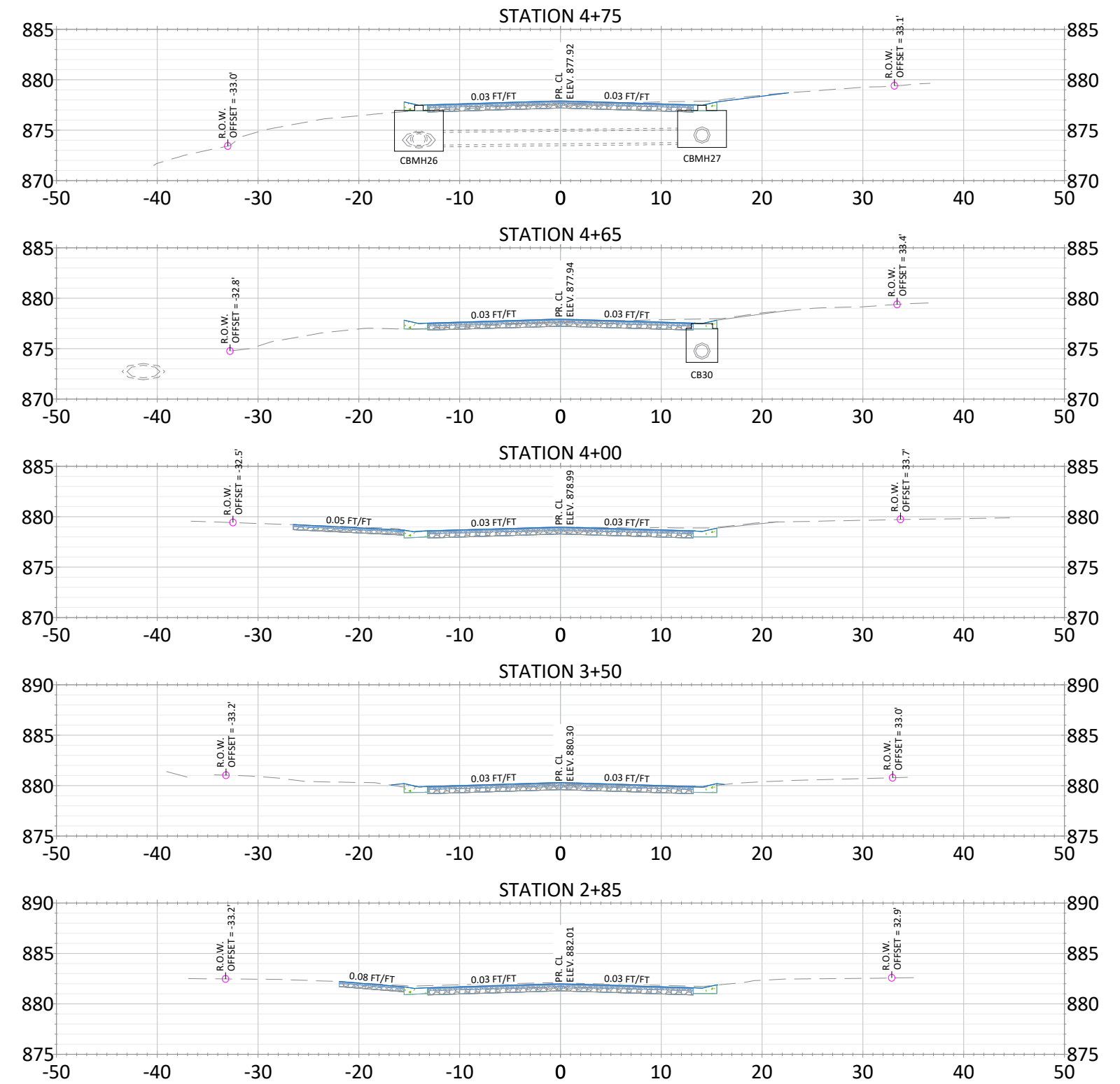
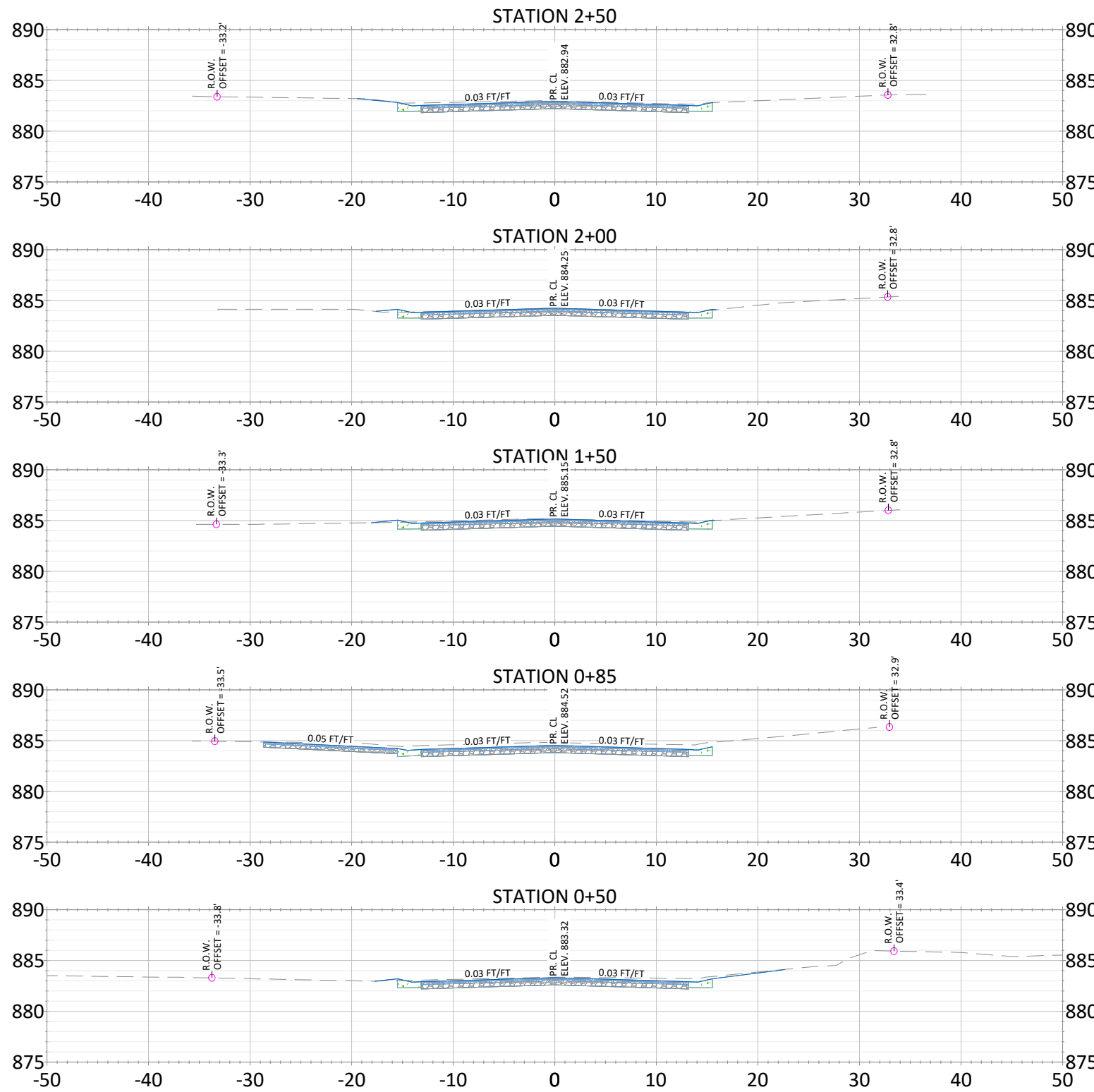
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 RAMSEY, MN 55303
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CROSS SECTIONS - 157TH AVE & COQUINA ST STA.
 11+00 - 12+50

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

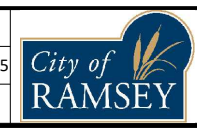


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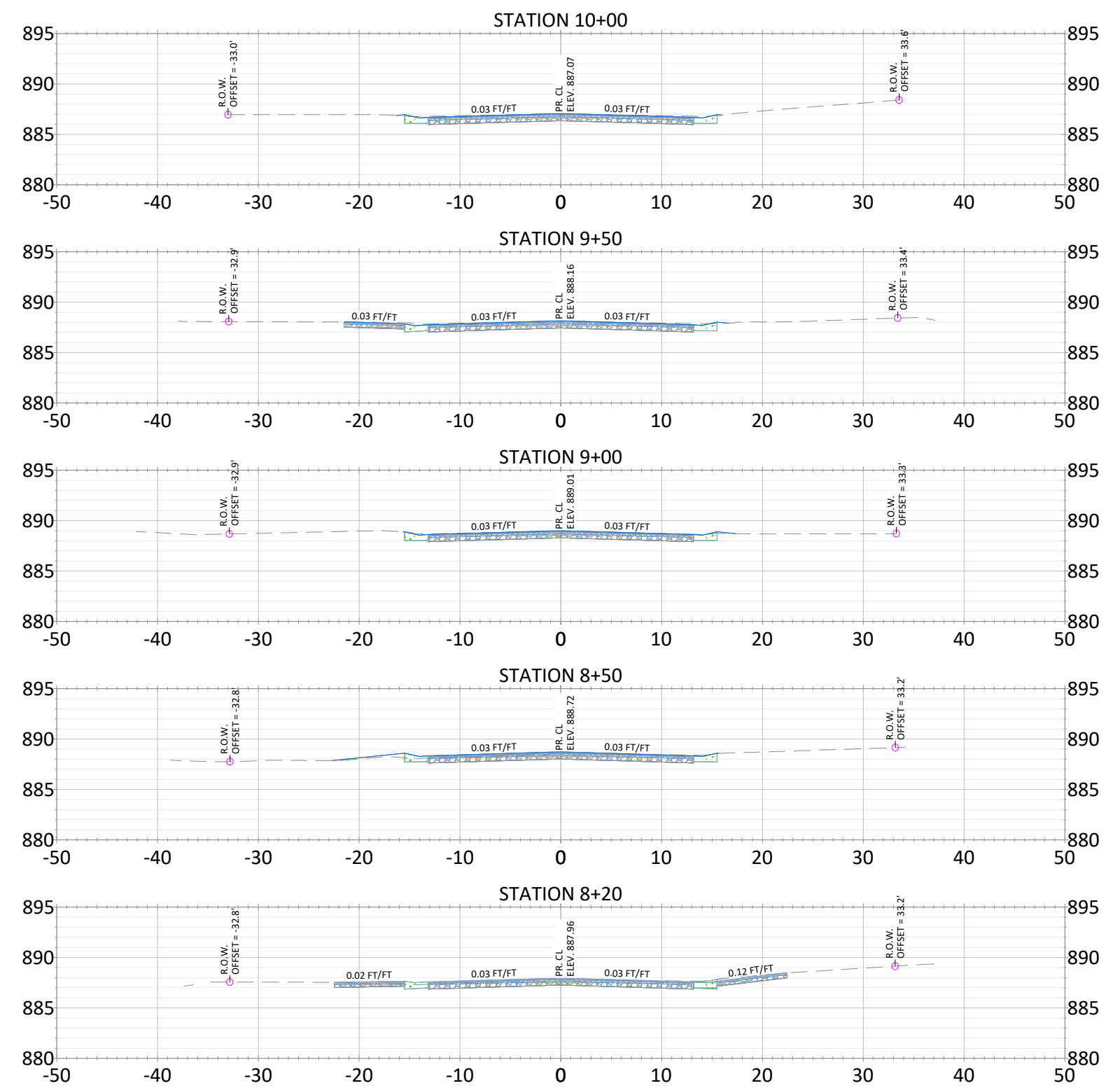
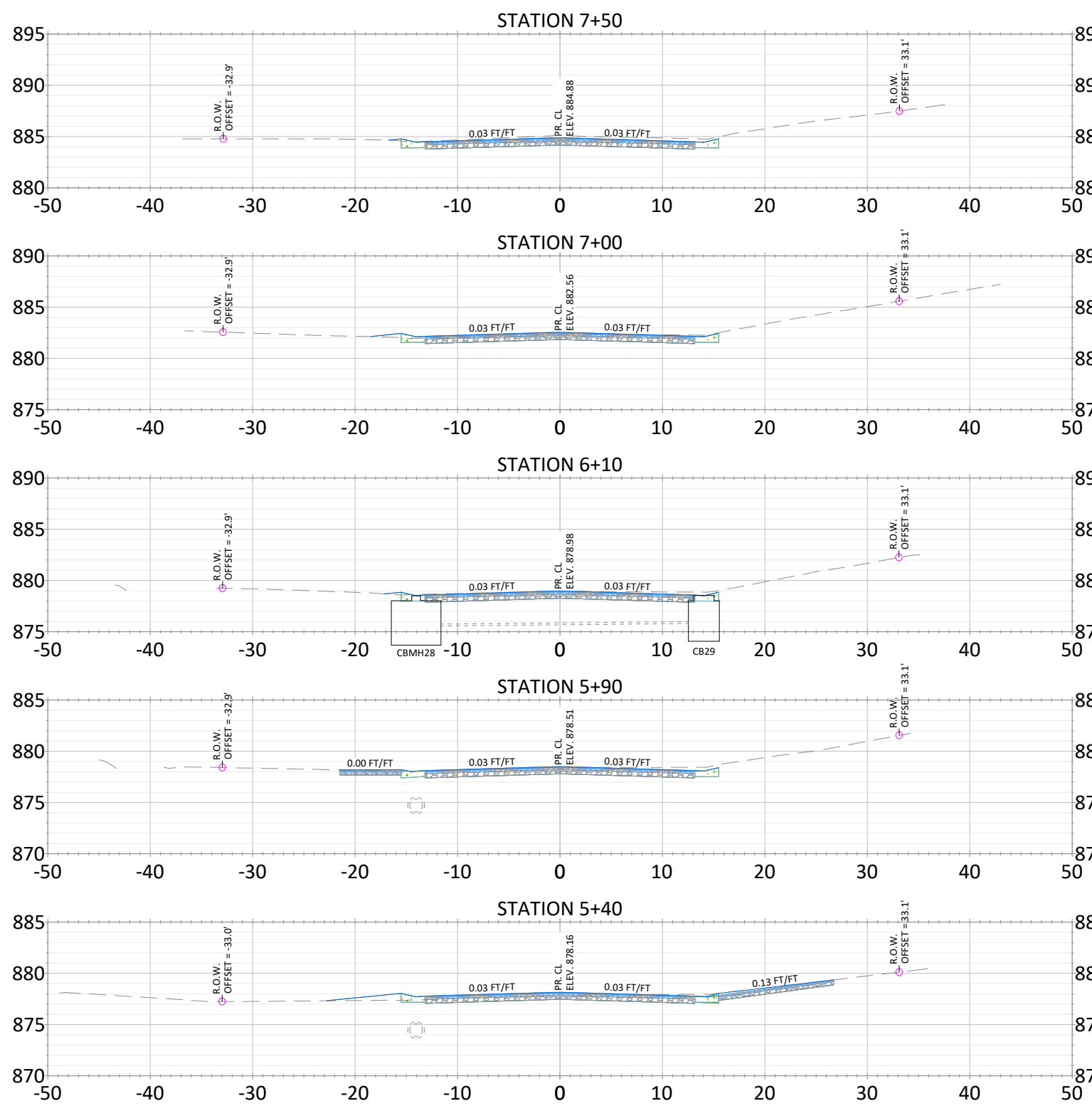
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 7550 SUNWOOD DRIVE
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CROSS SECTIONS - 156TH AVE & BASALT ST STA.
 0+50 - 4+75

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

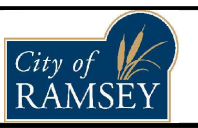


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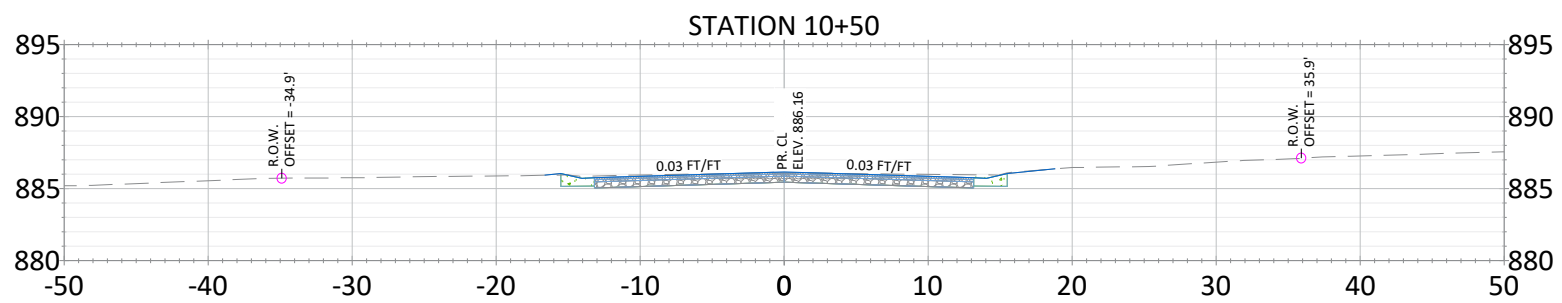
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CROSS SECTIONS - 156TH AVE & BASALT ST STA.
 5+40 - 10+00

HIGH POINT STREET RECONSTRUCTIONS
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 CITY OF RAMSEY, MINNESOTA

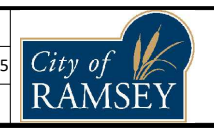


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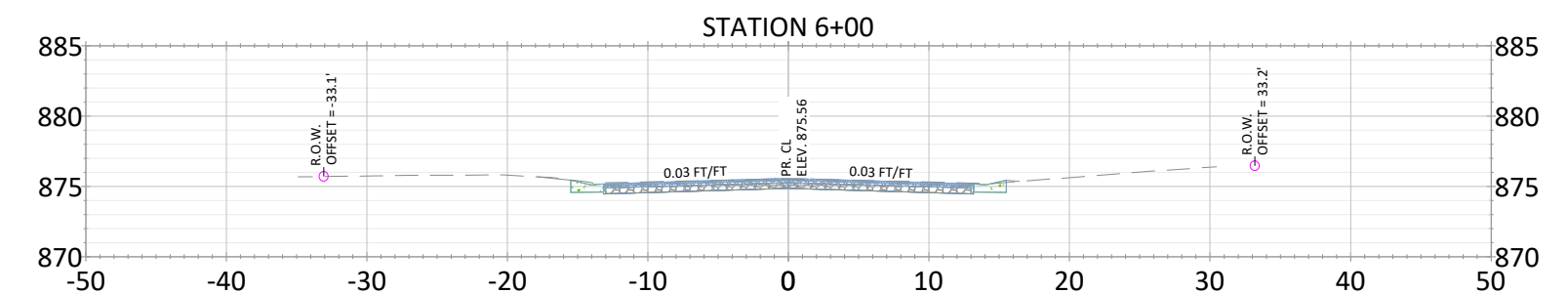
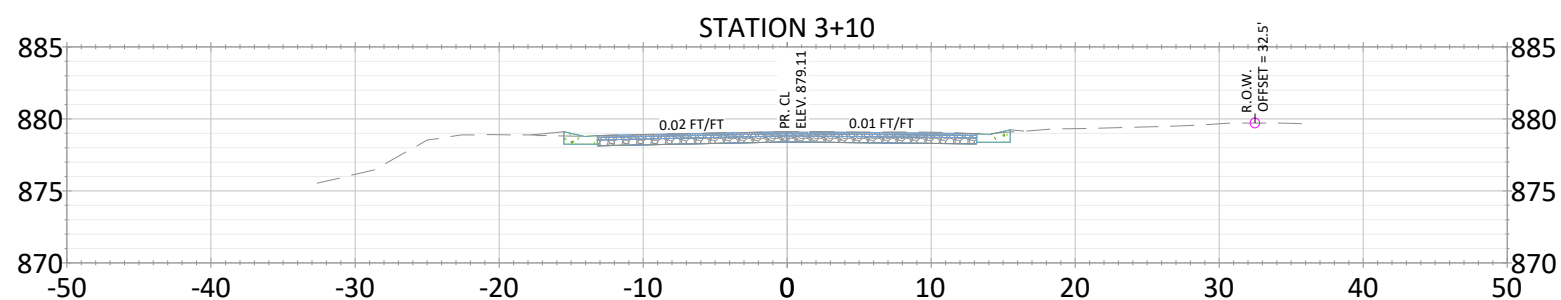
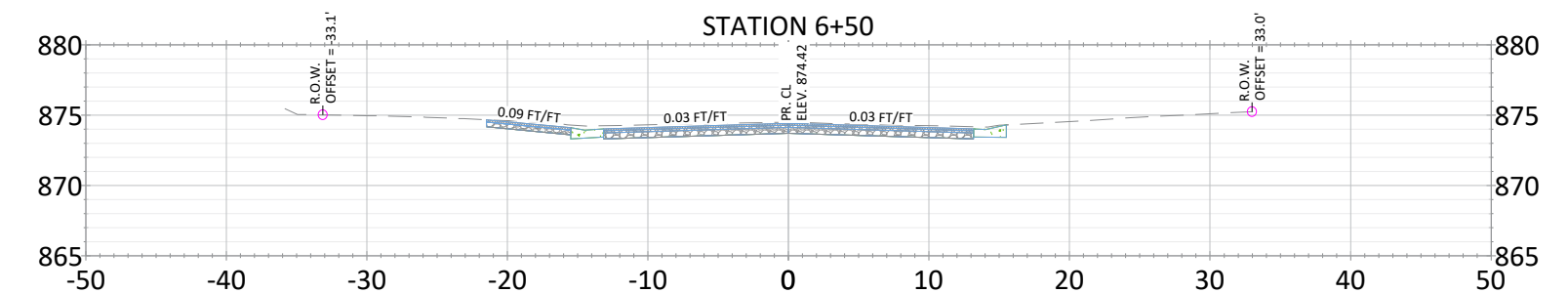
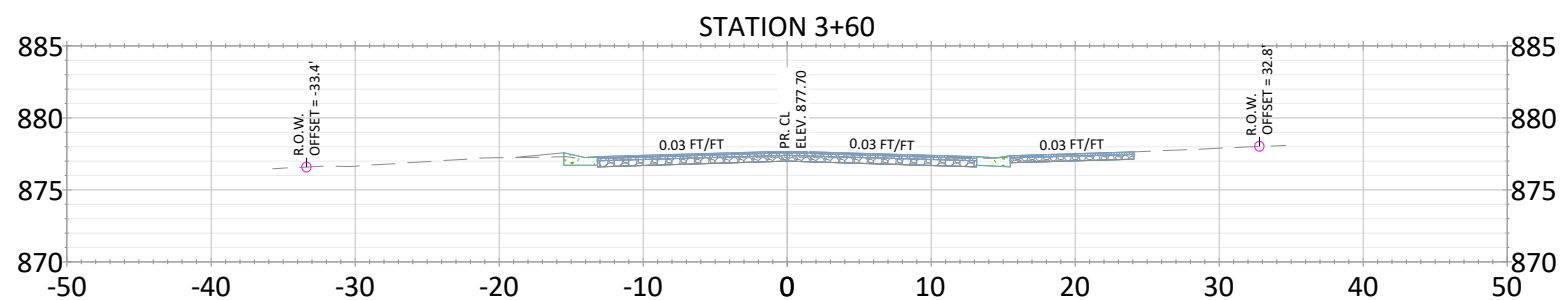
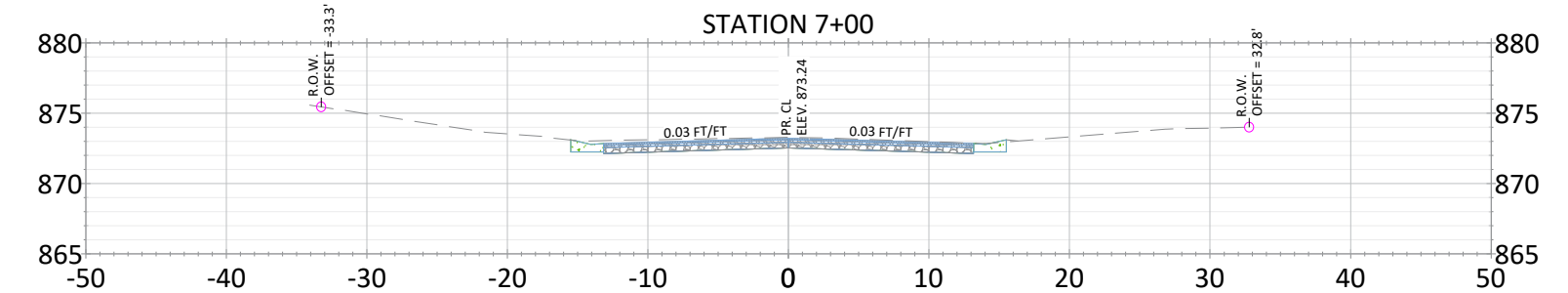
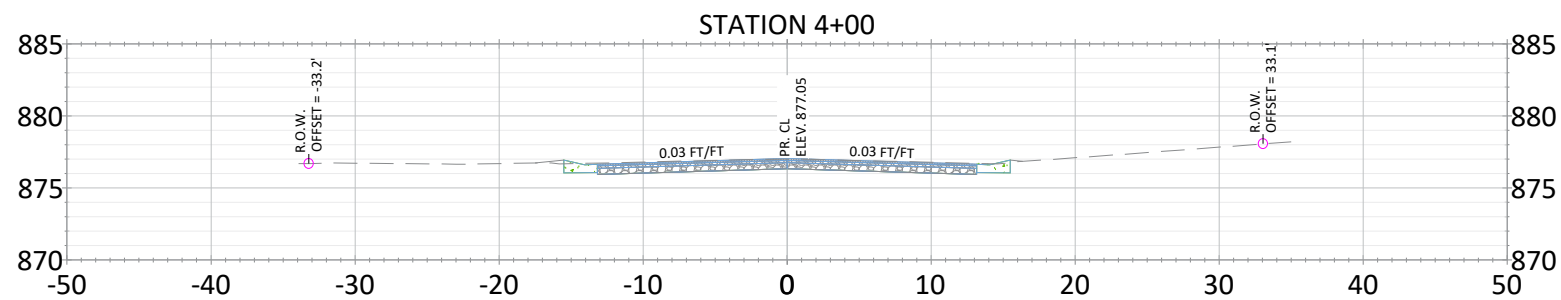
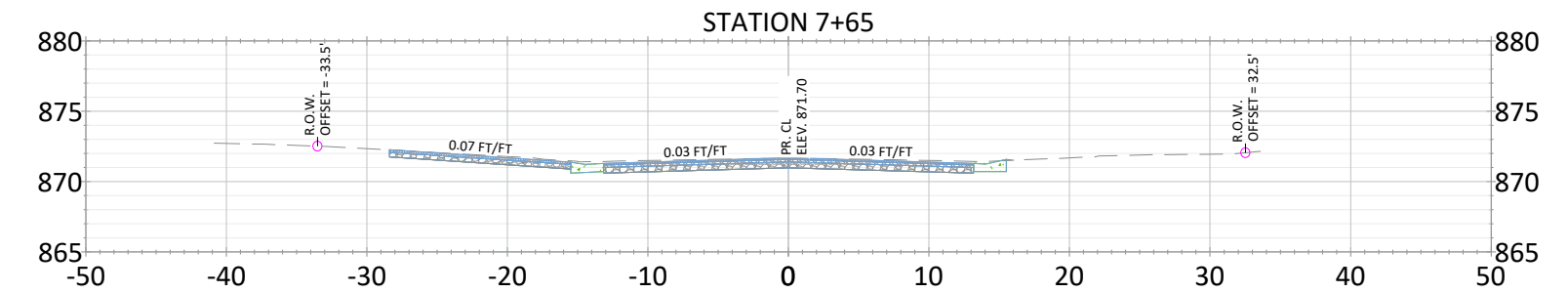
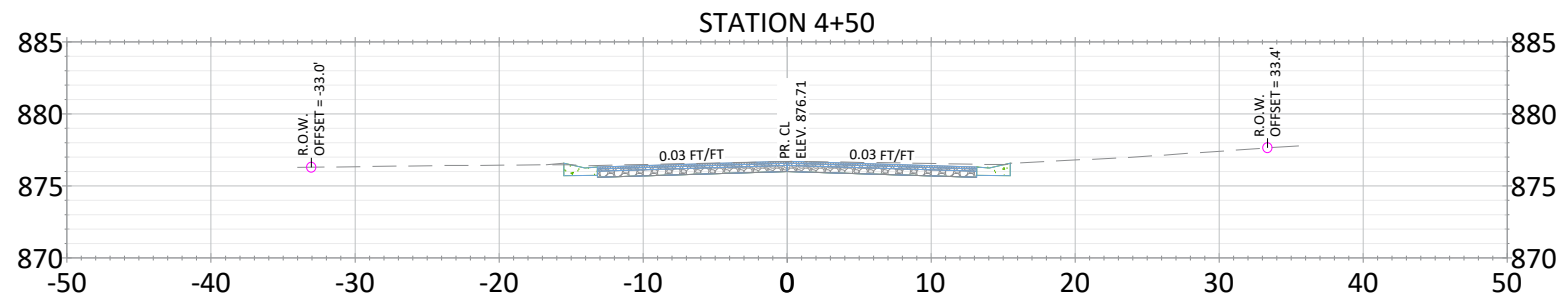
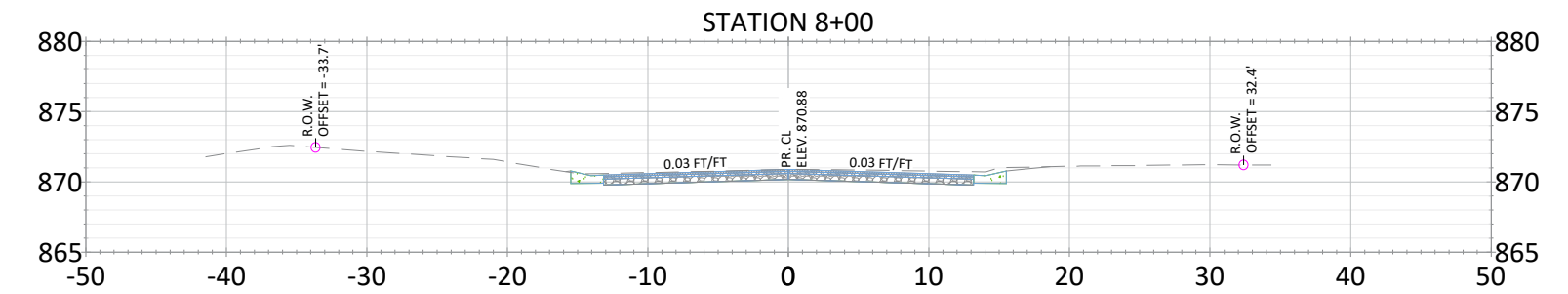
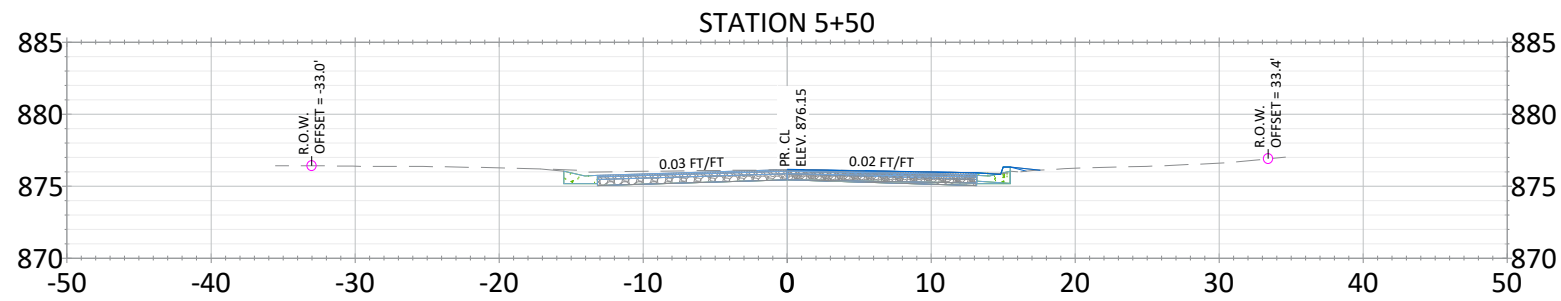
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CROSS SECTIONS - 156TH AVE & BASALT ST STA.
 10+50

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

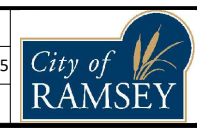


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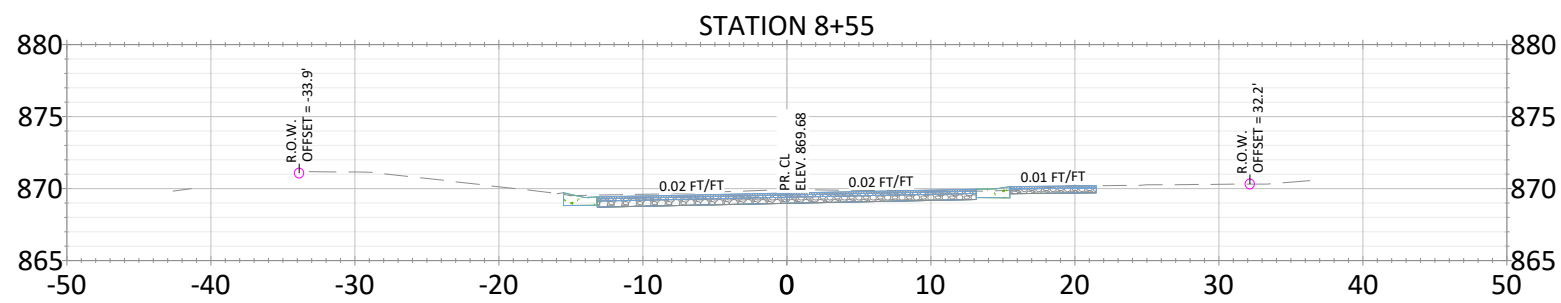
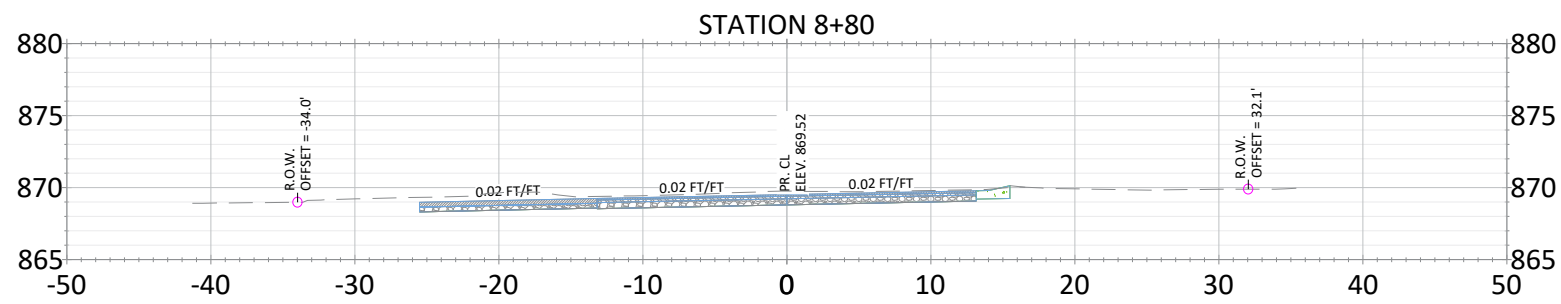
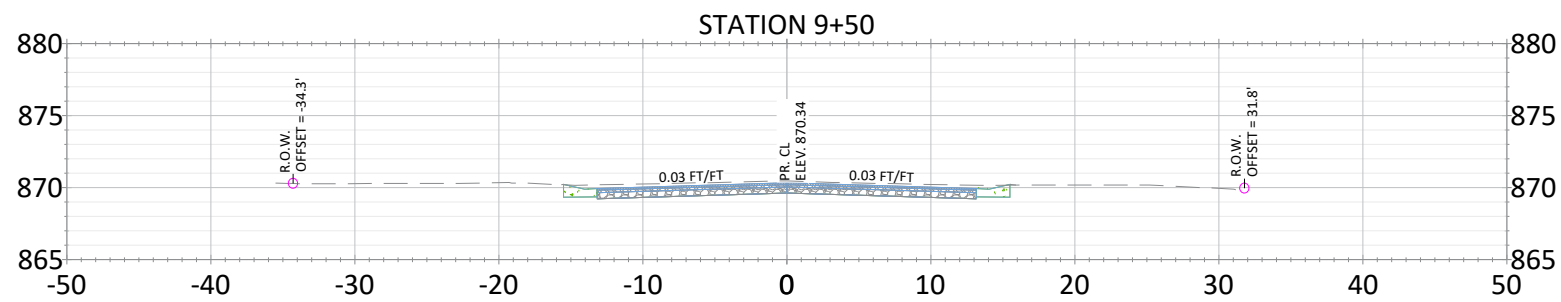
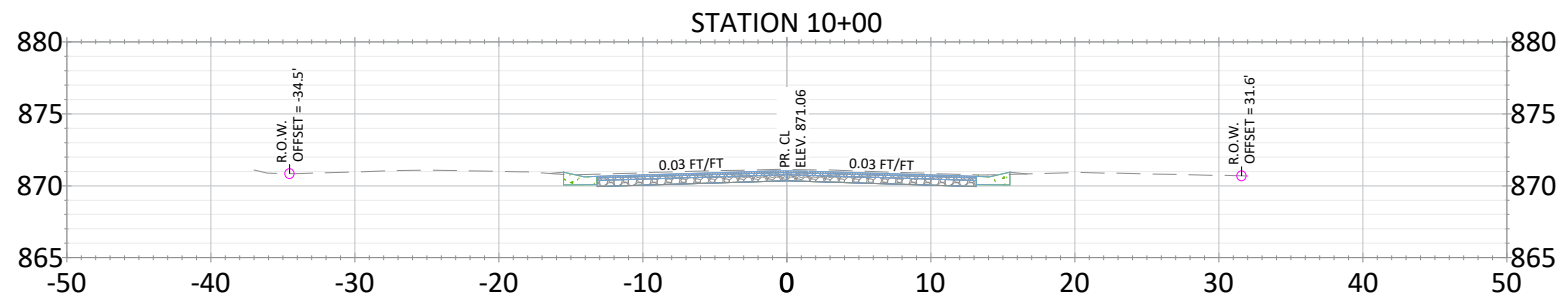
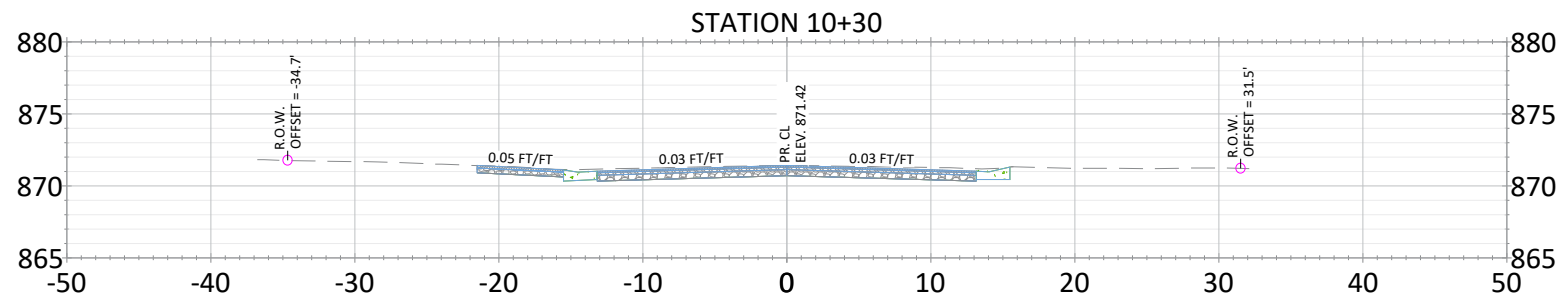
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CROSS SECTIONS - ZIRCONIUM ST STA. 3+10 - 8+00

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA



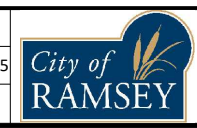
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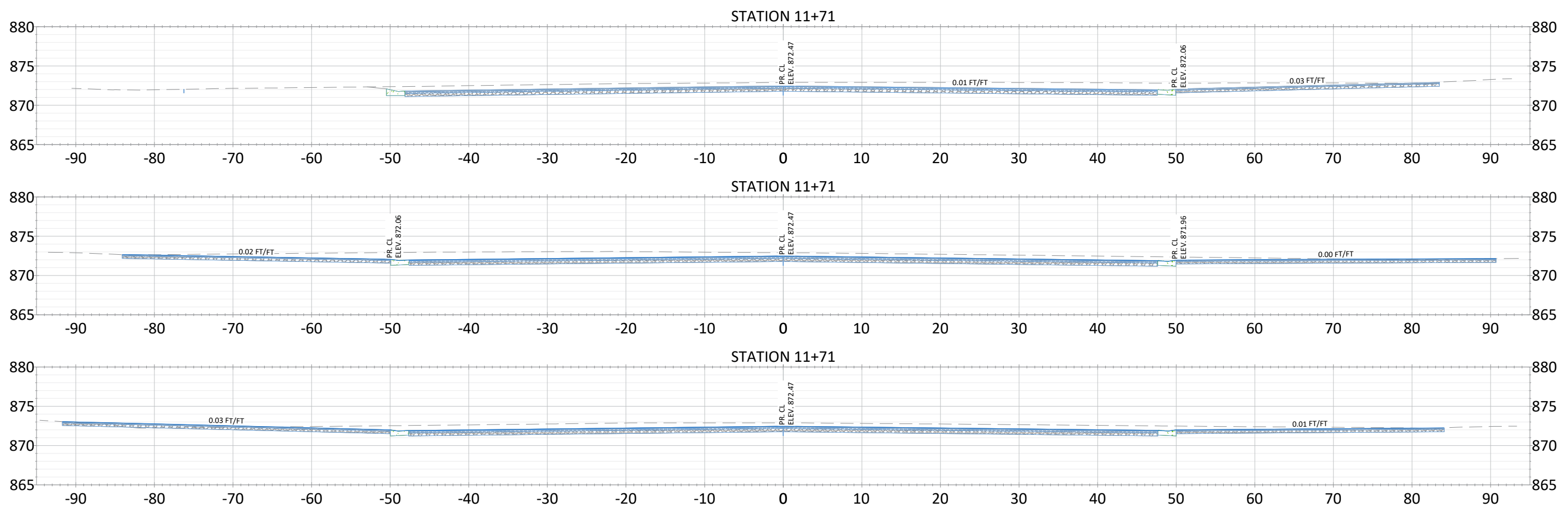
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CROSS SECTIONS - ZIRCONIUM ST STA. 8+55 - 10+30

HIGH POINT STREET RECONSTRUCTIONS
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 CITY OF RAMSEY, MINNESOTA

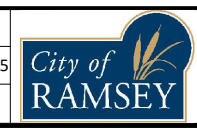


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CROSS SECTIONS - ZIRCONIUM ST STA. 11+71

HIGH POINT STREET RECONSTRUCTIONS
 CITY PROJECT NO. 25-05
 CITY OF RAMSEY, MINNESOTA

**IP 25-05 High Point Street Reconstructions
Street Segment Summary**

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Section 22 Unplatted	156th Avenue	CR 56 / West Edge of Plat High Point	2587	Urban (Bit. Curb)	5	1989	SC 1996	OL 2001	SC 2007	SC 2014		2.5	4.8	7.2
<i>Section 22 Unplatted Total Length</i>			<i>2587</i>	<i>0.49 mi.</i>										
High Point	155th Avenue	NW PC Dolomite Street / Zirconium Street	1607	Urban (Bit. Curb)	3	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	4.3	4.2	8.5
	156th Avenue	Coquina Street / NW PC Basalt Street & 156th Avenue	411	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.5	n/a*	n/a*
	156th Avenue	West Edge of Plat / Dolomite Street	211	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	2.5	4.8	7.3
	157th Avenue	Dolomite Street / NW PC Coquina Street & 157th Avenue	440	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	4.1	4.4	8.5
	Basalt Street	155th Avenue / NW PC 156th Avenue & Basalt Street	681	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.7	2.5	6.2
	Coquina Street	155th Avenue / NW PC 157th Avenue & Coquina Street	844	Urban (Bit. Curb)	3	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.6	3.7	7.3
	Dolomite Street	NW PC 155th Avenue & Dolomite Street / North Edge of Plat	1079	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.9	3.9	7.8
	Zirconium Street	155th Avenue / Cul-de-sac	763	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.4	n/a*	n/a*
	Zirconium Street	South Edge of Plat / 155th Avenue	211	Urban (Bit. Curb)	3	1979	SC 1985	SC 1993	OL 2001	SC 2012		3.4	n/a*	n/a*
<i>High Point Total Length</i>			<i>6247</i>	<i>1.183 mi.</i>	<i>* GPR Base not visible, value could not be determined</i>									
High Point & Section 22 Unplatted Total Length			8834	1.673 mi.										

CC Regular Session**Meeting Date:** 04/22/2025**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Title:**

Introduce Ordinance #25-07: Sign Code Update

Purpose/Background:

This case pertains to the repeal of a portion of Ramsey City Code Chapter 117 and a portion of the COR Framework, and the concurrent establishment of Ramsey City Code Chapter 108, as part of the Sign Code Update.

The Sign Code is intended to work in tandem with Zoning and Building Codes to regulate all types of signage in the City of Ramsey. The current Sign Code is split between two documents: Chapter 117 of Ramsey City Code, and the COR Design Framework. These separate Codes have been updated for various issues and topics over the years, but sign regulations have not had a major overhaul since 1994, with a smaller restructuring in 2008. The existing Code is hard to navigate, has many inconsistent and undefined terms, has some complex and burdensome regulations, and lacks other necessary regulations to address new types of signage. Behind the scenes, City Staff have met weekly to discuss various aspects of the existing Code and determine what should be kept, modified, or deleted in the proposed Code. These meetings include representatives from the Building Inspection and Economic Development divisions of Community Development, and they center around the strengths, weaknesses, and opportunities of the existing Code while addressing Ramsey's vision for the future.

The goals of updating the Code include the following:

- Consistency in terms and definitions
- Clear purpose and intent of the sign code
- Clear distinctions between what sign types and sizes are allowed in each zoning district
- Consistency with how the Sign Code is interpreted and administered
- Reorganization of Chapter 117 and the COR Framework language to eliminate redundancies and contradictions
- Streamline processes
- Create an improved Sign Code that is easier to read and understand for all users, including property owners, developers, businesses, and City Staff.

Over the past few months, starting in September 2024, the Planning Commission has also had several meetings discussing various topics and sections of the Sign Code. Staff also met with City Council at the April 8, 2025, work session to discuss various topics, primarily relating to temporary signage. Feedback and comments from the Planning Commission and City Council have been incorporated into the draft Code.

There are two attached draft codes for reference. The clean draft is in ordinance form. The marked-up draft is color-coded to show where the language came from for transparency.

- Existing text to be retained is noted in black font.
- New text to be added is noted in blue font.
- Text that is rephrased or restructured, but that retains the general intent of current regulations, is noted in gold font.
- Text that is proposed for deletion is noted in red strike-through font.

Much of the language is retained from the existing Code, with some rearrangements and consolidations of duplicated language. There is also a substantial amount of new language added to the Code. These sections were created by City Staff and cross-referenced with various Codes of nearby cities. There are several portions that are

proposed for deletion. The current marked-up draft has several parts shown in a red strike-through font for transparency that Staff did not propose to keep these portions of Code language. The clean draft and Ordinance are in black typeface with all deleted text removed for clarity.

As was the case with the Zoning Code update in 2023, most properties will not experience any negative impacts as bulk standards will remain essentially the same or become slightly less restrictive. Some properties may experience changes that will result in an existing sign on the property being considered "legal nonconforming." This designation allows the sign to continue operating as-is, while ensuring that any expansion or intensification of the sign follows the new Code requirements.

Notification:

A public hearing notice was published in the Anoka County UnionHerald to advertise the March 27th Public Hearing held by the Planning Commission. Additionally, Staff wrote a Ramsey Resident article, which can be found on Page 10 of the March/April edition, explaining the reasons for updating the code and stating the public hearing date.

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:

The Sign Code Update is being handled through Staff's normal duties. All work has been done in-house without the use of consultants, aside from assistance by the City Attorney.

Recommendation:

At their regular meeting on March 27th, the Planning Commission unanimously voted to recommend approval of the Sign Code Update. The final draft Code has been updated with City Council's consensus and input during the April 8, 2025, Work Session.

Outcome/Action:

Motion to introduce Ordinance #25-07, Amending Chapter 117 of City Code and the COR Design Framework and Creating Chapter 108 of City Code for Sign Regulations.

Attachments

- Ordinance #25-07
- Draft Sign Code - Marked-Up
- Draft Sign Code - Clean
- Existing Sign Regulations - Chapter 117
- Existing Sign Regulations in the COR Framework

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 03:59 PM
Form Started By: Adam Martin		Started On: 04/16/2025 08:11 AM
Final Approval Date: 04/17/2025		

**ORDINANCE #25-07
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 117 AND THE COR DESIGN
FRAMEWORK AND CREATING CHAPTER 108 FOR SIGN REGULATIONS
OF THE CITY CODE OF RAMSEY, MINNEOSTA**

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO SECTION 106-120 PERTAINING TO A ZONING MAP AMENDMENT.

Part 1: The current City Code Chapter 117 Sections 117-457 through 117-554 (inclusive) are hereby repealed.

Part 2: Chapter 117 is hereby renamed “Subdivisions, Tree Preservation, Grading, and Drainage.”

SECTION 3. CREATION OF CHAPTER 108 “SIGN CODE”

A new chapter, Chapter 108, is hereby established and entitled “Sign Code.” Contents of the new chapter are found in Attachment A to this Ordinance.

SECTION 4. SUMMARY

The following official summary of Ordinance #25-07 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 #25-07 repeals portions of Chapter 117 pertaining to Signs. In its place, a new chapter, Chapter 106, is created entitled “Sign Code.”

SECTION 5. EFFECTIVE DATE

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

-
- 1 Black Text = Carried over verbatim
 - 2 Gold Text = Partially verbatim, paraphrased, or combined carried over paragraphs.
 - 3 Red Text = Text deleted from a carried over paragraph
 - 4 Blue Text = New text

5

6 **Chapter 108 – Signs**

7 **Article I. In General**

8 Sec. 108-100 – Title.

9 This chapter may be known, cited, and referred to as the “Ramsey Sign Code” or “sign code,”
10 except as referred to herein where it may be known as “this chapter”.

11 Sec. 108-101 – Authority.

12 This chapter is enacted pursuant to the authority granted by the Municipal Planning Act, Minn.
13 Stats. §§ 462.351 to 462.364, as amended from time to time.

14 Sec. 108-102 – Purpose.

15 The purpose of this division is to protect and promote the general welfare, health, safety and or-
16 der within the city through the establishment of a comprehensive and impartial series of stand-
17 ards, regulations and procedures governing the erection, use and/or display of devices, signs or
18 symbols serving as a visual communicative media to persons situated within or upon public
19 rights-of-way or properties. The provisions of this division are intended to encourage creativity, a
20 reasonable degree of freedom of choice, an opportunity for effective communication and a
21 sense of concern for the visual amenities on the part of those designing and displaying commu-
22 nicative media for the types regulated by this division, while at the same time assuring that the
23 public health and welfare is not endangered.

24 Sec. 108-103 – Coordination with other codes.

25 This chapter supersedes and replaces previous sign code language in the COR Design Frame-
26 work. This chapter is intended to work in tandem with the adopted city zoning code, state build-
27 ing codes, state fire codes, Minnesota Statute, and any locally-adopted optional chapters as
28 amended from time to time. It is also intended to work in tandem with the regulations set forth
29 from the local watershed management organization. Nothing in this chapter is intended to pre-
30 clude or supersede any requirements in those codes or regulations.

31 Sec. 108-104 – Rules of construction and interpretation.

32 (1) *Conflicting conditions.* Where the conditions imposed by any provision of this chapter are
33 either more or less restrictive than comparable conditions by another provision of this
34 chapter or by other chapters of this Code, rule or regulation of the city, the provision
35 which imposes the more restrictive condition, standard, or requirement shall prevail.

36 (2) *Language rules of construction.* The language set forth in the text of this chapter shall be
37 interpreted in accordance with the following rules of construction:

38 a. All measured distances expressed in feet shall be the nearest tenth of a foot. All
39 distances unless otherwise specified shall be measured horizontally.

-
- 1 b. The present tense includes the past and future tenses; and the future tense in-
 - 2 cludes the present tense.
 - 3 c. The singular number includes the plural; and the plural number includes the sin-
 - 4 gular.
 - 5 d. The words "shall" and "must" are mandatory and the words "should" and "may"
 - 6 are permissive.

7 Sec. 108-105 – Definitions

8 If a word or term defined in this chapter appears in the text, its meaning may be construed as
9 set forth in the definition of the word or term as found in this section, except where the context
10 clearly indicates a different meaning. If a word is not defined herein, a term is defined by com-
11 monly used English language dictionaries.

12 *Abandoned sign* means a sign which no longer identifies or advertises a bona fide business,
13 lesser, service, owner, product, or activity, and/or for which no legal owner/business/lesser can
14 be found.

15 ~~Address sign means identification numbers only, whether written or in numerical form.~~ Defini-
16 tion moved to Chapter 105.

17 *Athletic field sign* means any scoreboard located on the interior-facing side of athletic field
18 fences or facilities.

19 *Area identification sign* means a freestanding or wall sign which identifies ~~a single family or mul-~~
20 ~~tifamily residential subdivision, a commercial development or an industrial park or office park~~
21 ~~and which is located on the same parcel as the development it identifies.~~ the name of any of the
22 following:

- 23 (1) A residential subdivision;
- 24 (2) A multiple residential complex consisting of three or more structures;
- 25 (3) A business or industrial structure containing two or more independent concerns;
- 26 (4) A single business or industrial complex consisting of three or more separate structures
27 existing on individual platted lots or as a planned unit development;
- 28 (5) A mobile home court;
- 29 (6) Any integrated combination of such developments or structures; or
- 30 (7) A shopping center.

31 Such signs shall identify an area or complex and may also name the principal business in
32 the building or development.

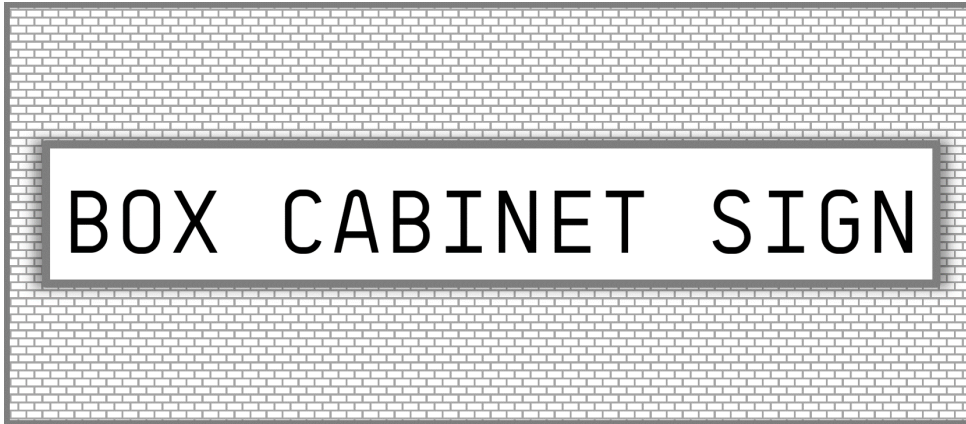
33 ~~Advertising device sign~~ *Attention-getting device* means a non-standard sign or an object or de-
34 vice other than a sign that has as its purpose to promote, advertise, or sell a product or service
35 obtainable on the premises upon which the sign object or device is located, and not to identify
36 the premises.

37 *Awning* means a hood or cover which projects from the wall of a building.

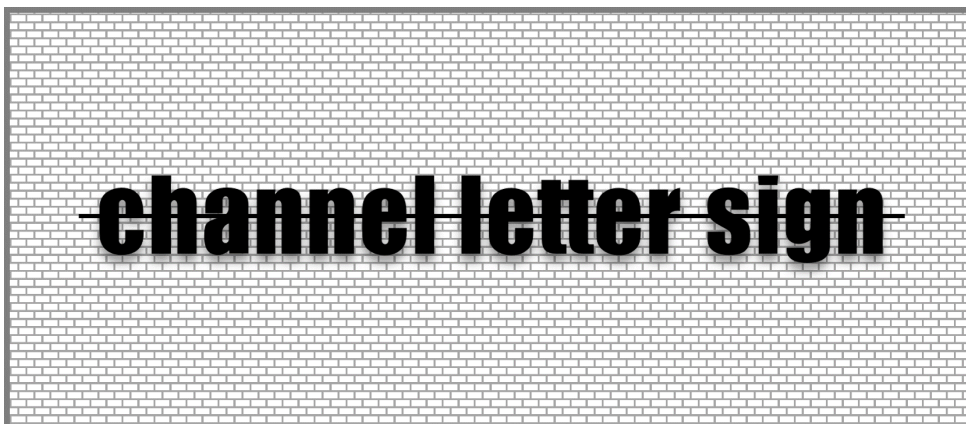
38 *Awning sign* means a sign attached or affixed to an awning.

39 *Banner* means a sign made of fabric or non-rigid material with no enclosing framework.

-
- 1 *Bench sign* means a sign which is affixed to a bench.
- 2 *Billboard* means a sign which directs attention to a business, establishment, product, service,
3 interest, activity or entertainment, ~~or attraction sold, offered or existing elsewhere than upon~~ not
4 exclusively related to the premises where such sign is located.
- 5 *Box cabinet sign* means an exterior sign that is constructed to be substantially supported by a
6 separate box-like structure, with each segment of the sign message attached to one or a group
7 of supports, and with or without internal illumination.

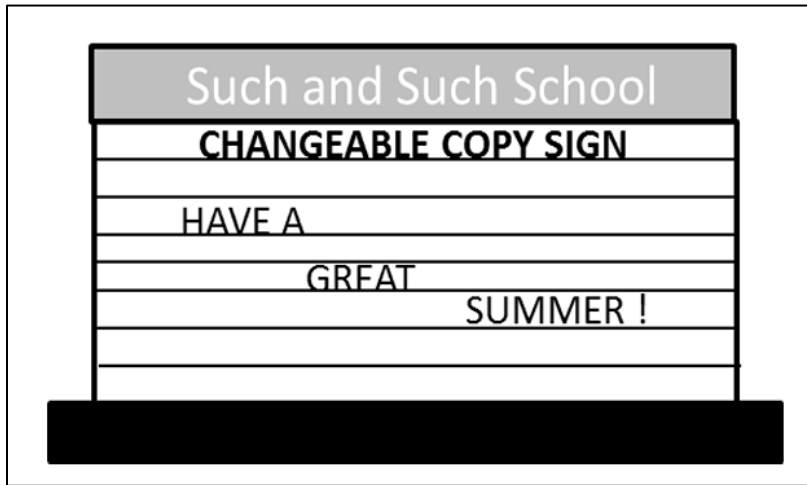


- 8
- 9 *Business directory sign* means a freestanding or wall sign which identifies the names of the spe-
10 cific businesses located in a shopping center or business or industrial park and which is located
11 on the parcel of the center so identified.
- 12 ~~*Business sign* means a sign relating in its subject matter to the parcel on which it is located, or~~
13 ~~to products, accommodations, services or activities on the parcel on which it is located.~~
- 14 *Canopy* means a permanent roof-like structure of rigid materials.
- 15 *Canopy sign* means a sign attached or affixed to a canopy.
- 16 *Channel letter* means a custom-made three-dimensional metal or plastic letter, number, or sym-
17 bol, with or without internal illumination, that is used in exterior signage.



18

1 ~~Attraction board manual~~ (Changeable copy sign) or reader board sign means a sign or portion
2 thereof with characters, letters or illustrations that can be changed or rearranged on which the
3 copy is changed manually without altering the face or the surface of the sign.



4
5 *Directional or instructional sign* means a sign providing no advertising of any kind, which pro-
6 vides direction or instruction to guide persons to facilities intended to serve the public, including
7 but not specifically limited to those signs identifying restrooms, public telephones, public walk-
8 ways, affiliation with motor clubs, acceptance of designated credit cards, and other similar signs
9 providing direction or instruction to persons using a facility but not including those signs acces-
10 sory to parking areas.

11 *Eaves* means the part of a roof that meets or overhangs the walls of a building.

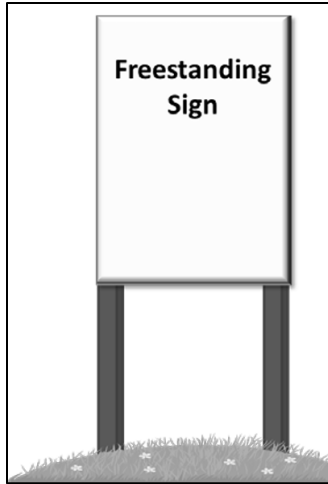
12 *Electronic messaging center* (~~dynamic display~~) means any characteristic of a sign that appears
13 to have movement or that appears to change, caused by any method other than physically re-
14 moving and replacing the sign or its components, whether the apparent movement or change is
15 in the display, the sign structure itself, or any other component of the sign. This includes a dis-
16 play that incorporates a technology or method allowing the sign face to change the image with-
17 out having to physically or mechanically replace the sign face or its components. This also in-
18 cludes any rotating, revolving, moving, flashing, blinking, or animated display and any display
19 that incorporates rotating panels, LED lights manipulated through digital input or any other
20 method of technology that allows the sign face to present a series of images or displays.

21 *External illumination* means illumination of a sign which is affected by an artificial source of light
22 which is not contained within the sign itself.

23 *Feather sign* means a freestanding temporary sign consisting of a piece of flexible cloth, plastic
24 or other similar material that is attached lengthwise to a single pole and designed to flutter or
25 wave in the wind.

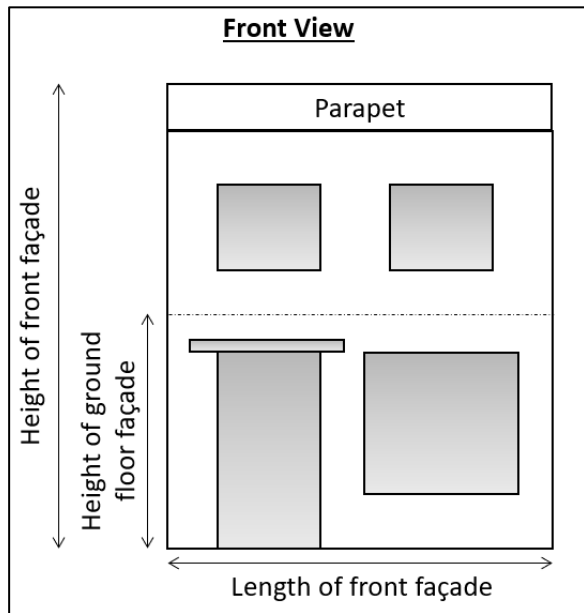
26 ~~Flashing or scrolling signs or lights means a sign or lighting, other than a manual changeable~~
27 ~~copy sign, including dynamic display, which contains an intermittent or sequential flashing light~~
28 ~~source used primarily to attract attention.~~

29 *Freestanding sign* means a sign that is self-supporting and affixed to a frame structure and not
30 attached to a building. Freestanding signs include monument signs and pylon signs.

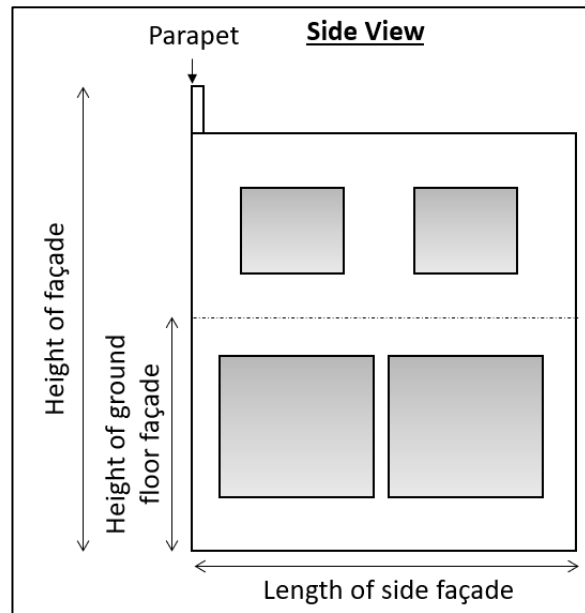


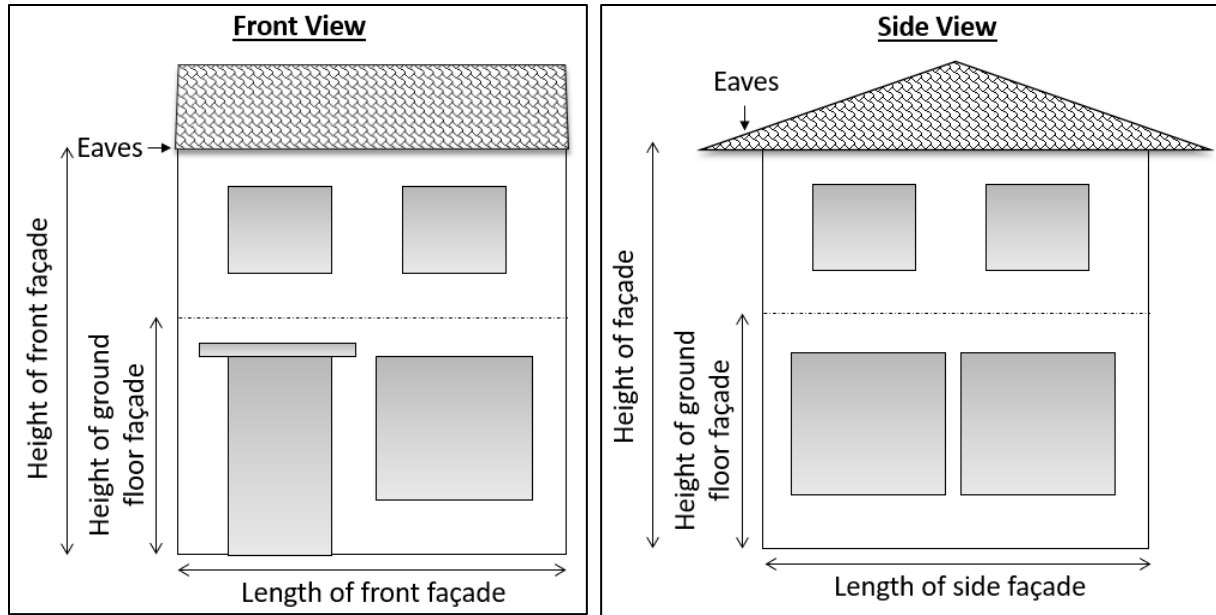
1

2 *Front façade* means the vertical face of a building oriented along or toward the street to which
 3 the building is addressed. The area of the front façade is calculated by multiplying the length of
 4 the wall facing the street, as measured from edge to edge along the grade adjacent to the build-
 5 ing, by the height of that same wall, as measured from the average grade adjacent to the build-
 6 ing to the top of the parapet or eaves, whichever is less.



7





1

2 **Governmental sign** means a sign which is erected by a governmental unit.

3 ~~**Ground sign** means a sign supported by structures or supports or upon the ground and not at-~~
 4 ~~ached or dependent for support from any building.~~

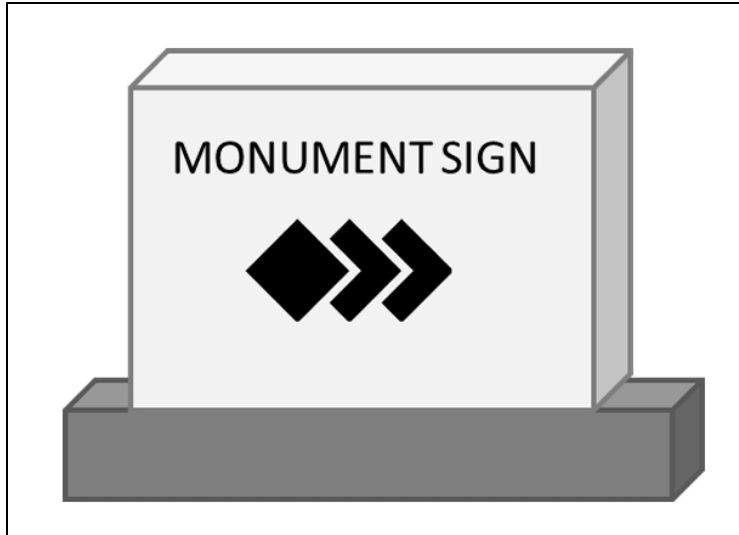
5 **Highway 10 Signage Overlay District** means a district for purposes of allowing additional sign-
 6 age in a specified area due to limited visibility created by overpasses on Highway 10, described
 7 as all commercially zoned property located within 750 feet of the centerline of Highway 10 be-
 8 tween the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels lo-
 9 cated within the COR Zoning District are excluded from this overlay district, as sign regulations
 10 for that district are located in a separate section of the City Code.

11 **Illuminated sign** means any sign which is illuminated by an artificial light source.

12 **Mansard** means a sloped roof or roof-like facade architecturally comparable to a building wall.

13 **Marquee** means a permanent roof-like structure of rigid materials supported by and extending
 14 from the facade of a building.

15 **Monument sign** means a freestanding sign not supported by exposed posts or poles which is
 16 architecturally designed and located directly at grade.



1

2 *Motion sign* means any sign which revolves, rotates or has any moving parts.

3 *Nameplate/identification sign* means a sign which bears the name and/or address of the occu-
4 pants of the building.

5 *Nonconforming sign, illegal*, means a sign which unlawfully existed prior to the adoption of the
6 ordinance from which this chapter is derived.

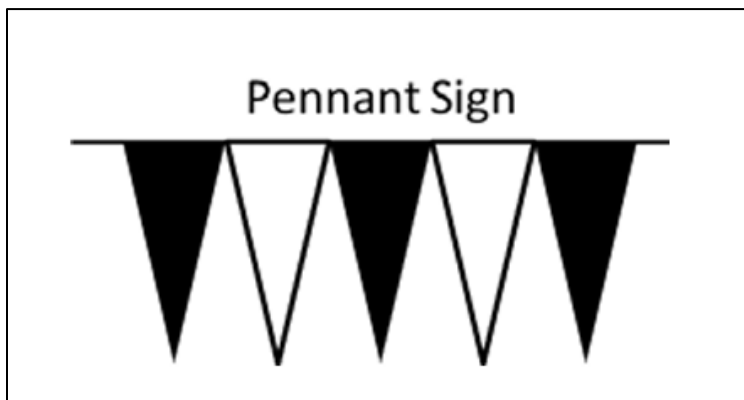
7 *Nonconforming sign, legal*, means a sign which lawfully existed prior to the adoption of the ordi-
8 nance from which this chapter is derived, but does not conform to the newly enacted require-
9 ments of this chapter.

10 *Obsolete Sign Copy* means an abandoned sign that no longer advertises or identifies a use con-
11 ducted on the property on which said sign is erected.

12 *Off-premise sign Sign, advertising* means a sign which directs attention to a business, commod-
13 ity, service, activity or entertainment not necessarily conducted, sold or offered upon the prem-
14 ises where such sign is located.

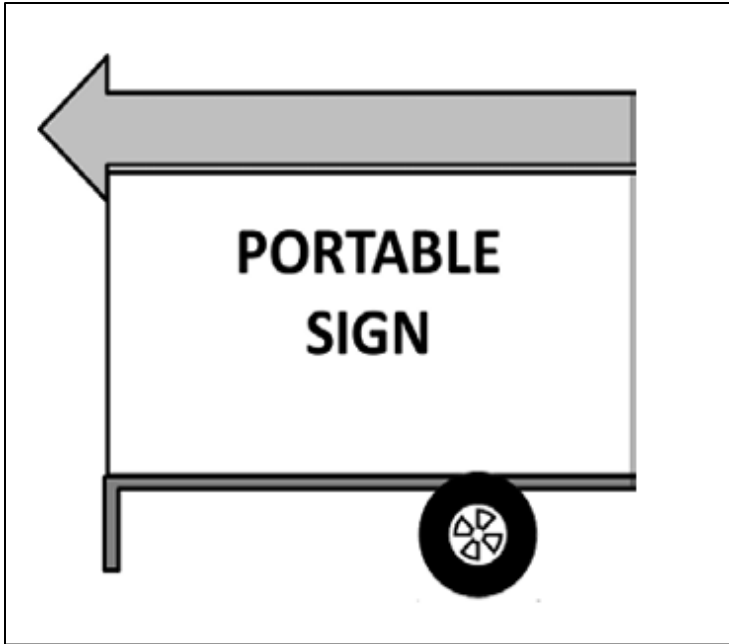
15 *Parapet* means a low protective wall along the edge of a roof.

16 *Pennants* means attention-getting devices which resemble flags and are of non-permanent pa-
17 per, cloth or plastic-like consistency.

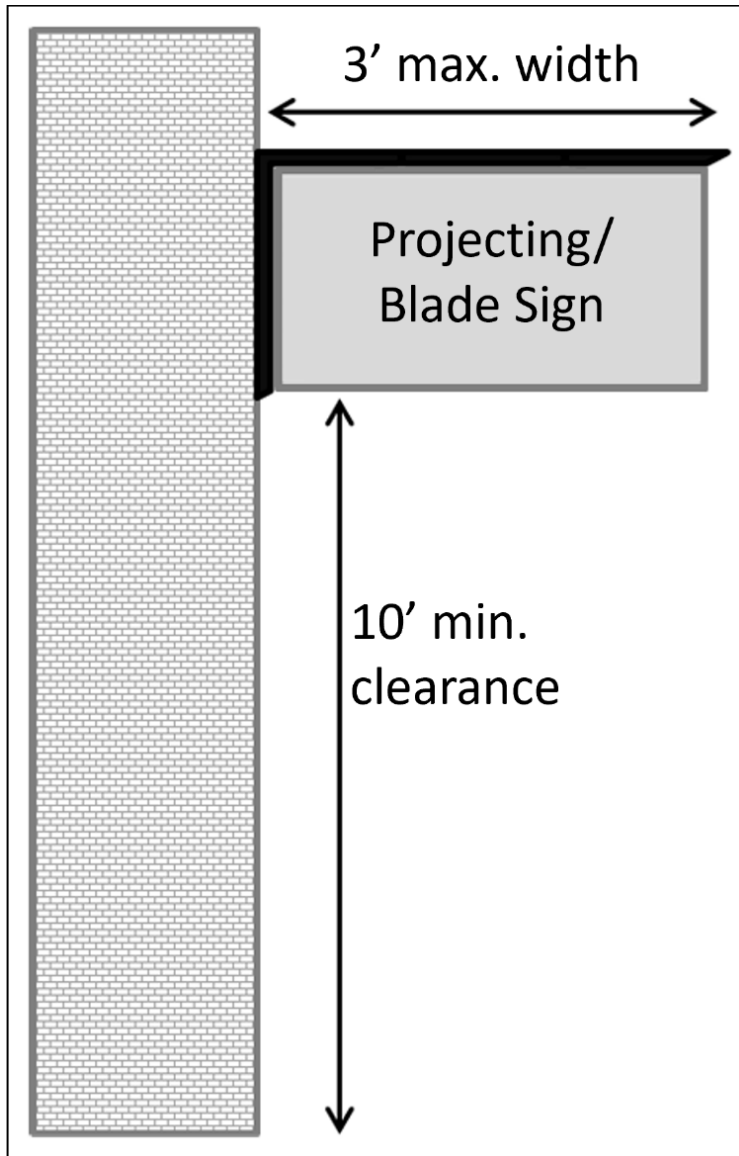


18

-
- 1 *Permanent sign* means any sign which is not defined as a temporary sign.
 - 2 *Political sign* means a temporary sign used in connection with any local, state or national elec-
 - 3 tion or referendum, [as regulated by State law](#).
 - 4 *Portable sign* means any sign designed to be removed and not permanently affixed to the
 - 5 ground or a structure or a building.

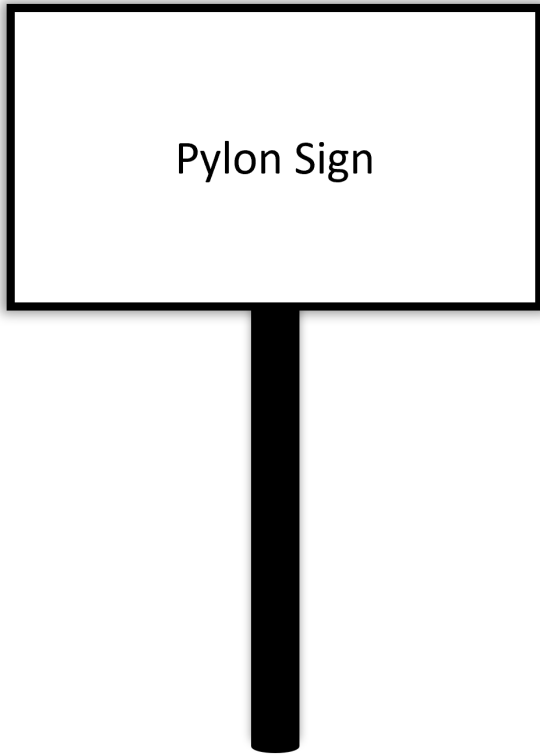


- 6
- 7 *Principal business* means any commercial or industrial business operating on a property zoned
- 8 [for commercial or industrial land uses](#).
- 9 *Projecting sign (or blade sign)* means any sign, all or any part of which extends beyond the sur-
- 10 face of the building or wall by more than 16 inches.



1

2 *Pylon sign* means any permanent, freestanding sign mounted on posts or columns.

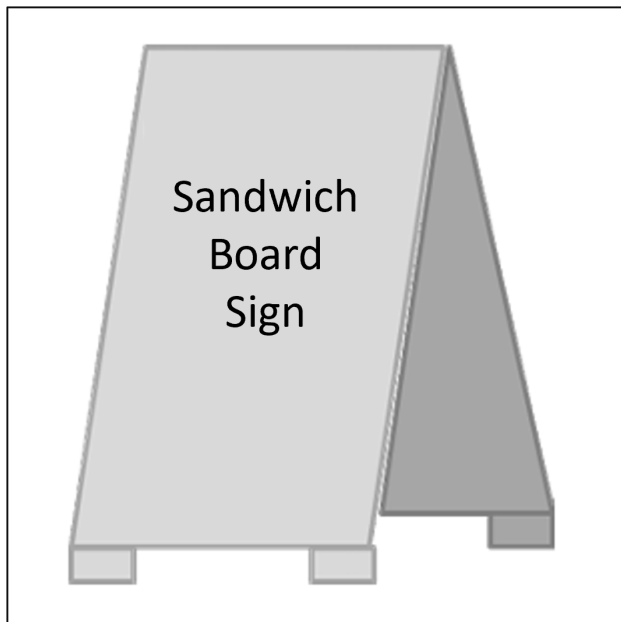


1

2 *Raceway* means a separate structure attached to a wall upon which channel letters can be
3 mounted.

4 *Roof sign* means any sign erected upon the roof of a structure to which it is affixed.

5 *Sandwich board signs* means a self-supporting, freestanding temporary sign with only two (2)
6 sides that are situated adjacent to a business with the intent to attract pedestrian traffic to busi-
7 nesses. Sandwich board signs are not meant to be read by vehicular traffic.



8

1 *Sign* means any letter, word or symbol, device, poster, picture, statuary, reading matter, or rep-
2 resentation in the nature of an advertisement, announcement, message or visual communica-
3 tion, whether painted, posted, printed, affixed or constructed, which is displayed **outdoors to di-**
4 **rect the attention of the public** for informative or communicative purposes. **Such communication**
5 **located completely within an enclosed building and not exposed to view from a street shall not**
6 **be considered a sign. Murals shall also not be considered signs.**

7 *Sign area* means that area within the marginal lines of the surface which bears the advertise-
8 ment, or in the case of messages, figures or symbols attached directly to any part of a building,
9 that area which is included in the smallest geometric shape which can be made to circumscribe
10 the message, figure or symbol displayed thereon. The stipulated maximum sign area for a free
11 standing or ground sign refers to a single facing.

12 *Sign, maximum height of,* means the vertical distance measured from the grade to the top of
13 such a sign.

14 *Sign, minimum height of,* means the vertical distance measured from the nearest finished grade
15 to the lower limit of such sign.

16 *Street frontage* means the proximity of a parcel of land to one or more streets.

17 *Temporary sign* means a sign which is erected or displayed for a limited period of time. ~~and not~~
18 ~~affixed to a Minnesota State Building Code approved structure.~~

19 *Wall sign* means any sign which is affixed to **or erected against** a wall of any building, **including**
20 **signs with individual letters, box cabinets, channelized components, service bay identification**
21 **signs, and signs on mansards.**

22 *Window sign* means a sign installed inside a window, or any sign placed within a building for the
23 purpose of being visible from the public right-of-way. This does not include merchandise on dis-
24 play.

25 Sec. 108-106 – Applicability and compliance.

26 **From and after the effective date of the ordinance from which this chapter is derived, the use of**
27 **all signs in the city shall be in conformity with the provisions of this chapter and after the lawful**
28 **issuance of all required permits.**

29 Sec. 108-110 – Administration.

30 The zoning administrator, **as defined in Section 106-105 of Ramsey City Code,** shall process
31 applications for **sign** permits. The building official, **or their designee,** is empowered, upon
32 presentation of proper credentials, to enter or inspect any building, structure, or parcel in the city
33 for the purpose of inspection of a sign and its structural and electrical connections to ensure
34 compliance with all applicable codes and ordinances.

35 Sec. 108-130 – Enforcement.

36 (1) Any violation of this chapter may be enjoined by the council through proper legal chan-
37 nels.

38 (2) In case any sign or sign structure is proposed to be erected, reconstructed, altered, con-
39 verted, maintained or used in violation of this chapter, the council, in addition to other

1 remedies, may institute in the name of the city any appropriate action or proceeding to
2 prevent, restrain, correct or abate such sign or sign structure, or to prevent, in or about
3 such premises, any act, conduct, business, or use constituting a violation, as prescribed
4 in chapter 2.

5 (3) Violation of any provision of this chapter is considered a misdemeanor. Each day a viola-
6 tion continues shall constitute a separate offense.

7 (4) Appeals are provided in the same manner as prescribed in chapter 2.

8 (5) The City will remove any signs in the public right-of-way, or erected without permission
9 from the property owner.

10 ~~(6) When, in the opinion of the zoning administrator, a violation of this Code exists, the zon-~~
11 ~~ing administrator shall issue a written order to either the owner of the sign, or the owner~~
12 ~~of the property, or tenant leasing the property, on which the sign is placed. The order~~
13 ~~shall specify those sections of this Code involved, describe the violation and shall direct~~
14 ~~that the violation be corrected within five days from the date of the order, unless other-~~
15 ~~wise specified by the zoning administrator. If the violation is not corrected, the violation~~
16 ~~will be penalized through the administrative citation or removal, whichever is appropriate.~~

17 (7) If the zoning administrator or building official finds that a sign is abandoned or an obso-
18 lete sign copy that no longer advertises or identifies a use conducted on the property, or
19 is structurally or electrically defective, or in any way endangers the public, the zoning ad-
20 ministrator or building official shall issue a written order to the owner of the sign and oc-
21 cupant of the premises stating the nature of the violation and requiring repair or removal
22 of the sign within 90 days of the use ceasing operations on the property, or within 60
23 days after written notification from the zoning administrator, whichever is sooner. If the
24 owner of the sign does not remit payment for such removal within 30 60 days after re-
25 moval of signs, the City may take whatever actions are allowed by law to collect such
26 amount, including imposing a lien on the property upon which the sign is located.

27 (8) The zoning administrator may cause the removal of any illegal sign, any sign remaining
28 after a business permanently closes, or any sign not properly maintained in cases of
29 emergency, or after failure to timely comply with written orders for removal or repair. Af-
30 ter removal or demolition of the sign, a notice shall be mailed to the sign owner and
31 owner of the property where the sign was located stating the nature of the work and the
32 date on which it was performed and demanding payment of the costs as certified by the
33 zoning administrator together with an additional 50 percent for inspection and incidental
34 costs.

35 ~~(9) If the amount specified in the notice is not paid within 30 days after mailing of the notice,~~
36 ~~it shall become a lien against the parcel where the sign was located and shall be certi-~~
37 ~~fied as an assessment against the property together with ten percent interest for collec-~~
38 ~~tion in the same manner as the real estate taxes.~~

39 (10) The owner of the parcel upon which the sign is located shall be presumed to be the
40 owner of all signs thereon unless facts to the contrary are brought to the attention of the
41 zoning administrator.

42 (11) In case of emergency, the zoning administrator or building official may cause the imme-
43 diate removal of a dangerous or defective sign without notice. Signs removed in this
44 manner must present a hazard to the public safety as defined in the state building code.

45 Sec. 108-140 – Nonconformities.

46 (1) *Regulations.*

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- a. Notwithstanding any other provisions of this chapter, a legally established nonconforming permanent sign may continue, including through repair, replacement (including replacement of an individual panel for tenant turnover), restoration, maintenance, or improvement, but not including expansion, only in compliance with the provisions of this section.
 - b. Whenever a lawful nonconforming use of a sign is discontinued for a continuous period of one year, any future use of said sign shall be made to conform with the provisions of this chapter.
 - c. A legally established nonconforming sign must not resume if the sign is destroyed by fire or other peril to the extent of greater than 50 percent of its market value, and no sign permit has been applied for within 180 days of when the property is damaged. In this case, the city may impose reasonable conditions upon a sign permit in order to mitigate any newly created impact on adjacent property. Any subsequent sign shall be a conforming sign.

(2) *Expansion.*

- a. For purposes of this sign code, expansion means:
 - i. An increase to the sign area that increases the level of nonconformity;
 - ii. An increase to the height of the sign that increases the level of nonconformity;
 - iii. An increase to the dimensions of the sign cabinet or increase in the depth of the sign; or
 - iv. Removal of the sign and installation of the sign at a new location.
- b. A legally established nonconforming sign may not be expanded except to bring the sign into compliance with this sign code.

(3) *Creation of nonconformities by public action.*

- a. Where there exists as of the date of adoption of this section a conforming sign and a subsequent taking by a governmental body occurs under eminent domain or negotiated sale which renders such sign in violation of one or more provisions of this chapter, such sign becomes a legal non-conformity and may be used thereafter only in accordance with the provisions of this section.
- b. The planning commission may consider government taking as a practical difficulty used with a request for a variance to a setback regulation for pre-existing signs.

(4) Additional standards for nonconformities within the Mississippi River Corridor Critical Area Overlay District are found in section 106-910.

Article II. Applications and procedures.

Sec. 108-200 – Purpose.

The following sections set forth standards and regulations for permit requirements for all types of signage.

Sec. 108-210 – Permitted and prohibited signs.

All permanent signs shall obtain a permit prior to installation. The following table establishes whether a type of sign is allowed or prohibited, and further establishes the permitting requirements for allowed types of signs:

Allowed without a permit	Allowed with a permit	Allowed with a building permit	Prohibited
Replacement of a sign panel without modification of the sign cabinet	Wall, blade, and projecting signs (including box cabinet, channel letter, typeface on awnings and canopies, and business directory and area identification signs installed on walls)	Athletic field signs, including scoreboards installed inside or outside of a building	Attention-getting devices Advertising device sign except in accordance with the standards of this chapter
Flags	Freestanding pylon and monument signs under 7 feet in height	Freestanding pylon and monument signs equal to or over 7 feet in height	Whirling devices, searchlights, streamers, balloons, and other gas-filled figures, except in accordance with the standards of this chapter
Fuel pump island identification signs	Directional signs	Off-premises digital billboard signs, in accordance with the standards of this chapter	Bench signs.
Pennants	Menu boards		Flashing or scrolling signs, devices, and lights
Service bay identification signs	Typeface on awnings and canopies		Motion signs
Window signs not exceeding 30 percent of the window area	Banners		Portable signs, except in accordance with the standards of this chapter
Holiday decorations temporarily displayed on traditionally accepted civic, patriotic, or religious holidays	Temporary signs exceeding 32 square feet in area (including sandwich board signs, feather signs, and real estate and construction signs)		Roof signs
Interior signs which are fully located within the interior of any building, athletic field or stadium, or within an enclosed lobby or court of any building, or in the lobby or entrance of			Signs on parked vehicles

any theater which are intended solely for information relating to the interior operation of the building in which they are located			
Memorial plaques or tablets, grave markers, statutory, or other remembrances of persons or events that are noncommercial in nature			Signs on trees and utility poles
On-premises address or nameplate identification signs having a sign area of 4 square feet or less			Signs painted on walls
Noncommercial speech signs, as exempted in Minnesota Statutes.			Signs which imitate traffic control devices
Temporary signs equal to or less than 32 square feet in area (including sandwich board signs, feather signs and real estate and construction signs)			Billboards
<p>Note 1: any type of signage not listed above is deemed prohibited.</p> <p>Note 2: all types of signage listed in this table must follow all applicable standards, regardless if a permit is required for installation.</p> <p>Note 3: this table only applies to requirements for sign and building permits. Separate electrical permits may still be required.</p>			

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Sec. 108-220 – Permitting requirements for temporary signs.

All temporary signs requiring a permit must submit a sign permit application with the following information:

- (1) The names, addresses, email addresses, and telephone numbers of the following parties:
 - a. The applicant,
 - b. The owner of the parcel on which the sign is to be erected or affixed,
 - c. The owner of the sign, and
 - d. The person to be erecting or affixing the sign.
- (2) Address of the property where the sign will be installed.
- (3) Type of sign.

-
- 1 (4) Dimensions of the sign.
 - 2 (5) Height of the sign.
 - 3 (6) Duration of sign placement.
 - 4 (7) A scaled site plan showing the proposed sign location, existing signs located on the sub-
 - 5 ject property, nearby buildings and structures, public streets, rights-of-way, public ease-
 - 6 ments, and property lines.
 - 7 (8) Detailed schematics of the sign, including plans and specifications for the method of
 - 8 construction and attachment to the ground.

9 Sec. 108-230 – Permitting requirements for permanent signs allowed with a permit.

10 All permanent signs requiring a permit must submit a sign permit application with the following

11 information:

- 12 (1) Wall signs, including banners, blade/projecting signs, typeface on awnings and cano-
- 13 pies, and all business directory signs, area identification signs, and menu boards in-
- 14 stalled on walls.
 - 15 a. The names, addresses, email addresses, and telephone numbers of the follow-
 - 16 ing parties:
 - 17 i. The applicant,
 - 18 ii. The owner of the parcel on which the sign is to be erected or affixed,
 - 19 iii. The owner of the sign, and
 - 20 iv. The person to be erecting or affixing the sign.
 - 21 b. Address and location of the property where the sign will be installed.
 - 22 c. Type of sign (box cabinet, channel letter, etc.).
 - 23 d. Dimensions of the sign.
 - 24 e. Dimensions of the wall to which the sign will be attached.
 - 25 f. Placement of the sign on the wall to which it will be attached.
 - 26 g. Height of the sign.
 - 27 h. Detailed schematics of the sign, including plans and specifications for the method
 - 28 and materials of construction and attachment to the building.
 - 29 i. Detailed specifications of sign illumination, including the source and type of illu-
 - 30 mination, wattage, and any light shields and shades.
- 31 (2) Freestanding signs under 7 feet in height, including directional signs, freestanding menu
- 32 boards, and real estate and construction signs.
 - 33 a. The names, addresses, email addresses, and telephone numbers of the follow-
 - 34 ing parties:
 - 35 i. The applicant,
 - 36 ii. The owner of the parcel on which the sign is to be erected or affixed,
 - 37 iii. The owner of the sign, and
 - 38 iv. The person to be erecting or affixing the sign.
 - 39 b. Address and location of the property where the sign will be installed.
 - 40 c. Type of sign (pylon or monument).
 - 41 d. Dimensions of the sign.
 - 42 e. Height of the sign.
 - 43 f. A scaled site plan showing the proposed sign location, existing signs located on
 - 44 the subject property, nearby buildings and structures, public streets, rights-of-
 - 45 way, public easements, and property lines.

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- 1 g. Detailed schematics of the sign, including plans and specifications for the method
 - 2 and materials of construction and attachment to the ground.
 - 3 h. Detailed specifications of sign illumination, including the source and type of illu-
 - 4 mination, wattage, and any light shields and shades.

5 Sec. 108-240 – Permitting requirements for permanent signs allowed with a building permit.

6 All permanent signs requiring a building permit must submit a sign permit application with the
7 following information:

8 (1) Freestanding signs equal to or over 7 feet in height.

- 9 a. The names, addresses, email addresses, and telephone numbers of the follow-
- 10 ing parties:
 - 11 i. The applicant,
 - 12 ii. The owner of the parcel on which the sign is to be erected or affixed,
 - 13 iii. The owner of the sign, and
 - 14 iv. The person to be erecting or affixing the sign.
- 15 b. Address and location of the property where the sign will be installed.
- 16 c. Type of sign (pylon or monument).
- 17 d. Dimensions of the sign.
- 18 e. Height of the sign.
- 19 f. A lot survey showing the proposed sign location, existing signs located on the
- 20 subject property, nearby buildings and structures, public streets, rights-of-way,
- 21 public easements, and property lines.
- 22 g. Detailed schematics of the sign.
- 23 h. Detailed specifications of sign illumination, including the source and type of illu-
- 24 mination, wattage, and any light shields and shades.
- 25 i. Construction documents showing the dimensions, materials, and required details
- 26 of construction including loads, stress, and anchors. These documents shall be
- 27 signed and stamped by a licensed design professional.

28 Sec. 108-250 – Electrical permit requirements.

29 All electronic messaging centers and illuminated signs must obtain an electrical permit, in ac-
30 cordance with Minnesota Electrical Code. Required electrical permits are in addition to any
31 other permitting requirements set forth in this chapter.

32 Sec. 108-260 – Permit fees.

33 A set fee established by an annual fee schedule shall be paid to the city at the time the sign per-
34 mit application is made.

35 **Article III. Standards and regulations.**

36 Sec. 108-300 – Purpose.

37 The following sections set forth standards and regulations for allowable sign types applicable in
38 all zoning districts.

39 Sec. 108-301 – Bulk standards.

- 1 Minimum and maximum dimensional standards for signs for each zoning district are established
- 2 in the following table:

	MR, RR, R-1A, R-1B, R-1C, R-2		R-3, COR-4A, COR-4B, COR-4C	B-1, B-2, B-3	I-1, I-2	COR-1, COR-3	COR-2, COR-2B	PI, P, CL, PUD
	Residential uses	Nonresidential uses						
<i>Wall, blade, and projecting signs (including box cabinet, channel letter, typeface on awnings and canopies, and business directory and area identification signs installed on walls)</i>								
Maximum sign area	Only per Home Occupation standards in Section 106-425(2)	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade
Maximum size of an individual sign	Only per Home Occupation standards in Section 106-425(2)	15% of the front façade	50 100 square feet	15% of the front façade	15% of the front façade	50 100 square feet	50 100 square feet	15% of the front façade
Maximum height	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less
Sign placement	Only per Home Occupation standards in Section 106-425(2)	Any building façade	Any building façade	Any building façade	Any building façade	Any building façade, with at least 50% a portion on the ground floor above or adjacent to the tenant entrance	Any building façade, with at least 50% a portion on the ground floor above or adjacent to the tenant entrance	Any building façade
Are box cabinet signs allowed?	No	No	No	Yes	Yes	No	No	Yes

Are blade or projecting signs allowed?	No	No	Yes	No-Yes	No-Yes	Yes	Yes	No-Yes
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	MR, RR, R-1A, R-1B, R-1C, R-2		R-3, COR-4A, COR-4B, COR-4C	B-1, B-2, B-3	I-1, I-2	COR-1, COR-3	COR-2, COR-2B	PI, P, CL, PUD
	Residential uses	Nonresidential uses						
<i>Freestanding signs (monument and pylon)</i>								
Maximum sign area*	Not allowed	32 square feet per face; 64 square feet total	6 32 square feet per face; 64 square feet total	100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total	6 32 square feet per face; 64 square feet total	6 100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total
Maximum height*	Not allowed	6 feet	6 feet	25 feet	25 feet	6 feet	6-25 feet	25 feet
Maximum number of signs per parcel	Not allowed	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage
Are pylon signs allowed?	No	Yes	No	Yes	Yes	No	Yes	Yes

*Note: Some parcels within the Highway 10 Signage Overlay District have larger maximum sign area and height regulations. Refer to the Performance Standards section for these standards.

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	MR, RR, R-1A, R-1B, R-1C, R-2		R-3, COR-4A, COR-4B, COR-4C	B-1, B-2, B-3	I-1, I-2	COR-1, COR-3	COR-2, COR-2B	PI, P, CL, PUD
	Residential uses	Nonresidential uses						
<i>Freestanding area identification and business directory signs (monument and pylon)</i>								
Maximum sign area*	32 square feet per face; 64 square feet total	32 square feet per face; 64 square feet total	6 32 square feet per face; 64 square feet total	100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total	6 32 square feet per face; 64 square feet total	6 100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total

Maximum height*	6 feet	6 feet	6 feet	25 feet	25 feet	6 feet	6-25 feet	25 feet
Maximum number of signs per parcel	1 per vehicular access to a development	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage
Are pylon signs allowed?	No	Yes	No	Yes	Yes	No	Yes	Yes
*Note: Some parcels within the Highway 10 Signage Overlay District have larger maximum sign area and height regulations. Refer to the Performance Standards section for these standards.								

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Sec. 108-302 – Performance standards.

(1) General performance standards.

- a. The following performance standards apply in addition to the specific performance standards for a specific type of sign.
 - i. No sign other than governmental signs shall be erected or temporarily placed within any street, public right-of-way, or any public easement, except for directional signs as specified within this chapter.
 - ii. No sign shall interfere with the ability of drivers and pedestrians to see any street or highway sign, or any traffic sign or signal, or any crossroad or crosswalk.
 - iii. No sign shall distract drivers nor offer any confusion to any street or highway, sign, or any traffic sign or signal.
 - iv. No sign shall extend over any lot line.
 - v. No sign shall be located within 15 feet of any point of vehicular access from a parcel to a public roadway.
 - vi. All signs must be located fully on private property, with the permission of the property owner. It is the property owner's responsibility to locate property lines to ensure compliance with this section.

(2) Wall signs.

- a. For a sign which is framed, outlined, or otherwise prepared and intended to provide a background for a sign display, the sign face area and dimensions shall include the entire portion within such background or frame.
- b. For a sign comprised of individual letters, figures, or elements on a wall or similar surface of the building or structure, the area and dimensions of the sign face shall encompass the total area of each letter, figure, or element used in the sign.
- c. For wall signs that utilize backer boards as a design element, the backer board should only be used to the extent needed for supporting the sign.
- d. All wall signs designed to be affixed flat against an exterior wall or raceway shall not project more than 16 inches from the wall to which the sign is affixed.
- e. Buildings with two or more tenants shall proportionately distribute allowable wall signage to each tenant, based on the percentage of the façade occupied by each tenant.

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- 1 f. Wall signs may be internally or externally illuminated, provided that the light
2 source is not visible or exposed on the face or sides of the characters.
- 3 g. Building directory signs attached to an exterior wall count toward allowable wall
4 signage.
- 5 h. Signage attached to a motor fuel station canopy counts toward allowable wall
6 signage.
- 7 i. Wall signs are not allowed on any of the following uses in any zoning district, ex-
8 cept those explicitly allowed in accordance with home occupation performance
9 standards in Section 106-425(2) of City Code:
- 10 i. single-family detached dwellings,
11 ii. detached townhome dwellings (including villas, cottage homes, and the
12 like),
13 iii. attached townhouse dwellings,
14 iv. two-family attached dwellings,
15 v. accessory dwelling units (ADUs),
16 vi. any detached accessory structure built in conjunction with any of the uses
17 listed in Items i-v in this section above.
- 18 (3) Projecting and blade signs.
- 19 a. The total area of each sign face counts toward the allowable area for wall sign-
20 age.
- 21 b. Each face of the projecting or blade sign must not exceed 32 square feet in area.
- 22 c. Projecting signs must not exceed 3 feet in width.
- 23 d. All projecting and blade signs must maintain a minimum vertical clearance of 10
24 feet between the ground and the sign's lowest edge.
- 25 e. Projecting and blade signs may be internally or externally illuminated, provided
26 that the light source is not visible or exposed on the face or sides of the charac-
27 ters.
- 28 (4) Awnings and canopies.
- 29 a. The area of all typeface applied to awnings and canopies, including all letters,
30 numbers, symbols, and logos, counts toward the allowable area for wall signage.
- 31 (5) Marquees
- 32 a. The total sign area and placement of marquees must follow the same standards
33 as wall signs.
- 34 b. Marquees may be internally or externally illuminated, provided that the light
35 source is not visible or exposed on the face or sides of the characters.
- 36 (6) Freestanding signs.
- 37 a. Signs may be shared and combined at areas of shared entrances, cross-access
38 easements and/or street frontages for multiple users. A written agreement or a
39 signed leasing document must be provided to City staff alongside a permit appli-
40 cation to ensure all parties utilizing the shared sign are permitted to do so on the
41 subject property by the property owner. Shared freestanding signs installed in
42 lieu of a standalone freestanding sign, including monument and pylon signs, shall
43 not exceed 150 square feet per sign face and shall not exceed 300 square feet in
44 total sign face area.
- 45 b. Freestanding building directory signs count toward allowable freestanding sign-
46 age.

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- 1 c. Any freestanding sign within 25 feet of any street right-of-way lines or driveway
2 entrances shall have vertical clearance for proper visibility by motorists on all af-
3 fected roadways.
- 4 d. No freestanding sign may be constructed or installed upon a property that does
5 not have a principal structure.
- 6 e. Signs affixed to knee walls, retaining walls, or similar structures count toward al-
7 lowable freestanding signage.
- 8 f. Scoreboards shall be permitted on properties used for recreational purposes.
- 9 g. Freestanding signs may be internally or externally illuminated, provided that the
10 lighting meets all standards in Section 106-310 of City Code.
- 11 h. Freestanding signage within the B-1, B-2, B-3, I-1, or I-2 zoning districts and
12 within the Highway 10 Signage Overlay District, as defined in Section 106-970 of
13 City Code, can be constructed with the following standards:
- 14 i. Maximum sign area: 150 square feet per face; 300 square feet total
15 ii. Maximum height: 75 feet
- 16 i. Monument signs.
- 17 i. In the COR, the signboard shall be constructed of wood, acrylic, alumi-
18 num or metal and shall be architecturally compatible with the style, com-
19 position, materials, colors and details of the building.
- 20 ii. In all districts outside of the COR, the signboard shall be constructed of
21 durable materials and shall be architecturally compatible with the building.
- 22 j. Pylon signs.
- 23 i. In the COR, the signboard and base of the pylon shall be constructed with
24 wood, acrylic, aluminum or metal and shall be architecturally compatible
25 with the style, composition, materials, colors and details of the building.
- 26 ii. In all districts outside of the COR, the signboard and pylon shall be con-
27 structed of durable materials and shall be architecturally compatible with
28 the building.
- 29 (7) Window signs.
- 30 a. Window signs include signs located within any glass along the exterior of a build-
31 ing, or otherwise intentionally designed to be seen on the exterior of a building.
32 This includes signs placed on doors, storefront, and clerestory windows.
- 33 b. ~~Window signs shall not exceed the following maximum standards:~~
- 34 i. ~~Maximum sign area:~~
- 35 1. ~~All uses in the Residential, Business, Industrial, COR-2, COR-2B,~~
36 ~~PI, P, CL, and PUD zoning districts: no more than 30% of the win-~~
37 ~~dow area.~~
- 38 2. ~~All uses in the COR-1, COR-3, COR-4A, COR-4B, and COR-4C~~
39 ~~zoning districts: no more than 10% of the window area or 4 square~~
40 ~~feet, whichever is less, and no more than 1 window sign per build-~~
41 ~~ing.~~
- 42 c. Window signs are allowed without permits, as long as they are kept in good con-
43 dition and installed on the interior side of a window.
- 44 d. Signs showing the hours of operation for a business are exempt from window
45 sign requirements.

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- 1 e. No electronic messaging center signs, internally illuminated signs, or other inter-
2 nally illuminated attention-getting devices may be placed in any window, except
3 for the following:
- 4 i. signs showing whether a business is open or closed,
 - 5 ii. signs showing the hours of operation for a business.
- 6 (8) Menu boards.
- 7 a. Menu boards are intended to list products or services available for purchase at a
8 business, through a drive-through lane, or through a walk-up window (ex. Food
9 and beverages offered at restaurants; services offered at car washes; etc.).
 - 10 b. Menu boards may be internally or externally illuminated, provided that the light
11 source is not visible or exposed on the face or sides of the characters.
 - 12 c. Menu boards may be freestanding or attached to an exterior wall.
 - 13 d. Menu boards must be one-sided.
 - 14 e. Menu boards adjacent to walk-up windows or business entrances must not ex-
15 ceed 3 square feet in size
 - 16 f. Drive-through lanes may have up to 50 square feet in menu board area. The al-
17 lowable area can be used in one sign or divided into multiple signs, as long as
18 the cumulative total does not exceed 50 square feet per drive-through lane.
 - 19 g. All menu boards must not exceed 6 feet in height.
 - 20 h. Menu boards adjacent to drive-through lanes may utilize electronic messaging
21 centers, provided that all standards are met for both menu boards and electronic
22 messaging centers.
 - 23 i. Temporary signs shall not be attached to menu boards, nor shall menu boards
24 be designed to allow for temporary signs to be attached for special promotions,
25 events, or any other reason.
 - 26 j. ~~No advertising messages are allowed.~~
- 27 ~~Wall-mounted building directory signs. (Standards combined with Wall Signs.)~~
- 28 k. ~~Building directory signs are intended to list all tenants of the building to which the~~
29 ~~sign is affixed.~~
 - 30 l. ~~Building directory signs may be internally or externally illuminated.~~
 - 31 m. ~~Building directory signs shall not project more than 6 inches from the building~~
32 ~~wall.~~
 - 33 n. ~~All letters, numbers, symbols, and logos on the building directory shall not ex-~~
34 ~~ceed 12 inches in height.~~
- 35 (9) Directional signs.
- 36 a. Directional signs are intended to guide pedestrian, vehicular, and freight traffic
37 through parking lots to building entrances, drive-through lanes, loading zones,
38 docks, or other similar destinations within a development.
 - 39 b. Directional signs must not exceed 4 square feet in sign area, with at least 50 per-
40 cent of the sign area dedicated to the directional message.
 - 41 c. Directional signs must not exceed 6 feet in height, unless they are affixed to
42 other required infrastructure (such as light poles) to uniquely identify a portion of
43 a parking lot for navigational purposes.
 - 44 d. Directional signs ~~must not~~ may be placed within a public easement, provided that
45 any sign constructed within an easement is subject to removal at the property
46 owner's expense in the event work in the easement is needed.

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- 1 e. The total number of directional signs shall not exceed the number of parking lot
2 entrances plus the number of drive aisles within the parking lot.
- 3 (10) Service bay identification signs.
- 4 a. Each service bay may have one identification sign on the outermost wall of any
5 principal building adjacent to a service bay entrance.
- 6 b. If the identification sign only includes a number to identify the door or service
7 bay, it shall not count toward the allowable wall sign area for the building.
- 8 c. If the identification sign includes any information in addition to a number, such as
9 a product, service, brand name, or other information, it shall count toward the al-
10 lowable wall sign area for the building.
- 11 (11) Fuel pump island identification signs.
- 12 a. All fuel pumps shall display the following information:
- 13 i. The type of service offered
- 14 ii. The price of gasoline, diesel, ethanol, or other product sold and dis-
15 pensed at the fuel pump
- 16 iii. General direction to customers using the fuel pump
- 17 iv. Other relevant information pertaining to the facility.
- 18 b. The sign area counts toward the maximum allowable sign area for the parcel on
19 which it is located.
- 20 (12) Electronic messaging centers.
- 21 a. Electronic messaging centers can be used as all or part of any allowable free-
22 standing or wall sign in the Business, Industrial, COR, PUD, Public/Institutional,
23 Parks, and Closed Landfill zoning districts. Electronic messaging centers are not
24 allowed in Residential zoning districts, except in conjunction with the following
25 principal uses:
- 26 i. Assisted living, memory care, and nursing home facilities.
- 27 ii. Multiple-family and/or senior living dwellings.
- 28 iii. Governmental or public facilities or utilities.
- 29 iv. Religious institutions.
- 30 b. All electronic messaging centers shall meet the following display standards:
- 31 i. No sign may be brighter than is necessary for clear and adequate visibil-
32 ity, or that it interferes with the effectiveness of a traffic sign or signal, or
33 that it distracts a driver from motor vehicle operation.
- 34 ii. All electronic messaging centers shall be equipped with a mechanism that
35 automatically adjusts the brightness to ambient lighting conditions (e.g.,
36 dusk).
- 37 iii. The display shall not change more than once every 3 7 seconds.
- 38 iv. The display shall not include animations, flashing ~~or scrolling~~ text, full-mo-
39 tion video, special effects, or other non-static images. Scrolling text is al-
40 lowed, provided that scrolling may not occur at a rate faster than one
41 word per second, where words contain an average of five characters
42 each.
- 43 v. The display must be one static image at a time, and the transition from
44 one display to another must be instantaneous without special effects.
45 ~~Subtle transition animations shall be allowed.~~
- 46 vi. The electronic messaging center must be designed and equipped to
47 freeze on one display if a malfunction occurs. The electronic messaging

center must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.

(13) Temporary signs.

- a. A sign is considered temporary if it is not intended to remain on the property permanently and has not received a permanent sign permit and/or is not intended to be constructed per the state building code.
- b. *Duration.* Temporary signs shall be permitted for up to ~~six weeks~~ 45 consecutive days and up to 90 total days per year per parcel, or per business on multitenant business parcels. ~~The six-week limit may be extended up to four weeks if there have been no sign violations in the past year by the entity who erects the sign.~~
 - i. *Temporary Highway 10 construction provision (city-wide).* The timeframes described above shall be permitted up to 12 weeks and may be extended in eight-week periods if there have been no sign violations in the past year by the entity who erects the sign and if the sign is in good repair. This temporary provision expires on December 31, 2025.
- c. *Location.* Temporary signs must be located fully on private property on which the business is located, with the permission of the property owner. The city will remove any signs in the public right-of-way, or erected without permission from the property owner. ~~Off-premise temporary signs are only allowed in conjunction with a special event permit.~~
- d. *Number.* All properties are limited to two temporary signs per parcel. In locations where there are multiple businesses on one parcel (a multitenant facility), three signs are permitted.
- e. *Size.* Temporary signs shall be limited to 50 square feet in size.
- f. *Height.* Freestanding temporary signs shall not exceed 7 feet in height, unless specifically regulated elsewhere in this section.
- g. ~~*Permits and fees.* All temporary signs shall be required to obtain a temporary sign permit. The temporary sign permit application shall specify the exact times and dates the temporary sign is to be erected, the size of the sign, the location of the sign, contact information, and other information deemed necessary by the zoning administrator to determine that the temporary sign is erected within applicable code. The temporary sign permit shall be clearly displayed on the temporary sign. The fee for the temporary sign permit shall be established by ordinance as part of the rates and charges. The fee shall only be collected for the first permit per parcel or per business in a multi-tenant facility. The provisions of this division apply to all temporary signs, and appropriate penalties for violations will be assessed, as outlined herein.~~
 - i. ~~Exemptions from temporary sign permit. Signs less than 15 square feet in size and all temporary signs in residential districts (R-1, R-2, and R-3) are exempt from temporary sign permitting requirements.~~
- h. *Maintenance.* All temporary signs must be securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The zoning administrator, or his designee, shall have the authority to identify and notify property owners and/or occupants of the parcel on which the temporary sign has been determined to be in violation of this Code. Failure to remove or

replace the temporary sign within ten days of notification shall be sufficient cause for the zoning administrator or his designee to remove said temporary sign. The property owner shall be billed for all costs incurred by the city in administering this subdivision.

i. *Temporary electronic messaging centers.* Temporary electronic messaging centers are only permitted in accordance with a special event permit. Permitted temporary electronic messaging centers may consist of dynamic display, provided all standards for electronic messaging centers are complied with.

j. ~~"A" frame or sandwich board signs. "A" frame or sandwich board signs are prohibited in all non-COR zoning districts.~~ "A" frame or sandwich board signs are permitted within all ~~COR~~ zoning districts, provided that the following standards are met:

- i. One sandwich board sign is permitted per business, *leasing office, or standalone commercial use*, to be placed within 5 feet of its main entrance.
- ii. Sandwich board signs *shall only be displayed during the hours of operation for the business, leasing office, or commercial use*, and the sign must be *removed from the outdoor environment* daily.
- iii. Sandwich board signs shall be no more than 2 feet wide and 3 feet tall, *and shall not exceed 6 square feet per sign face area*.
- iv. Sandwich board signs must leave a minimum of 5 feet of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs *must not hinder the ability of pedestrians to access building entrances, ADA parking stalls or loading spaces, or vehicles parked at the curb. Sandwich board signs must also not hinder vehicular traffic patterns or sight triangles at intersections or driveways.*
- v. Acceptable materials for sandwich board signs shall include the following: metal, wood, *durable plastic designed to be weighed down internally*, synthetic materials such as a chalk board or whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.
- vi. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.
- vii. Sandwich board signs are temporary signs *and shall count toward the allowable temporary signage for the parcel on which it is placed, or to which it is adjacent, if placed in the public right-of-way.*

k. *Pennants.* The use of pennants is permitted in any commercial district provided the pennants *comply with all standards in this section. are securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The zoning administrator, or his designee, shall have the authority to identify and notify property owners and/or occupants of the parcel on which the pennants have been determined to be in violation of this Code. Failure to remove or replace the pennants within ten days of notification shall be sufficient cause for the zoning administrator or his designee to remove said pennants. The property*

~~owner shall be billed for all costs incurred by the city in administering this subdivision.~~

- l. *Banners.* The use of banners is permitted in any commercial district as permanent wall signage provided the banner **complies with all standards in this section.** ~~is securely anchored and maintained in good repair, including replacement or removal when weather damage is evident.~~ The square footage dedicated to banners is limited to 50 percent of the total square footage allowance for wall signs. Facilities choosing to utilize wall banners in addition to other permanent wall signage shall be required to obtain a separate sign permit for the maximum square footage allowed for banners and payment of the permanent sign fee.
- m. *Feather signs.* **The use of feather signs is permitted in any commercial district provided that the feather sign complies with all standards in this section. The height of feather flags shall not exceed 7 feet. Feather signs that use spike bases that anchor to the ground shall not be placed within utility easements.**
- n. *Flags.* The display of flags shall be permitted in all districts. However, the total square footage area of any flags used as advertising copy or as attention getting devices for commercial purposes shall be considered as permanent signage and counted towards the total allowable sign area permitted by this section for the parcel on which the flag is displayed. Flag height is restricted to 25 feet.
- o. *Real estate and leasing signs.* One temporary real estate **or leasing** sign constructed of durable materials located on the premises is permitted for sale or lease of a building or vacant lot for each street frontage, provided such sign does not exceed 32 square feet in area.
- p. *Construction signs.* One temporary construction sign constructed of durable materials located on the premises is permitted on each street frontage of a development under construction, provided such sign does not exceed 32 square feet in area.
- q. *Other temporary signs and attention-getting devices.* Balloons, gas filled figures, streamers, whirling devices and revolving searchlights or any such attention-getting device that is not specifically a sign may be permitted up to four weeks per year, for one week at a time. **Each one-week period may be consecutive, provided that the attention-getting device complies with all applicable codes.**

Sec. 108-303 – Construction and maintenance standards.

All signs shall comply with the construction and maintenance standards set forth in this section.

- (1) *Construction design.* **All signs shall be designed to withstand wind and seismic loads in accordance with the latest City-adopted edition of the Minnesota State Building Code**
- (2) *Attachments.* **All signs attached to masonry, concrete or steel shall be safely securely fastened by means of metal anchors, bolts or approved expansion screws sufficient in size and anchorage to safely support the loads applied.**
- (3) *Clearance.* All signs and their supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage or surface or underground water. Additionally, all signs shall be located in such a way

1 that they maintain horizontal and vertical clearance of all electrical power lines and com-
2 munication lines.

3 (4) *Maintenance.*

- 4 a. The surface and structure of all signs must be kept refinished as necessary to
5 prevent the sign surface from becoming unkempt in appearance. The zoning ad-
6 ministrator shall use the following guidelines to determine if the sign is unkempt:
7 evidence of rust, peeling paint, structural damage, message damage, and/or
8 weathering.
- 9 b. When any sign for which a permit is required is removed, the zoning administra-
10 tor shall be notified and the entire sign and its components shall be removed.
- 11 c. The permit owner shall be responsible for all of the requirements of this section,
12 including the liability for expense of removal and maintenance incurred by the
13 city.

14 ~~(5) All signs permitted by this division in excess of 16 square feet shall be painted, lettered,~~
15 ~~or faced to the workmanship standards and best commercial practices of companies~~
16 ~~normally engaged in the business of providing commercial signs, using materials de-~~
17 ~~signed and marketed specifically for use on outdoor signs.~~

18 ~~(6) In addition to complying with the provisions of this division, all signs shall be constructed~~
19 ~~in accordance with the applicable provisions of the 1991 Edition of the Uniform Sign~~
20 ~~Code and State Electrical Code and as subsequently amended.~~

21 Sec. 108-310 – Off-premises digital billboard signs.

22 (1) *Findings, purpose, and intent.* The city council finds it necessary for the promotion and
23 preservation of the health, safety, welfare, and aesthetics of the community that the con-
24 struction, location, size, conspicuity, brightness, legibility, operational characteristics,
25 and maintenance of off-premises digital billboard signs be controlled. Off-premises digi-
26 tal billboard signs have a direct and substantial impact on traffic safety, pedestrian
27 safety, community aesthetics and property values. If left uncontrolled, off-premises digi-
28 tal billboard signs, designed to catch the eye of persons in their vicinity and hold it for ex-
29 tended periods of time, including video display signs, constitute a serious traffic safety
30 threat. The city council intends by this subsection to establish a legal framework for off-
31 premises digital billboard sign regulation in the city to facilitate an easy and agreeable
32 communication between people while protecting and promoting the public health, safety,
33 welfare and aesthetics of the community. It is not the purpose or intent of this subsection
34 to prefer or favor commercial messages or speech over noncommercial messages or
35 speech or to discriminate between types of noncommercial speech or the viewpoints
36 represented therein. Rather, the purpose of the off-premises digital billboard sign regula-
37 tions promulgated in this subsection is:

- 38 a. To eliminate potential hazards to motorists and pedestrians using the public
39 streets, sidewalks, and rights-of-way;
- 40 b. To safeguard and enhance property values;
- 41 c. To control nuisances;
- 42 d. To preserve and improve the appearance of the city through adherence to aes-
43 thetic principles, in order to create a community that is attractive to residents and
44 to nonresidents who come to live, visit, work, or trade;
- 45 e. To eliminate excessive and confusing sign displays;

-
- 1 f. To encourage signs which by their design are integrated with and harmonious to
2 the surrounding environment and the buildings and sites they occupy;
- 3 g. To maintain the character of the main-street core downtown but allow local busi-
4 nesses the opportunity to reach a wider audience by advertising along Highway
5 10; and
- 6 h. To promote the public health, safety, and general welfare.
- 7 (2) *Location of off-premises digital billboard signs.* Notwithstanding anything to the contrary
8 contained within this Code, off-premises digital billboard signs may be located only
9 within the off-premises digital billboard sign overlay district. Off-premises digital billboard
10 signs are prohibited in all zoning districts of the city other than the off-premises digital
11 billboard sign overlay district. Off-premises digital billboard signs located in the off-prem-
12 ises digital billboard sign overlay district must comply with all Code requirements for per-
13 mitted off-premises digital billboard signs.
- 14 a. *Permitted districts.* The off-premises digital billboard sign overlay district shall
15 commence along Highway 10 within 250 feet of the Highway 10 centerline within
16 the Ramsey city limits. Off-premises digital billboard signs are not allowed in any
17 residential or planned unit development (PUD) zoning district.
- 18 b. *Number of off-premises digital billboard signs.* A total of three off-premises digital
19 billboard signs shall be permitted within the entirety of the off-premises digital bill-
20 board sign overlay district.
- 21 c. *Separation distance between off-premises digital billboard signs.* Off-premises
22 digital billboard signs shall have a separation distance of at least two miles be-
23 tween each site in which they are located.
- 24 d. *Size.* Off-premises digital billboard signs shall not exceed 700 square feet in sur-
25 face area per sign surface.
- 26 e. *Number of surfaces.* Off-premises digital billboard signs shall not contain more
27 than two sign surfaces. Said sign surfaces shall face in opposite directions with
28 an interior angle not to exceed 45 degrees.
- 29 f. *Height.* Off-premises digital billboard signs shall not exceed 50 feet in height as
30 measured from the established grade of the site upon which the off-premises
31 signs and digital billboards is located.
- 32 g. *Conditional use.* Off-premises digital billboard signs shall be processed in ac-
33 cordance with the procedures established for conditional use permits in Section
34 [106-230 of City Code 117-51](#).
- 35 (3) *Off-premises digital billboard sign overlay district performance standards:* The off-prem-
36 ises digital billboard sign overlay district is hereby established as a separate zoning dis-
37 trict within the city. Within the off-premises digital billboard sign overlay district, off-prem-
38 ises digital billboard signs are permitted subject to the following conditions:
- 39 a. No off-premises digital billboard signs shall be erected that, by reason of position,
40 shape, movement, or color, interferes with the proper functioning of a traffic sig-
41 nal or which constitutes a traffic hazard.
- 42 b. Off-premises digital billboard signs shall not be located so as to extend over any
43 property line or within a drainage and utility easement, or within 15 feet of any
44 point of vehicular access from a parcel to a public roadway.
- 45 c. Off-premises digital billboard signs must have an architecturally enhanced base.
- 46 d. Off-premises digital billboard signs must have minimum display duration of seven
47 seconds. Such display shall contain static messages only; change from one

1 static message to another shall be instantaneous without any special effects,
2 through dissolve or fade transitions, or with the use of another subtle transition
3 technique that does not have the appearance of moving text or images.

- 4 e. Off-premises digital billboard signs must be rectangular in shape and all mes-
5 sages must be contained within the off-premises digital billboard frame.
- 6 f. All off-premises digital billboard signs shall have ambient light monitors installed
7 as part of the off-premises digital billboard sign and shall, at all times, allow such
8 monitors to automatically adjust the brightness level of the electronic sign based
9 on light conditions.
- 10 g. Off-premises digital billboard signs shall meet the following brightness standards:
 - 11 i. Off-premises digital billboard signs shall not exceed 7,500 nits (candelas
12 per square meter) between the hours of civil sunrise and civil sunset and
13 shall not exceed 500 nits (candelas per square meter) between the hours
14 of civil sunset and civil sunrise as measured from the face of the sign.
 - 15 ii. The light level shall not exceed 0.3-foot candles above ambient light as
16 measured from a pre-set distance depending on sign size. Measuring dis-
17 tance shall be determined using the following equation: the square root of
18 the message center sign area multiplied by 100. Example: 12 square foot
19 sign $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.
- 20 h. Off-premises digital billboard signs shall have a fully functional monitoring off
21 switch system that shuts the dynamic display off-premises sign off when the dis-
22 play deteriorates, in any fashion, five percent or greater until the dynamic display
23 sign has been repaired to its fully functional factory specifications.
- 24 i. Off-premises billboard signs must be part of the State of Minnesota's public
25 safety alert system.
- 26 j. Applicants for an off-premises digital billboard signs permit shall enter into an
27 agreement with the city to provide the city no less than 20 hours (provided in
28 9,000 eight-second spots) per month per dynamic display off-premises sign face
29 in the city for community and public service messages at such times as shall be
30 reasonably determined by the city. This agreement must be approved by the city
31 council before a permit for the construction or conversion of an off-premises
32 signs and digital billboard may be issued by the building official.

1 **Chapter 108 – Signs**

2 **Article I. In General**

3 Sec. 108-100 – Title.

4 This chapter may be known, cited, and referred to as the “Ramsey Sign Code” or “sign code,”
5 except as referred to herein where it may be known as “this chapter”.

6 Sec. 108-101 – Authority.

7 This chapter is enacted pursuant to the authority granted by the Municipal Planning Act, Minn.
8 Stats. §§ 462.351 to 462.364, as amended from time to time.

9 Sec. 108-102 – Purpose.

10 The purpose of this division is to protect and promote the general welfare, health, safety and or-
11 der within the city through the establishment of a comprehensive and impartial series of stand-
12 ards, regulations and procedures governing the erection, use and/or display of devices, signs or
13 symbols serving as a visual communicative media to persons situated within or upon public
14 rights-of-way or properties. The provisions of this division are intended to encourage creativity, a
15 reasonable degree of freedom of choice, an opportunity for effective communication and a
16 sense of concern for the visual amenities on the part of those designing and displaying commu-
17 nicative media for the types regulated by this division, while at the same time assuring that the
18 public health and welfare is not endangered.

19 Sec. 108-103 – Coordination with other codes.

20 This chapter supersedes and replaces previous sign code language in the COR Design Frame-
21 work. This chapter is intended to work in tandem with the adopted city zoning code, state build-
22 ing codes, state fire codes, Minnesota Statute, and any locally-adopted optional chapters as
23 amended from time to time. It is also intended to work in tandem with the regulations set forth
24 from the local watershed management organization. Nothing in this chapter is intended to pre-
25 clude or supersede any requirements in those codes or regulations.

26 Sec. 108-104 – Rules of construction and interpretation.

27 (1) *Conflicting conditions.* Where the conditions imposed by any provision of this chapter are
28 either more or less restrictive than comparable conditions by another provision of this
29 chapter or by other chapters of this Code, rule or regulation of the city, the provision
30 which imposes the more restrictive condition, standard, or requirement shall prevail.

31 (2) *Language rules of construction.* The language set forth in the text of this chapter shall be
32 interpreted in accordance with the following rules of construction:

33 a. All measured distances expressed in feet shall be the nearest tenth of a foot. All
34 distances unless otherwise specified shall be measured horizontally.

35 b. The present tense includes the past and future tenses; and the future tense in-
36 cludes the present tense.

37 c. The singular number includes the plural; and the plural number includes the sin-
38 gular.

39 d. The words "shall" and "must" are mandatory and the words "should" and "may"
40 are permissive.

1 Sec. 108-105 – Definitions

2 If a word or term defined in this chapter appears in the text, its meaning may be construed as
3 set forth in the definition of the word or term as found in this section, except where the context
4 clearly indicates a different meaning. If a word is not defined herein, a term is defined by com-
5 monly used English language dictionaries.

6 *Abandoned sign* means a sign which no longer identifies or advertises a bona fide business,
7 lesser, service, owner, product, or activity, and/or for which no legal owner/business/lesser can
8 be found.

9 *Athletic field sign* means any scoreboard located on the interior-facing side of athletic field
10 fences or facilities.

11 *Area identification sign* means a freestanding or wall sign which identifies the name of any of the
12 following:

- 13 (1) A residential subdivision;
- 14 (2) A multiple residential complex consisting of three or more structures;
- 15 (3) A business or industrial structure containing two or more independent concerns;
- 16 (4) A single business or industrial complex consisting of three or more separate structures
17 existing on individual platted lots or as a planned unit development;
- 18 (5) A mobile home court;
- 19 (6) Any integrated combination of such developments or structures; or
- 20 (7) A shopping center.

21 Such signs shall identify an area or complex and may also name the principal business in
22 the building or development.

23 *Attention-getting device* means a non-standard sign or an object or device other than a sign that
24 has as its purpose to promote, advertise, or sell a product or service obtainable on the premises
25 upon which the object or device is located, and not to identify the premises.

26 *Awning* means a hood or cover which projects from the wall of a building.

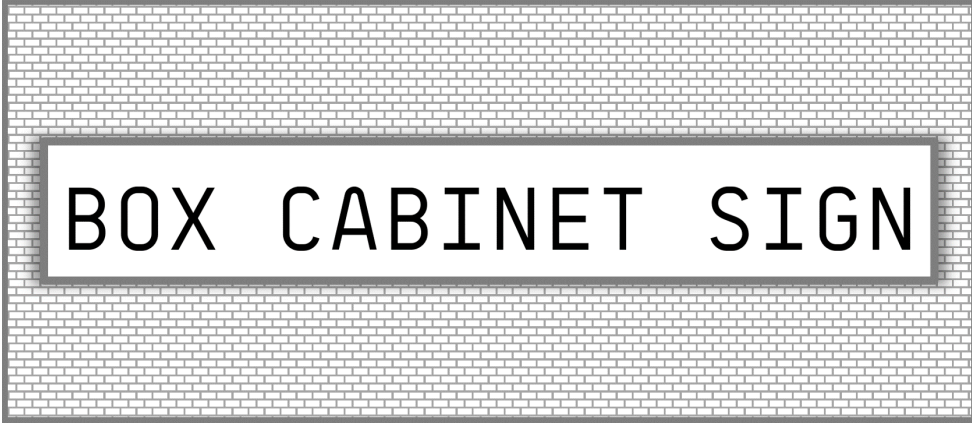
27 *Awning sign* means a sign attached or affixed to an awning.

28 *Banner* means a sign made of fabric or non-rigid material with no enclosing framework.

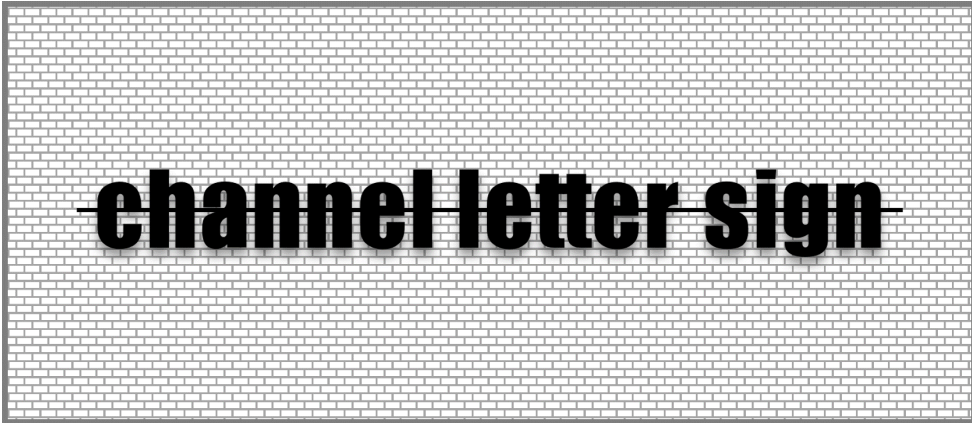
29 *Bench sign* means a sign which is affixed to a bench.

30 *Billboard* means a sign which directs attention to a business, establishment, product, service,
31 interest, activity or entertainment not exclusively related to the premises where such sign is lo-
32 cated.

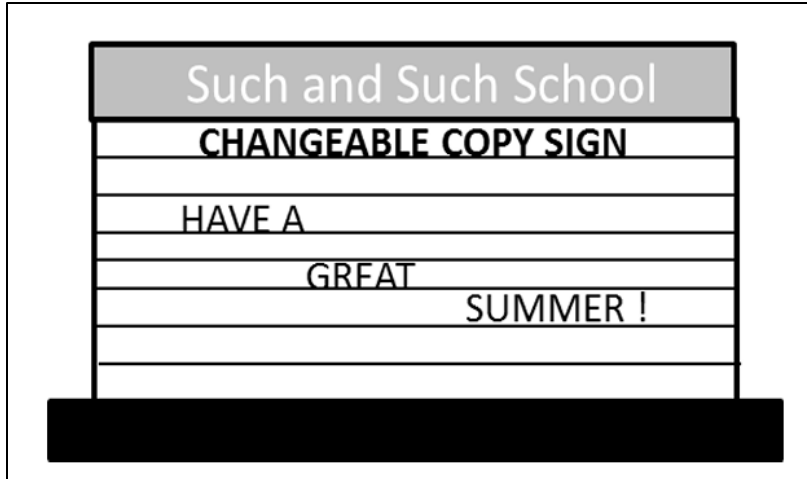
33 *Box cabinet sign* means an exterior sign that is constructed to be substantially supported by a
34 separate box-like structure, with each segment of the sign message attached to one or a group
35 of supports, and with or without internal illumination.



- 1
- 2 *Business directory sign* means a freestanding or wall sign which identifies the names of the spe-
- 3 cific businesses located in a shopping center or business or industrial park and which is located
- 4 on the parcel of the center so identified.
- 5 *Canopy* means a permanent roof-like structure of rigid materials.
- 6 *Canopy sign* means a sign attached or affixed to a canopy.
- 7 *Channel letter* means a custom-made three-dimensional metal or plastic letter, number, or sym-
- 8 bol, with or without internal illumination, that is used in exterior signage.



- 9
- 10 *Changeable copy sign or reader board sign* means a sign or portion thereof with characters, let-
- 11 ters or illustrations that can be changed or rearranged manually without altering the face or the
- 12 surface of the sign.



1

2 *Directional or instructional sign* means a sign providing no advertising of any kind, which pro-
3 vides direction or instruction to guide persons to facilities intended to serve the public, including
4 but not specifically limited to those signs identifying restrooms, public telephones, public walk-
5 ways, affiliation with motor clubs, acceptance of designated credit cards, and other similar signs
6 providing direction or instruction to persons using a facility but not including those signs acces-
7 sory to parking areas.

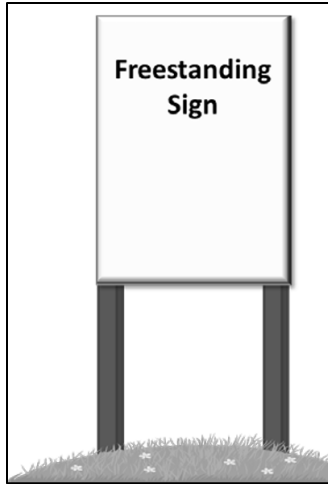
8 *Eaves* means the part of a roof that meets or overhangs the walls of a building.

9 *Electronic messaging center* means any characteristic of a sign that appears to have movement
10 or that appears to change, caused by any method other than physically removing and replacing
11 the sign or its components, whether the apparent movement or change is in the display, the sign
12 structure itself, or any other component of the sign. This includes a display that incorporates a
13 technology or method allowing the sign face to change the image without having to physically or
14 mechanically replace the sign face or its components. This also includes any rotating, revolving,
15 moving, flashing, blinking, or animated display and any display that incorporates rotating panels,
16 LED lights manipulated through digital input or any other method of technology that allows the
17 sign face to present a series of images or displays.

18 *External illumination* means illumination of a sign which is affected by an artificial source of light
19 which is not contained within the sign itself.

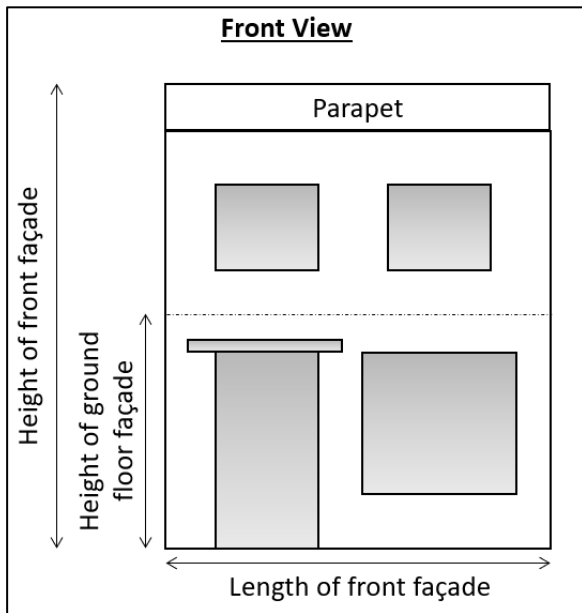
20 *Feather sign* means a freestanding temporary sign consisting of a piece of flexible cloth, plastic
21 or other similar material that is attached lengthwise to a single pole and designed to flutter or
22 wave in the wind.

23 *Freestanding sign* means a sign that is self-supporting and affixed to a frame structure and not
24 attached to a building. Freestanding signs include monument signs and pylon signs.

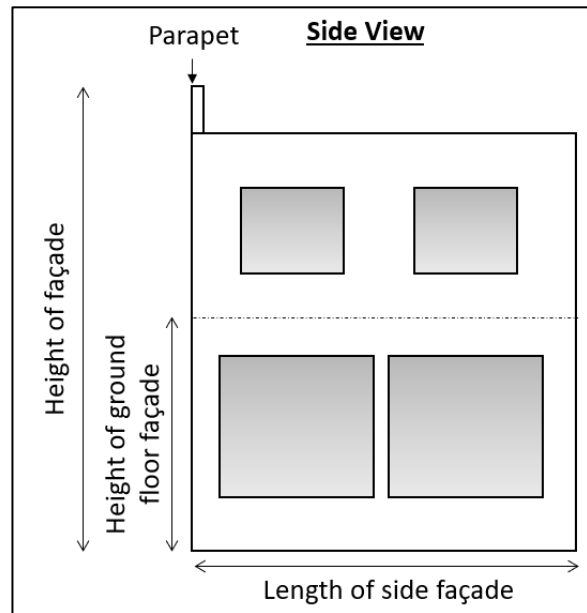


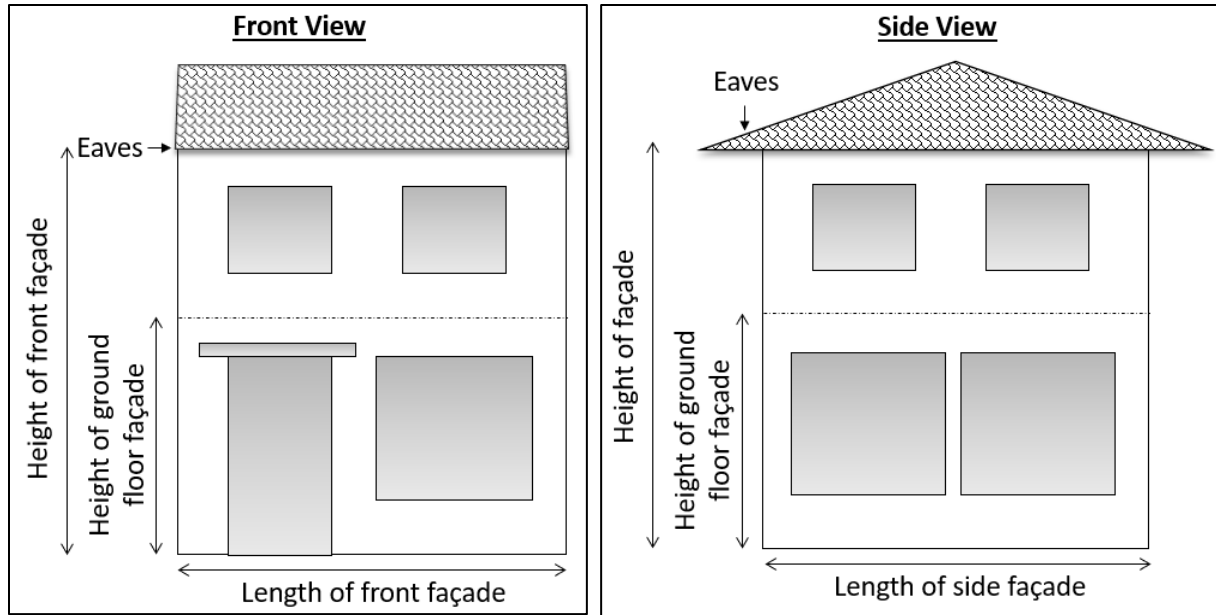
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2 *Front façade* means the vertical face of a building oriented along or toward the street to which
 3 the building is addressed. The area of the front façade is calculated by multiplying the length of
 4 the wall facing the street, as measured from edge to edge along the grade adjacent to the build-
 5 ing, by the height of that same wall, as measured from the average grade adjacent to the build-
 6 ing to the top of the parapet or eaves, whichever is less.



7





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2 **Governmental sign** means a sign which is erected by a governmental unit.

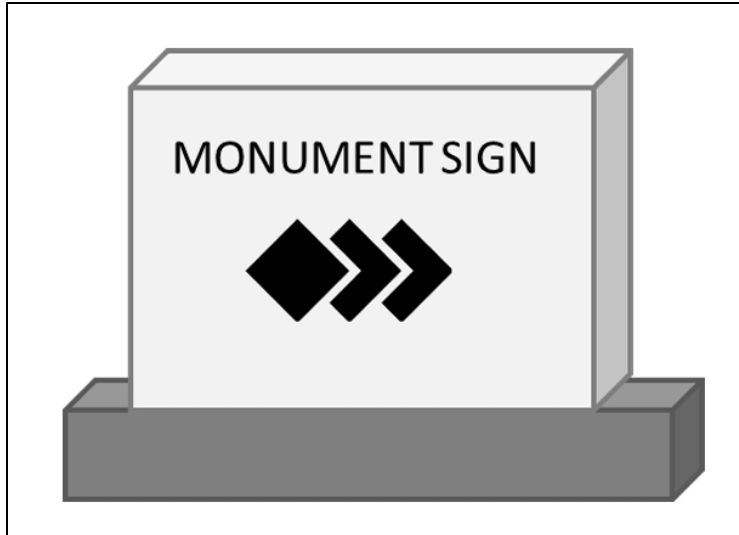
3 **Highway 10 Signage Overlay District** means a district for purposes of allowing additional sign-
 4 age in a specified area due to limited visibility created by overpasses on Highway 10, described
 5 as all commercially zoned property located within 750 feet of the centerline of Highway 10 be-
 6 tween the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels lo-
 7 cated within the COR Zoning District are excluded from this overlay district, as sign regulations
 8 for that district are located in a separate section of the City Code.

9 **Illuminated sign** means any sign which is illuminated by an artificial light source.

10 **Mansard** means a sloped roof or roof-like facade architecturally comparable to a building wall.

11 **Marquee** means a permanent roof-like structure of rigid materials supported by and extending
 12 from the facade of a building.

13 **Monument sign** means a freestanding sign not supported by exposed posts or poles which is
 14 architecturally designed and located directly at grade.



1

2 *Motion sign* means any sign which revolves, rotates or has any moving parts.

3 *Nameplate/identification sign* means a sign which bears the name and/or address of the occu-
4 pants of the building.

5 *Nonconforming sign, illegal*, means a sign which unlawfully existed prior to the adoption of the
6 ordinance from which this chapter is derived.

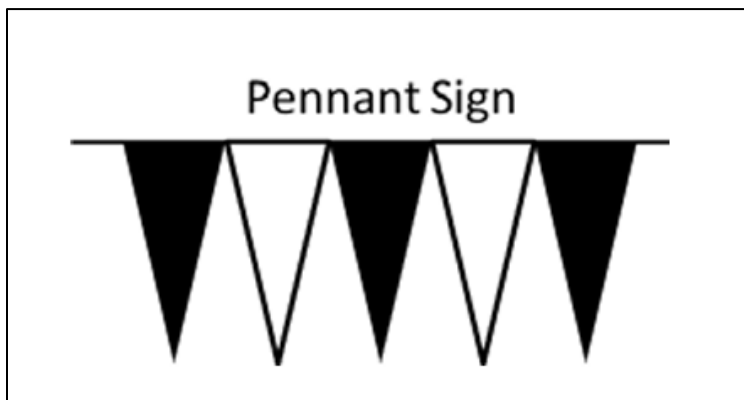
7 *Nonconforming sign, legal*, means a sign which lawfully existed prior to the adoption of the ordi-
8 nance from which this chapter is derived, but does not conform to the newly enacted require-
9 ments of this chapter.

10 *Obsolete Sign Copy* means an abandoned sign that no longer advertises or identifies a use con-
11 ducted on the property on which said sign is erected.

12 *Off-premise sign* means a sign which directs attention to a business, commodity, service, activ-
13 ity or entertainment not necessarily conducted, sold or offered upon the premises where such
14 sign is located.

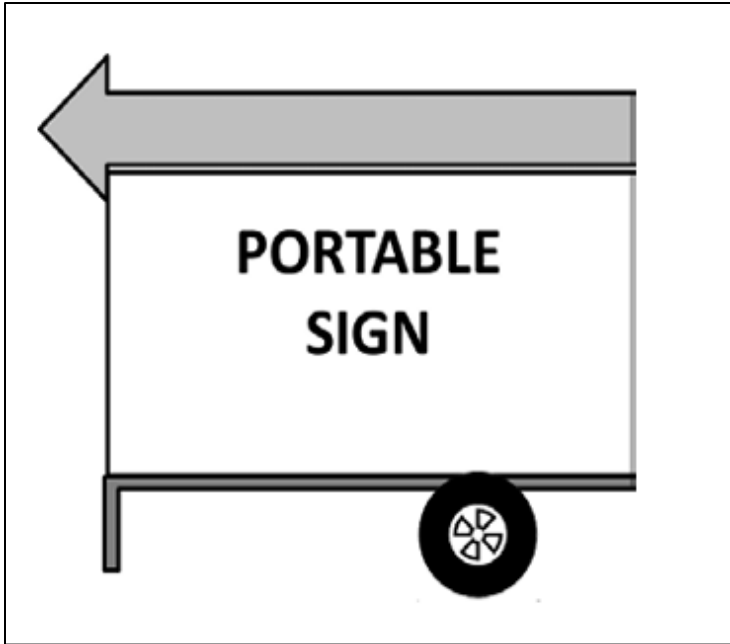
15 *Parapet* means a low protective wall along the edge of a roof.

16 *Pennants* means attention-getting devices which resemble flags and are of non-permanent pa-
17 per, cloth or plastic-like consistency.

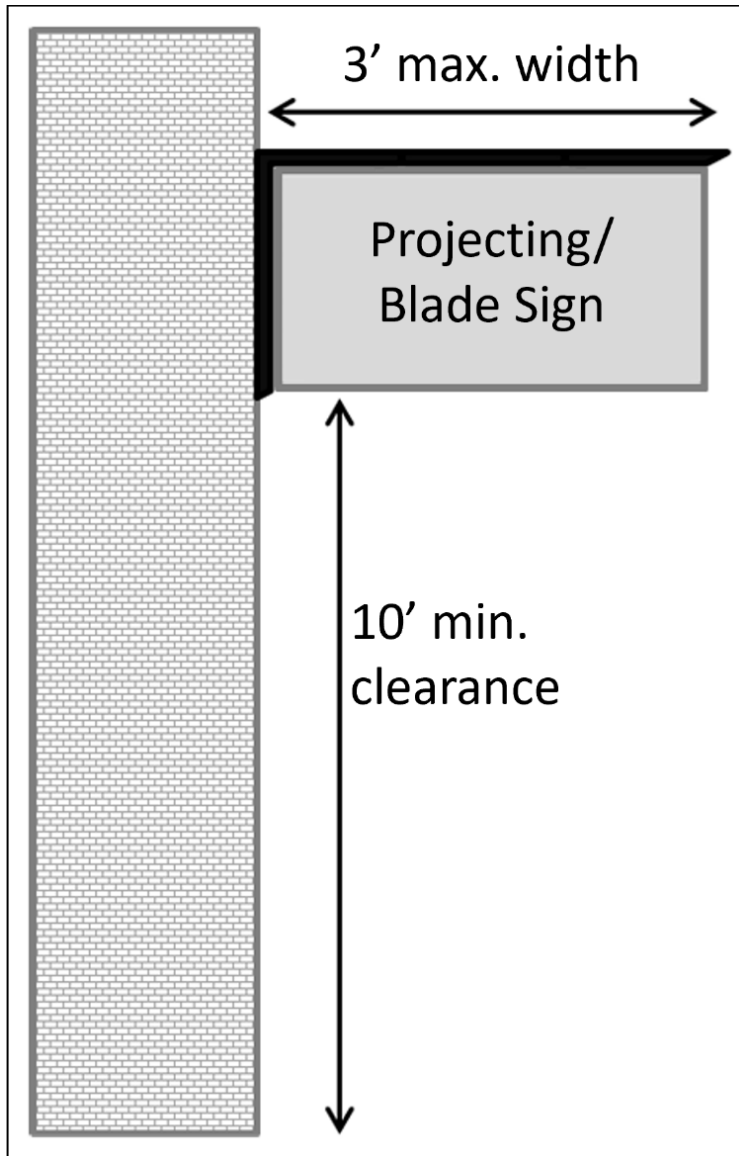


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- 1 *Permanent sign* means any sign which is not defined as a temporary sign.
 - 2 *Political sign* means a temporary sign used in connection with any local, state or national elec-
 - 3 tion or referendum, as regulated by State law.
 - 4 *Portable sign* means any sign designed to be removed and not permanently affixed to the
 - 5 ground or a structure or a building.

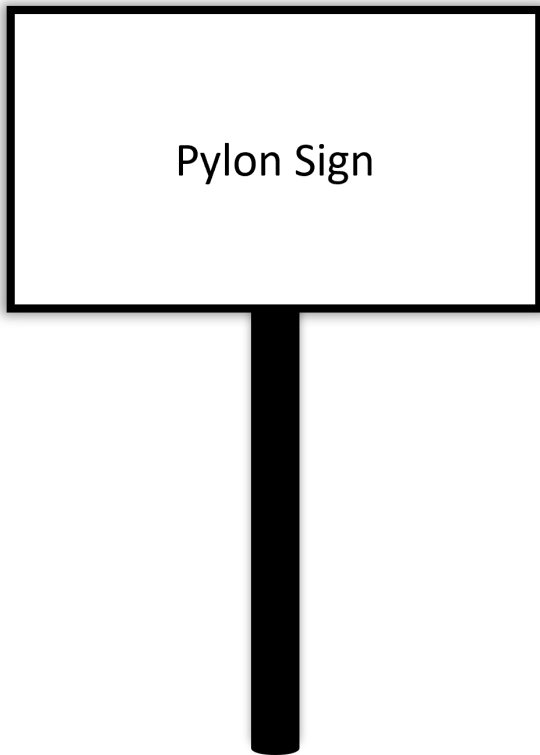


- 6
- 7 *Principal business* means any commercial or industrial business operating on a property zoned
- 8 for commercial or industrial land uses.
- 9 *Projecting sign (or blade sign)* means any sign, all or any part of which extends beyond the sur-
- 10 face of the building or wall by more than 16 inches.

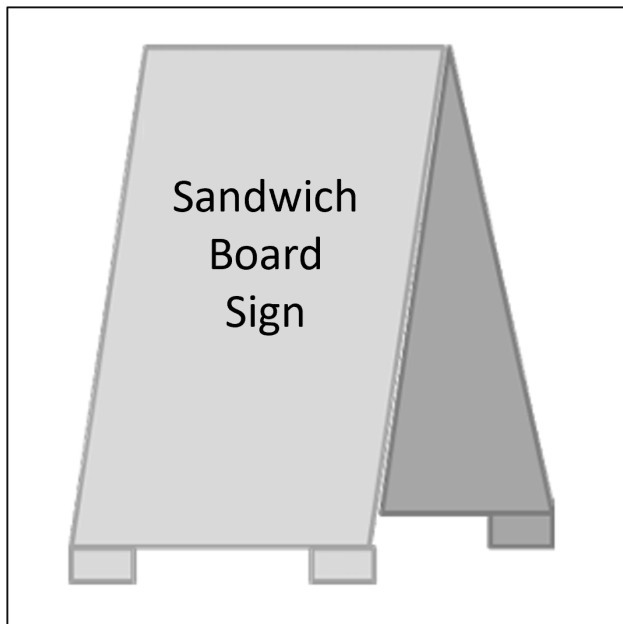


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2 *Pylon sign* means any permanent, freestanding sign mounted on posts or columns.



- 1
- 2 *Raceway* means a separate structure attached to a wall upon which channel letters can be
- 3 mounted.
- 4 *Roof sign* means any sign erected upon the roof of a structure to which it is affixed.
- 5 *Sandwich board signs* means a self-supporting, freestanding temporary sign with only two (2)
- 6 sides that are situated adjacent to a business with the intent to attract pedestrian traffic to busi-
- 7 nesses. Sandwich board signs are not meant to be read by vehicular traffic.



8

1 *Sign* means any letter, word or symbol, device, poster, picture, statuary, reading matter, or rep-
2 resentation in the nature of an advertisement, announcement, message or visual communica-
3 tion, whether painted, posted, printed, affixed or constructed, which is displayed to direct the at-
4 tention of the public for informative or communicative purposes. Such communication located
5 completely within an enclosed building and not exposed to view from a street shall not be con-
6 sidered a sign. Murals shall also not be considered signs.

7 *Sign area* means that area within the marginal lines of the surface which bears the advertise-
8 ment, or in the case of messages, figures or symbols attached directly to any part of a building,
9 that area which is included in the smallest geometric shape which can be made to circumscribe
10 the message, figure or symbol displayed thereon. The stipulated maximum sign area for a free
11 standing or ground sign refers to a single facing.

12 *Sign, maximum height of*, means the vertical distance measured from the grade to the top of
13 such a sign.

14 *Sign, minimum height of*, means the vertical distance measured from the nearest finished grade
15 to the lower limit of such sign.

16 *Street frontage* means the proximity of a parcel of land to one or more streets.

17 *Temporary sign* means a sign which is erected or displayed for a limited period of time.

18 *Wall sign* means any sign which is affixed to or erected against a wall of any building, including
19 signs with individual letters, box cabinets, channelized components, service bay identification
20 signs, and signs on mansards.

21 *Window sign* means a sign installed inside a window, or any sign placed within a building for the
22 purpose of being visible from the public right-of-way. This does not include merchandise on dis-
23 play.

24 Sec. 108-106 – Applicability and compliance.

25 From and after the effective date of the ordinance from which this chapter is derived, the use of
26 all signs in the city shall be in conformity with the provisions of this chapter and after the lawful
27 issuance of all required permits.

28 Sec. 108-110 – Administration.

29 The zoning administrator, as defined in Section 106-105 of Ramsey City Code, shall process
30 applications for sign permits. The building official, or their designee, is empowered, upon
31 presentation of proper credentials, to enter or inspect any building, structure, or parcel in the city
32 for the purpose of inspection of a sign and its structural and electrical connections to ensure
33 compliance with all applicable codes and ordinances.

34 Sec. 108-130 – Enforcement.

35 (1) Any violation of this chapter may be enjoined by the council through proper legal chan-
36 nels.

37 (2) In case any sign or sign structure is proposed to be erected, reconstructed, altered, con-
38 verted, maintained or used in violation of this chapter, the council, in addition to other
39 remedies, may institute in the name of the city any appropriate action or proceeding to

1 prevent, restrain, correct or abate such sign or sign structure, or to prevent, in or about
2 such premises, any act, conduct, business, or use constituting a violation, as prescribed
3 in chapter 2.

4 (3) Violation of any provision of this chapter is considered a misdemeanor. Each day a viola-
5 tion continues shall constitute a separate offense.

6 (4) Appeals are provided in the same manner as prescribed in chapter 2.

7 (5) The City will remove any signs in the public right-of-way, or erected without permission
8 from the property owner.

9 (6) If the zoning administrator or building official finds that a sign is abandoned or an obso-
10 lete sign copy that no longer advertises or identifies a use conducted on the property, or
11 is structurally or electrically defective, or in any way endangers the public, the zoning ad-
12 ministrator or building official shall issue a written order to the owner of the sign and oc-
13 cupant of the premises stating the nature of the violation and requiring repair or removal
14 of the sign within 90 days of the use ceasing operations on the property, or within 60
15 days after written notification from the zoning administrator, whichever is sooner. If the
16 owner of the sign does not remit payment for such removal within 60 days after removal
17 of signs, the City may take whatever actions are allowed by law to collect such amount,
18 including imposing a lien on the property upon which the sign is located.

19 (7) The zoning administrator may cause the removal of any illegal sign, any sign remaining
20 after a business permanently closes, or any sign not properly maintained in cases of
21 emergency, or after failure to timely comply with written orders for removal or repair. Af-
22 ter removal or demolition of the sign, a notice shall be mailed to the sign owner and
23 owner of the property where the sign was located stating the nature of the work and the
24 date on which it was performed and demanding payment of the costs as certified by the
25 zoning administrator together with an additional 50 percent for inspection and incidental
26 costs.

27 (8) The owner of the parcel upon which the sign is located shall be presumed to be the
28 owner of all signs thereon unless facts to the contrary are brought to the attention of the
29 zoning administrator.

30 (9) In case of emergency, the zoning administrator or building official may cause the immedi-
31 ate removal of a dangerous or defective sign without notice. Signs removed in this man-
32 ner must present a hazard to the public safety as defined in the state building code.

33 Sec. 108-140 – Nonconformities.

34 (1) *Regulations.*

35 a. Notwithstanding any other provisions of this chapter, a legally established non-
36 conforming permanent sign may continue, including through repair, replacement
37 (including replacement of an individual panel for tenant turnover), restoration,
38 maintenance, or improvement, but not including expansion, only in compliance
39 with the provisions of this section.

40 b. Whenever a lawful nonconforming use of a sign is discontinued for a continuous
41 period of one year, any future use of said sign shall be made to conform with the
42 provisions of this chapter.

43 c. A legally established nonconforming sign must not resume if the sign is de-
44 stroyed by fire or other peril to the extent of greater than 50 percent of its market
45 value, and no sign permit has been applied for within 180 days of when the prop-
46 erty is damaged. In this case, the city may impose reasonable conditions upon a

sign permit in order to mitigate any newly created impact on adjacent property.
Any subsequent sign shall be a conforming sign.

(2) *Expansion.*

- a. For purposes of this sign code, expansion means:
 - i. An increase to the sign area that increases the level of nonconformity;
 - ii. An increase to the height of the sign that increases the level of nonconformity;
 - iii. An increase to the dimensions of the sign cabinet or increase in the depth of the sign; or
 - iv. Removal of the sign and installation of the sign at a new location.
- b. A legally established nonconforming sign may not be expanded except to bring the sign into compliance with this sign code.

(3) *Creation of nonconformities by public action.*

- a. Where there exists as of the date of adoption of this section a conforming sign and a subsequent taking by a governmental body occurs under eminent domain or negotiated sale which renders such sign in violation of one or more provisions of this chapter, such sign becomes a legal non-conformity and may be used thereafter only in accordance with the provisions of this section.
- b. The planning commission may consider government taking as a practical difficulty used with a request for a variance to a setback regulation for pre-existing signs.

(4) Additional standards for nonconformities within the Mississippi River Corridor Critical Area Overlay District are found in section 106-910.

Article II. Applications and procedures.

Sec. 108-200 – Purpose.

The following sections set forth standards and regulations for permit requirements for all types of signage.

Sec. 108-210 – Permitted and prohibited signs.

All permanent signs shall obtain a permit prior to installation. The following table establishes whether a type of sign is allowed or prohibited, and further establishes the permitting requirements for allowed types of signs:

Allowed without a permit	Allowed with a permit	Allowed with a building permit	Prohibited
Replacement of a sign panel without modification of the sign cabinet	Wall, blade, and projecting signs (including box cabinet, channel letter, type-face on awnings and canopies, and business directory and area identification signs installed on walls)	Athletic field signs, including scoreboards installed inside or outside of a building	Attention-getting devices except in accordance with the standards of this chapter

Flags	Freestanding pylon and monument signs under 7 feet in height	Freestanding pylon and monument signs equal to or over 7 feet in height	Whirling devices, searchlights, streamers, balloons, and other gas-filled figures, except in accordance with the standards of this chapter
Fuel pump island identification signs	Directional signs	Off-premises digital billboard signs, in accordance with the standards of this chapter	Bench signs.
Pennants	Menu boards		Flashing signs, devices, and lights
Service bay identification signs	Typeface on awnings and canopies		Motion signs
Window signs	Banners		Portable signs, except in accordance with the standards of this chapter
Holiday decorations temporarily displayed on traditionally accepted civic, patriotic, or religious holidays	Temporary signs exceeding 32 square feet in area (including sandwich board signs, feather signs, and real estate and construction signs)		Roof signs
Interior signs which are fully located within the interior of any building, athletic field or stadium, or within an enclosed lobby or court of any building, or in the lobby or entrance of any theater which are intended solely for information relating to the interior operation of the building in which they are located			Signs on parked vehicles
Memorial plaques or tablets, grave markers, statutory, or other remembrances of persons or events			Signs on trees and utility poles

that are noncommercial in nature			
On-premises address or nameplate identification signs having a sign area of 4 square feet or less			Signs painted on walls
Noncommercial speech signs, as exempted in Minnesota Statutes.			Signs which imitate traffic control devices
Temporary signs equal to or less than 32 square feet in area (including sandwich board signs, feather signs and real estate and construction signs)			Billboards
<p>Note 1: any type of signage not listed above is deemed prohibited.</p> <p>Note 2: all types of signage listed in this table must follow all applicable standards, regardless if a permit is required for installation.</p> <p>Note 3: this table only applies to requirements for sign and building permits. Separate electrical permits may still be required.</p>			

1

2 Sec. 108-220 – Permitting requirements for temporary signs.

3 All temporary signs requiring a permit must submit a sign permit application with the following
4 information:

5 (1) The names, addresses, email addresses, and telephone numbers of the following parties:
6

- 7 a. The applicant,
- 8 b. The owner of the parcel on which the sign is to be erected or affixed,
- 9 c. The owner of the sign, and
- 10 d. The person to be erecting or affixing the sign.

11 (2) Address of the property where the sign will be installed.

12 (3) Type of sign.

13 (4) Dimensions of the sign.

14 (5) Height of the sign.

15 (6) Duration of sign placement.

16 (7) A scaled site plan showing the proposed sign location, existing signs located on the subject
17 property, nearby buildings and structures, public streets, rights-of-way, public easements,
18 and property lines.

19 (8) Detailed schematics of the sign, including plans and specifications for the method of
20 construction and attachment to the ground.

21 Sec. 108-230 – Permitting requirements for permanent signs allowed with a permit.

1 All permanent signs requiring a permit must submit a sign permit application with the following
2 information:

3 (1) Wall signs, including banners, blade/projecting signs, typeface on awnings and cano-
4 pies, and all business directory signs, area identification signs, and menu boards in-
5 stalled on walls.

6 a. The names, addresses, email addresses, and telephone numbers of the follow-
7 ing parties:

8 i. The applicant,

9 ii. The owner of the parcel on which the sign is to be erected or affixed,

10 iii. The owner of the sign, and

11 iv. The person to be erecting or affixing the sign.

12 b. Address and location of the property where the sign will be installed.

13 c. Type of sign (box cabinet, channel letter, etc.).

14 d. Dimensions of the sign.

15 e. Dimensions of the wall to which the sign will be attached.

16 f. Placement of the sign on the wall to which it will be attached.

17 g. Height of the sign.

18 h. Detailed schematics of the sign, including plans and specifications for the method
19 and materials of construction and attachment to the building.

20 i. Detailed specifications of sign illumination, including the source and type of illu-
21 mination, wattage, and any light shields and shades.

22 (2) Freestanding signs under 7 feet in height, including directional signs, freestanding menu
23 boards, and real estate and construction signs.

24 a. The names, addresses, email addresses, and telephone numbers of the follow-
25 ing parties:

26 i. The applicant,

27 ii. The owner of the parcel on which the sign is to be erected or affixed,

28 iii. The owner of the sign, and

29 iv. The person to be erecting or affixing the sign.

30 b. Address and location of the property where the sign will be installed.

31 c. Type of sign (pylon or monument).

32 d. Dimensions of the sign.

33 e. Height of the sign.

34 f. A scaled site plan showing the proposed sign location, existing signs located on
35 the subject property, nearby buildings and structures, public streets, rights-of-
36 way, public easements, and property lines.

37 g. Detailed schematics of the sign, including plans and specifications for the method
38 and materials of construction and attachment to the ground.

39 h. Detailed specifications of sign illumination, including the source and type of illu-
40 mination, wattage, and any light shields and shades.

41 Sec. 108-240 – Permitting requirements for permanent signs allowed with a building permit.

42 All permanent signs requiring a building permit must submit a sign permit application with the
43 following information:

44 (1) Freestanding signs equal to or over 7 feet in height.

- 1 a. The names, addresses, email addresses, and telephone numbers of the follow-
- 2 ing parties:
- 3 i. The applicant,
- 4 ii. The owner of the parcel on which the sign is to be erected or affixed,
- 5 iii. The owner of the sign, and
- 6 iv. The person to be erecting or affixing the sign.
- 7 b. Address and location of the property where the sign will be installed.
- 8 c. Type of sign (pylon or monument).
- 9 d. Dimensions of the sign.
- 10 e. Height of the sign.
- 11 f. A lot survey showing the proposed sign location, existing signs located on the
- 12 subject property, nearby buildings and structures, public streets, rights-of-way,
- 13 public easements, and property lines.
- 14 g. Detailed schematics of the sign.
- 15 h. Detailed specifications of sign illumination, including the source and type of illu-
- 16 mination, wattage, and any light shields and shades.
- 17 i. Construction documents showing the dimensions, materials, and required details
- 18 of construction including loads, stress, and anchors. These documents shall be
- 19 signed and stamped by a licensed design professional.

20 Sec. 108-250 – Electrical permit requirements.

21 All electronic messaging centers and illuminated signs must obtain an electrical permit, in ac-
 22 cordance with Minnesota Electrical Code. Required electrical permits are in addition to any
 23 other permitting requirements set forth in this chapter.

24 Sec. 108-260 – Permit fees.

25 A set fee established by an annual fee schedule shall be paid to the city at the time the sign per-
 26 mit application is made.

27 **Article III. Standards and regulations.**

28 Sec. 108-300 – Purpose.

29 The following sections set forth standards and regulations for allowable sign types applicable in
 30 all zoning districts.

31 Sec. 108-301 – Bulk standards.

32 Minimum and maximum dimensional standards for signs for each zoning district are established
 33 in the following table:

	MR, RR, R-1A, R-1B, R-1C, R-2	R-3, COR-4A, COR-4B, COR-4C	B-1, B- 2, B-3	I-1, I-2	COR-1, COR-3	COR-2, COR- 2B	PI, P, CL, PUD
	Residential uses	Nonresidential uses					
<i>Wall, blade, and projecting signs (including box cabinet, channel letter, typeface on awnings and canopies, and business directory and area identification signs installed on walls)</i>							

Maximum sign area	Only per Home Occupation standards in Section 106-425(2)	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade	15% of the front façade
Maximum size of an individual sign	Only per Home Occupation standards in Section 106-425(2)	15% of the front façade	100 square feet	15% of the front façade	15% of the front façade	100 square feet	100 square feet	15% of the front façade
Maximum height	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less	Height of the parapet or eaves, whichever is less
Sign placement	Only per Home Occupation standards in Section 106-425(2)	Any building façade	Any building façade	Any building façade	Any building façade	Any building façade, with a portion on the ground floor above or adjacent to the tenant entrance	Any building façade, with a portion on the ground floor above or adjacent to the tenant entrance	Any building façade
Are box cabinet signs allowed?	No	No	No	Yes	Yes	No	No	Yes
Are blade or projecting signs allowed?	No	No	Yes	Yes	Yes	Yes	Yes	Yes

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	MR, RR, R-1A, R-1B, R-1C, R-2	R-3, COR-4A, COR-4B, COR-4C	B-1, B-2, B-3	I-1, I-2	COR-1, COR-3	COR-2, COR-2B	PI, P, CL, PUD
	Residential uses	Nonresidential uses					

<i>Freestanding signs (monument and pylon)</i>								
Maximum sign area*	Not allowed	32 square feet per face; 64 square feet total	32 square feet per face; 64 square feet total	100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total	32 square feet per face; 64 square feet total	100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total
Maximum height*	Not allowed	6 feet	6 feet	25 feet	25 feet	6 feet	25 feet	25 feet
Maximum number of signs per parcel	Not allowed	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage
Are pylon signs allowed?	No	Yes	No	Yes	Yes	No	Yes	Yes
*Note: Some parcels within the Highway 10 Signage Overlay District have larger maximum sign area and height regulations. Refer to the Performance Standards section for these standards.								

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	MR, RR, R-1A, R-1B, R-1C, R-2		R-3, COR-4A, COR-4B, COR-4C	B-1, B-2, B-3	I-1, I-2	COR-1, COR-3	COR-2, COR-2B	PI, P, CL, PUD
	Residential uses	Nonresidential uses						
<i>Freestanding area identification and business directory signs (monument and pylon)</i>								
Maximum sign area*	32 square feet per face; 64 square feet total	32 square feet per face; 64 square feet total	32 square feet per face; 64 square feet total	100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total	32 square feet per face; 64 square feet total	100 square feet per face; 200 square feet total	100 square feet per face; 200 square feet total
Maximum height*	6 feet	6 feet	6 feet	25 feet	25 feet	6 feet	25 feet	25 feet
Maximum number of signs per parcel	1 per vehicular access to a development	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage

Are pylon signs allowed?	No	Yes	No	Yes	Yes	No	Yes	Yes
*Note: Some parcels within the Highway 10 Signage Overlay District have larger maximum sign area and height regulations. Refer to the Performance Standards section for these standards.								

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Sec. 108-302 – Performance standards.

(1) General performance standards.

- a. The following performance standards apply in addition to the specific performance standards for a specific type of sign.
 - i. No sign other than governmental signs shall be erected or temporarily placed within any street, public right-of-way, or any public easement, except for directional signs as specified within this chapter.
 - ii. No sign shall interfere with the ability of drivers and pedestrians to see any street or highway sign, or any traffic sign or signal, or any crossroad or crosswalk.
 - iii. No sign shall distract drivers nor offer any confusion to any street or highway, sign, or any traffic sign or signal.
 - iv. No sign shall extend over any lot line.
 - v. No sign shall be located within 15 feet of any point of vehicular access from a parcel to a public roadway.
 - vi. All signs must be located fully on private property, with the permission of the property owner. It is the property owner’s responsibility to locate property lines to ensure compliance with this section.

(2) Wall signs.

- a. For a sign which is framed, outlined, or otherwise prepared and intended to provide a background for a sign display, the sign face area and dimensions shall include the entire portion within such background or frame.
- b. For a sign comprised of individual letters, figures, or elements on a wall or similar surface of the building or structure, the area and dimensions of the sign face shall encompass the total area of each letter, figure, or element used in the sign.
- c. For wall signs that utilize backer boards as a design element, the backer board should only be used to the extent needed for supporting the sign.
- d. All wall signs designed to be affixed flat against an exterior wall or raceway shall not project more than 16 inches from the wall to which the sign is affixed.
- e. Buildings with two or more tenants shall proportionately distribute allowable wall signage to each tenant, based on the percentage of the façade occupied by each tenant.
- f. Wall signs may be internally or externally illuminated, provided that the light source is not visible or exposed on the face or sides of the characters.
- g. Building directory signs attached to an exterior wall count toward allowable wall signage.
- h. Signage attached to a motor fuel station canopy counts toward allowable wall signage.

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- 1 i. Wall signs are not allowed on any of the following uses in any zoning district, ex-
2 cept those explicitly allowed in accordance with home occupation performance
3 standards in Section 106-425(2) of City Code:
4 i. single-family detached dwellings,
5 ii. detached townhome dwellings (including villas, cottage homes, and the
6 like),
7 iii. attached townhouse dwellings,
8 iv. two-family attached dwellings,
9 v. accessory dwelling units (ADUs),
10 vi. any detached accessory structure built in conjunction with any of the uses
11 listed in Items i-v in this section above.

12 (3) Projecting and blade signs.

- 13 a. The total area of each sign face counts toward the allowable area for wall sign-
14 age.
15 b. Each face of the projecting or blade sign must not exceed 32 square feet in area.
16 c. Projecting signs must not exceed 3 feet in width.
17 d. All projecting and blade signs must maintain a minimum vertical clearance of 10
18 feet between the ground and the sign's lowest edge.
19 e. Projecting and blade signs may be internally or externally illuminated, provided
20 that the light source is not visible or exposed on the face or sides of the charac-
21 ters.

22 (4) Awnings and canopies.

- 23 a. The area of all typeface applied to awnings and canopies, including all letters,
24 numbers, symbols, and logos, counts toward the allowable area for wall signage.

25 (5) Marquees

- 26 a. The total sign area and placement of marquees must follow the same standards
27 as wall signs.
28 b. Marquees may be internally or externally illuminated, provided that the light
29 source is not visible or exposed on the face or sides of the characters.

30 (6) Freestanding signs.

- 31 a. Signs may be shared and combined at areas of shared entrances, cross-access
32 easements and/or street frontages for multiple users. A written agreement or a
33 signed leasing document must be provided to City staff alongside a permit appli-
34 cation to ensure all parties utilizing the shared sign are permitted to do so on the
35 subject property by the property owner. Shared freestanding signs installed in
36 lieu of a standalone freestanding sign, including monument and pylon signs, shall
37 not exceed 150 square feet per sign face and shall not exceed 300 square feet in
38 total sign face area.
39 b. Freestanding building directory signs count toward allowable freestanding sign-
40 age.
41 c. Any freestanding sign within 25 feet of any street right-of-way lines or driveway
42 entrances shall have vertical clearance for proper visibility by motorists on all af-
43 fected roadways.
44 d. No freestanding sign may be constructed or installed upon a property that does
45 not have a principal structure.
46 e. Signs affixed to knee walls, retaining walls, or similar structures count toward al-
47 lowable freestanding signage.

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- 1 f. Scoreboards shall be permitted on properties used for recreational purposes.
2 g. Freestanding signs may be internally or externally illuminated, provided that the
3 lighting meets all standards in Section 106-310 of City Code.
4 h. Freestanding signage within the B-1, B-2, B-3, I-1, or I-2 zoning districts and
5 within the Highway 10 Signage Overlay District, as defined in Section 106-970 of
6 City Code, can be constructed with the following standards:
7 i. Maximum sign area: 150 square feet per face; 300 square feet total
8 ii. Maximum height: 75 feet
9 i. Monument signs.
10 i. In the COR, the signboard shall be constructed of wood, acrylic, alumi-
11 num or metal and shall be architecturally compatible with the style, com-
12 position, materials, colors and details of the building.
13 ii. In all districts outside of the COR, the signboard shall be constructed of
14 durable materials and shall be architecturally compatible with the building.
15 j. Pylon signs.
16 i. In the COR, the signboard and base of the pylon shall be constructed with
17 wood, acrylic, aluminum or metal and shall be architecturally compatible
18 with the style, composition, materials, colors and details of the building.
19 ii. In all districts outside of the COR, the signboard and pylon shall be con-
20 structed of durable materials and shall be architecturally compatible with
21 the building.

22 (7) Window signs.

- 23 a. Window signs include signs located within any glass along the exterior of a build-
24 ing, or otherwise intentionally designed to be seen on the exterior of a building.
25 This includes signs placed on doors, storefront, and clerestory windows.
26 b. Window signs are allowed without permits, as long as they are kept in good con-
27 dition and installed on the interior side of a window.
28 c. Signs showing the hours of operation for a business are exempt from window
29 sign requirements.
30 d. No electronic messaging center signs, internally illuminated signs, or other inter-
31 nally illuminated attention-getting devices may be placed in any window, except
32 for the following:
33 i. signs showing whether a business is open or closed,
34 ii. signs showing the hours of operation for a business.

35 (8) Menu boards.

- 36 a. Menu boards are intended to list products or services available for purchase at a
37 business, through a drive-through lane, or through a walk-up window (ex. Food
38 and beverages offered at restaurants; services offered at car washes; etc.).
39 b. Menu boards may be internally or externally illuminated, provided that the light
40 source is not visible or exposed on the face or sides of the characters.
41 c. Menu boards may be freestanding or attached to an exterior wall.
42 d. Menu boards must be one-sided.
43 e. Menu boards adjacent to walk-up windows or business entrances must not ex-
44 ceed 3 square feet in size
45 f. Drive-through lanes may have up to 50 square feet in menu board area. The al-
46 lowable area can be used in one sign or divided into multiple signs, as long as
47 the cumulative total does not exceed 50 square feet per drive-through lane.

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- 1 g. All menu boards must not exceed 6 feet in height.
2 h. Menu boards adjacent to drive-through lanes may utilize electronic messaging
3 centers, provided that all standards are met for both menu boards and electronic
4 messaging centers.
5 i. Temporary signs shall not be attached to menu boards, nor shall menu boards
6 be designed to allow for temporary signs to be attached for special promotions,
7 events, or any other reason.

8 (9) Directional signs.

- 9 a. Directional signs are intended to guide pedestrian, vehicular, and freight traffic
10 through parking lots to building entrances, drive-through lanes, loading zones,
11 docks, or other similar destinations within a development.
12 b. Directional signs must not exceed 4 square feet in sign area, with at least 50 per-
13 cent of the sign area dedicated to the directional message.
14 c. Directional signs must not exceed 6 feet in height, unless they are affixed to
15 other required infrastructure (such as light poles) to uniquely identify a portion of
16 a parking lot for navigational purposes.
17 d. Directional signs may be placed within a public easement, provided that any sign
18 constructed within an easement is subject to removal at the property owner's ex-
19 pense in the event work in the easement is needed.
20 e. The total number of directional signs shall not exceed the number of parking lot
21 entrances plus the number of drive aisles within the parking lot.

22 (10) Service bay identification signs.

- 23 a. Each service bay may have one identification sign on the outermost wall of any
24 principal building adjacent to a service bay entrance.
25 b. If the identification sign only includes a number to identify the door or service
26 bay, it shall not count toward the allowable wall sign area for the building.
27 c. If the identification sign includes any information in addition to a number, such as
28 a product, service, brand name, or other information, it shall count toward the al-
29 lowable wall sign area for the building.

30 (11) Fuel pump island identification signs.

- 31 a. All fuel pumps shall display the following information:
32 i. The type of service offered
33 ii. The price of gasoline, diesel, ethanol, or other product sold and dis-
34 pensed at the fuel pump
35 iii. General direction to customers using the fuel pump
36 iv. Other relevant information pertaining to the facility.
37 b. The sign area counts toward the maximum allowable sign area for the parcel on
38 which it is located.

39 (12) Electronic messaging centers.

- 40 a. Electronic messaging centers can be used as all or part of any allowable free-
41 standing or wall sign in the Business, Industrial, COR, PUD, Public/Institutional,
42 Parks, and Closed Landfill zoning districts. Electronic messaging centers are not
43 allowed in Residential zoning districts, except in conjunction with the following
44 principal uses:
45 i. Assisted living, memory care, and nursing home facilities.
46 ii. Multiple-family and/or senior living dwellings.
47 iii. Governmental or public facilities or utilities.

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- 1 iv. Religious institutions.
- 2 b. All electronic messaging centers shall meet the following display standards:
- 3 i. No sign may be brighter than is necessary for clear and adequate visibil-
- 4 ity, or that it interferes with the effectiveness of a traffic sign or signal, or
- 5 that it distracts a driver from motor vehicle operation.
- 6 ii. All electronic messaging centers shall be equipped with a mechanism that
- 7 automatically adjusts the brightness to ambient lighting conditions (e.g.,
- 8 dusk).
- 9 iii. The display shall not change more than once every 7 seconds.
- 10 iv. The display shall not include animations, flashing text, full-motion video,
- 11 special effects, or other non-static images. Scrolling text is allowed, pro-
- 12 vided that scrolling may not occur at a rate faster than one word per sec-
- 13 ond, where words contain an average of five characters each.
- 14 v. The display must be one static image at a time, and the transition from
- 15 one display to another must be instantaneous without special effects.
- 16 vi. The electronic messaging center must be designed and equipped to
- 17 freeze on one display if a malfunction occurs. The electronic messaging
- 18 center must also be equipped with a means to immediately discontinue
- 19 the display if it malfunctions, and the sign owner must immediately stop
- 20 the dynamic display when notified by the city that it is not complying with
- 21 the standards of this section.

22 (13) Temporary signs.

- 23 a. A sign is considered temporary if it is not intended to remain on the property per-
- 24 manently and has not received a permanent sign permit and/or is not intended to
- 25 be constructed per the state building code.
- 26 b. *Duration.* Temporary signs shall be permitted for up to 45 consecutive days and
- 27 up to 90 total days per year per parcel, or per business on multitenant business
- 28 parcels.
- 29 i. *Temporary Highway 10 construction provision (city-wide).* The timeframes
- 30 described above shall be permitted up to 12 weeks and may be extended
- 31 in eight-week periods if there have been no sign violations in the past
- 32 year by the entity who erects the sign and if the sign is in good repair.
- 33 This temporary provision expires on December 31, 2025.
- 34 c. *Location.* Temporary signs must be located fully on private property on which the
- 35 business is located, with the permission of the property owner. The city will re-
- 36 move any signs in the public right-of-way, or erected without permission from the
- 37 property owner. Off-premise temporary signs are only allowed in conjunction with
- 38 a special event permit.
- 39 d. *Number.* All properties are limited to two temporary signs per parcel. In locations
- 40 where there are multiple businesses on one parcel (a multitenant facility), three
- 41 signs are permitted.
- 42 e. *Size.* Temporary signs shall be limited to 50 square feet in size.
- 43 f. *Height.* Freestanding temporary signs shall not exceed 7 feet in height, unless
- 44 specifically regulated elsewhere in this section.
- 45 g. *Maintenance.* All temporary signs must be securely anchored and maintained in
- 46 good repair, including replacement or removal when weather damage is evident.
- 47 The zoning administrator, or his designee, shall have the authority to identify and

1 notify property owners and/or occupants of the parcel on which the temporary
2 sign has been determined to be in violation of this Code. Failure to remove or re-
3 place the temporary sign within ten days of notification shall be sufficient cause
4 for the zoning administrator or his designee to remove said temporary sign. The
5 property owner shall be billed for all costs incurred by the city in administering
6 this subdivision.

- 7 h. *Temporary electronic messaging centers.* Temporary electronic messaging cen-
8 ters are only permitted in accordance with a special event permit. Permitted tem-
9 porary electronic messaging centers may consist of dynamic display, provided all
10 standards for electronic messaging centers are complied with.
- 11 i. *"A" frame or sandwich board signs.* "A" frame or sandwich board signs are per-
12 mitted within all zoning districts, provided that the following standards are met:
- 13 i. One sandwich board sign is permitted per business, leasing office, or
14 standalone commercial use, to be placed within 5 feet of its main en-
15 trance.
 - 16 ii. Sandwich board signs shall only be displayed during the hours of opera-
17 tion for the business, leasing office, or commercial use, and the sign must
18 be removed from the outdoor environment daily.
 - 19 iii. Sandwich board signs shall be no more than 2 feet wide and 3 feet tall,
20 and shall not exceed 6 square feet per sign face area.
 - 21 iv. Sandwich board signs must leave a minimum of 5 feet of clearance for
22 pedestrian access if placed on a public or private sidewalk. Sandwich
23 board signs must not hinder the ability of pedestrians to access building
24 entrances, ADA parking stalls or loading spaces, or vehicles parked at the
25 curb. Sandwich board signs must also not hinder vehicular traffic patterns
26 or sight triangles at intersections or driveways.
 - 27 v. Acceptable materials for sandwich board signs shall include the following:
28 metal, wood, durable plastic designed to be weighed down internally, syn-
29 thetic materials such as a chalk board or whiteboard. Sandwich board
30 signs shall not be illuminated, nor shall they contain moving parts, or have
31 balloons, streamers, stringers, pennants or similar adornments attached
32 to them. Sandwich board signs shall be maintained in a good appearance
33 at all times.
 - 34 vi. No sandwich board sign shall be secured, tethered or installed on traffic
35 devices, utility equipment, street furniture, street lights, or any other public
36 fixture.
 - 37 vii. Sandwich board signs are temporary signs and shall count toward the al-
38 lowable temporary signage for the parcel on which it is placed, or to which
39 it is adjacent, if placed in the public right-of-way.
- 40 j. *Pennants.* The use of pennants is permitted in any commercial district provided
41 the pennants comply with all standards in this section.
- 42 k. *Banners.* The use of banners is permitted in any commercial district as perma-
43 nent wall signage provided the banner complies with all standards in this section.
44 The square footage dedicated to banners is limited to 50 percent of the total
45 square footage allowance for wall signs. Facilities choosing to utilize wall ban-
46 ners in addition to other permanent wall signage shall be required to obtain a

1 separate sign permit for the maximum square footage allowed for banners and
2 payment of the permanent sign fee.

- 3 l. *Feather signs.* The use of feather signs is permitted in any commercial district
4 provided that the feather sign complies with all standards in this section. The
5 height of feather flags shall not exceed 7 feet. Feather signs that use spike bases
6 that anchor to the ground shall not be placed within utility easements.
- 7 m. *Flags.* The display of flags shall be permitted in all districts. However, the total
8 square footage area of any flags used as advertising copy or as attention getting
9 devices for commercial purposes shall be considered as permanent signage and
10 counted towards the total allowable sign area permitted by this section for the
11 parcel on which the flag is displayed. Flag height is restricted to 25 feet.
- 12 n. *Real estate and leasing signs.* One temporary real estate or leasing sign con-
13 structed of durable materials located on the premises is permitted for sale or
14 lease of a building or vacant lot for each street frontage, provided such sign does
15 not exceed 32 square feet in area.
- 16 o. *Construction signs.* One temporary construction sign constructed of durable ma-
17 terials located on the premises is permitted on each street frontage of a develop-
18 ment under construction, provided such sign does not exceed 32 square feet in
19 area.
- 20 p. *Other temporary signs and attention-getting devices.* Balloons, gas filled figures,
21 streamers, whirling devices and revolving searchlights or any such attention-get-
22 ting device that is not specifically a sign may be permitted up to four weeks per
23 year, for one week at a time. Each one-week period may be consecutive, pro-
24 vided that the attention-getting device complies with all applicable codes.

25 Sec. 108-303 – Construction and maintenance standards.

26 All signs shall comply with the construction and maintenance standards set forth in this section.

- 27 (1) *Construction design.* All signs shall be designed to withstand wind and seismic loads in
28 accordance with the latest City-adopted edition of the Minnesota State Building Code
- 29 (2) *Attachments.* All signs attached to masonry, concrete or steel shall be safely securely
30 fastened by means of metal anchors, bolts or approved expansion screws sufficient in
31 size and anchorage to safely support the loads applied.
- 32 (3) *Clearance.* All signs and their supporting structures shall maintain clearance and non-
33 interference with all surface and underground facilities and conduits for water, sewage,
34 gas, electricity, or communications equipment or lines. In addition, the placement of all
35 signs and their supporting structures shall not interfere with natural or artificial drainage
36 or surface or underground water. Additionally, all signs shall be located in such a way
37 that they maintain horizontal and vertical clearance of all electrical power lines and com-
38 munication lines.
- 39 (4) *Maintenance.*
- 40 a. The surface and structure of all signs must be kept refinished as necessary to
41 prevent the sign surface from becoming unkempt in appearance. The zoning ad-
42 ministrador shall use the following guidelines to determine if the sign is unkempt:
43 evidence of rust, peeling paint, structural damage, message damage, and/or
44 weathering.

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- b. When any sign for which a permit is required is removed, the zoning administrator shall be notified and the entire sign and its components shall be removed.
 - c. The permit owner shall be responsible for all of the requirements of this section, including the liability for expense of removal and maintenance incurred by the city.

6 Sec. 108-310 – Off-premises digital billboard signs.

7 (1) *Findings, purpose, and intent.* The city council finds it necessary for the promotion and
8 preservation of the health, safety, welfare, and aesthetics of the community that the con-
9 struction, location, size, conspicuity, brightness, legibility, operational characteristics,
10 and maintenance of off-premises digital billboard signs be controlled. Off-premises digi-
11 tal billboard signs have a direct and substantial impact on traffic safety, pedestrian
12 safety, community aesthetics and property values. If left uncontrolled, off-premises digi-
13 tal billboard signs, designed to catch the eye of persons in their vicinity and hold it for ex-
14 tended periods of time, including video display signs, constitute a serious traffic safety
15 threat. The city council intends by this subsection to establish a legal framework for off-
16 premises digital billboard sign regulation in the city to facilitate an easy and agreeable
17 communication between people while protecting and promoting the public health, safety,
18 welfare and aesthetics of the community. It is not the purpose or intent of this subsection
19 to prefer or favor commercial messages or speech over noncommercial messages or
20 speech or to discriminate between types of noncommercial speech or the viewpoints
21 represented therein. Rather, the purpose of the off-premises digital billboard sign regula-
22 tions promulgated in this subsection is:

- a. To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;
- b. To safeguard and enhance property values;
- c. To control nuisances;
- d. To preserve and improve the appearance of the city through adherence to aesthetic principles, in order to create a community that is attractive to residents and to nonresidents who come to live, visit, work, or trade;
- e. To eliminate excessive and confusing sign displays;
- f. To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy;
- g. To maintain the character of the main-street core downtown but allow local businesses the opportunity to reach a wider audience by advertising along Highway 10; and
- h. To promote the public health, safety, and general welfare.

37 (2) *Location of off-premises digital billboard signs.* Notwithstanding anything to the contrary
38 contained within this Code, off-premises digital billboard signs may be located only
39 within the off-premises digital billboard sign overlay district. Off-premises digital billboard
40 signs are prohibited in all zoning districts of the city other than the off-premises digital
41 billboard sign overlay district. Off-premises digital billboard signs located in the off-pre-
42 mises digital billboard sign overlay district must comply with all Code requirements for per-
43 mitted off-premises digital billboard signs.

- a. *Permitted districts.* The off-premises digital billboard sign overlay district shall commence along Highway 10 within 250 feet of the Highway 10 centerline within

1 the Ramsey city limits. Off-premises digital billboard signs are not allowed in any
2 residential or planned unit development (PUD) zoning district.

- 3 b. *Number of off-premises digital billboard signs.* A total of three off-premises digital
4 billboard signs shall be permitted within the entirety of the off-premises digital bill-
5 board sign overlay district.
- 6 c. *Separation distance between off-premises digital billboard signs.* Off-premises
7 digital billboard signs shall have a separation distance of at least two miles be-
8 tween each site in which they are located.
- 9 d. *Size.* Off-premises digital billboard signs shall not exceed 700 square feet in sur-
10 face area per sign surface.
- 11 e. *Number of surfaces.* Off-premises digital billboard signs shall not contain more
12 than two sign surfaces. Said sign surfaces shall face in opposite directions with
13 an interior angle not to exceed 45 degrees.
- 14 f. *Height.* Off-premises digital billboard signs shall not exceed 50 feet in height as
15 measured from the established grade of the site upon which the off-premises
16 signs and digital billboards is located.
- 17 g. *Conditional use.* Off-premises digital billboard signs shall be processed in ac-
18 cordance with the procedures established for conditional use permits in Section
19 106-230 of City Code.

20 (3) *Off-premises digital billboard sign overlay district performance standards:* The off-prem-
21 ises digital billboard sign overlay district is hereby established as a separate zoning dis-
22 trict within the city. Within the off-premises digital billboard sign overlay district, off-prem-
23 ises digital billboard signs are permitted subject to the following conditions:

- 24 a. No off-premises digital billboard signs shall be erected that, by reason of position,
25 shape, movement, or color, interferes with the proper functioning of a traffic sig-
26 nal or which constitutes a traffic hazard.
- 27 b. Off-premises digital billboard signs shall not be located so as to extend over any
28 property line or within a drainage and utility easement, or within 15 feet of any
29 point of vehicular access from a parcel to a public roadway.
- 30 c. Off-premises digital billboard signs must have an architecturally enhanced base.
- 31 d. Off-premises digital billboard signs must have minimum display duration of seven
32 seconds. Such display shall contain static messages only; change from one
33 static message to another shall be instantaneous without any special effects,
34 through dissolve or fade transitions, or with the use of another subtle transition
35 technique that does not have the appearance of moving text or images.
- 36 e. Off-premises digital billboard signs must be rectangular in shape and all mes-
37 sages must be contained within the off-premises digital billboard frame.
- 38 f. All off-premises digital billboard signs shall have ambient light monitors installed
39 as part of the off-premises digital billboard sign and shall, at all times, allow such
40 monitors to automatically adjust the brightness level of the electronic sign based
41 on light conditions.
- 42 g. Off-premises digital billboard signs shall meet the following brightness standards:
 - 43 i. Off-premises digital billboard signs shall not exceed 7,500 nits (candelas
44 per square meter) between the hours of civil sunrise and civil sunset and
45 shall not exceed 500 nits (candelas per square meter) between the hours
46 of civil sunset and civil sunrise as measured from the face of the sign.

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- ii. The light level shall not exceed 0.3-foot candles above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of the message center sign area multiplied by 100. Example: 12 square foot sign $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.
- h. Off-premises digital billboard signs shall have a fully functional monitoring off switch system that shuts the dynamic display off-premises sign off when the display deteriorates, in any fashion, five percent or greater until the dynamic display sign has been repaired to its fully functional factory specifications.
- i. Off-premises billboard signs must be part of the State of Minnesota's public safety alert system.
- j. Applicants for an off-premises digital billboard signs permit shall enter into an agreement with the city to provide the city no less than 20 hours (provided in 9,000 eight-second spots) per month per dynamic display off-premises sign face in the city for community and public service messages at such times as shall be reasonably determined by the city. This agreement must be approved by the city council before a permit for the construction or conversion of an off-premises signs and digital billboard may be issued by the building official.

DIVISION 8. SIGNS

Subdivision I. In General

Sec. 117-457. Purpose.

The purpose of this division is to protect and promote the general welfare, health, safety and order within the city through the establishment of a comprehensive and impartial series of standards, regulations and procedures governing the erection, use and/or display of devices, signs or symbols serving as a visual communicative media to persons situated within or upon public rights-of-way or properties. The provisions of this division are intended to encourage creativity, a reasonable degree of freedom of choice, an opportunity for effective communication and a sense of concern for the visual amenities on the part of those designing and displaying communicative media for the types regulated by this division, while at the same time assuring that the public health and welfare is not endangered.

(Code 1978, § 9.12.01; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-458. Substitution clause.

The owner of any sign that is otherwise allowed by this division may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. The owner of any sign that is otherwise allowed by this division may substitute commercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this division is to prevent any inadvertent favoring of commercial speech over noncommercial speech, favoring of noncommercial speech over commercial speech, favoring any particular commercial speech over any other commercial speech, or favoring of any particular noncommercial speech over any other noncommercial speech. This division prevails over any more specific provision to the contrary.

Sec. 117-459. Variations.

Request for variations from the provisions of this division shall be processed by the applicant applying to the zoning administrator for a conditional use permit, which conditional use permit procedure shall be as prescribed in section 117-50.

(Code 1978, § 9.12.24; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-460. Conflict.

If any portion of this division is found to be in conflict with any other provision of any zoning, building, fire, safety or health ordinance of the city, the provision that establishes the higher standard shall prevail.

(Code 1978, § 9.12.25; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-461. Violations.

- (a) When, in the opinion of the zoning administrator, a violation of this Code exists, the zoning administrator shall issue a written order to either the owner of the sign, or the owner of the property, or tenant leasing the property, on which the sign is placed. The order shall specify those sections of this Code involved, describe the violation and shall direct that the violation be corrected within five days from the date of the order, unless otherwise specified by the zoning administrator. If the violation is not corrected, the violation will be penalized through the administrative citation or removal, whichever is appropriate.
- (b) If the zoning administrator or building official finds that a sign is abandoned or is structurally, or electrically defective, or in any way endangers the public, the zoning administrator or building official shall issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring repair or removal of the sign within 60 days of the date of the order.

(Code 1978, § 9.12.21; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-462. Removal of signs by the zoning administrator.

- (a) The zoning administrator may cause the removal of any illegal sign, any sign remaining after a business permanently closes, or any sign not properly maintained in cases of emergency, or after failure to timely comply with written orders for removal or repair. After removal or demolition of the sign, a notice shall be mailed to the sign owner and owner of the property where the sign was located stating the nature of the work and the date on which it was performed and demanding payment of the costs as certified by the zoning administrator together with an additional 50 percent for inspection and incidental costs.
- (b) If the amount specified in the notice is not paid within 30 days after mailing of the notice, it shall become a lien against the parcel where the sign was located and shall be certified as an assessment against the property together with ten percent interest for collection in the same manner as the real estate taxes.
- (c) The owner of the parcel upon which the sign is located shall be presumed to be the owner of all signs thereon unless facts to the contrary are brought to the attention of the zoning administrator.
- (d) In case of emergency, the zoning administrator or building official may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined in the state building code.

(Code 1978, § 9.12.22; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-463. General restrictions.

- (a) *Address sign.* One address sign shall be required per main building in all districts.
- (b) *Bench sign.* Bench signs shall be permitted only at bus stops.
- (c) *Ground sign.* A ground sign shall not project higher than 25 feet as measured from base of sign or grade of the nearest adjacent roadway, whichever is lower. Any ground sign within 50 feet of any intersection of street right-of-way lines and/or driveway entrances shall have a minimum vertical clearance of 12 feet above the centerline of the pavement unless it can be shown that it can comply with subsections (e)(2)a and b of this section.

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- (d) *Canopies or marquees.* Canopies and marquees shall be considered to be an integral part of the structure to which they are an accessory. Signs may be attached to a canopy or marquee, but such structures shall not be considered as part of the wall area and thus shall not warrant additional sign area.
- (e) *Location.*
- (1) No sign other than governmental signs shall be erected or temporarily placed within any street or public right-of-way or upon any public easement.
 - (2) A permit for a sign to be located within 50 feet of any street or highway regulatory or warning sign, or any traffic sign or signal, or of any crossroad or crosswalk, will not be issued unless:
 - a. The sign will not interfere with the ability of drivers and pedestrians to see any street or highway sign, or any traffic sign or signal, or any crossroad or crosswalk; and
 - b. The sign will not distract drivers nor offer any confusion to any street or highway, sign, or any traffic sign or signal.
 - (3) A sign shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from a parcel to a public roadway.
- (f) *Dynamic display and illumination.*
- (1) Based on findings conducted by scientific studies, the city finds that dynamic displays should be allowed on signs with appropriate regulation in order to minimize their proliferation and their potential threats to public safety.
 - (2) Regulations. Dynamic displays on signs are subject to the following conditions:
 - a. Size. On-premise signs may include dynamic displays. Dynamic display signs shall not exceed the size allowed by this chapter. Dynamic displays are not in addition to the size allowed for static signs.
 - b. Frequency of display change. A dynamic display may not change more often than once every three seconds, and no part of the display may include flashing or scrolling text. The images display must be static, and the transition from one display to another must be instantaneous without special effects. The dynamic display shall not be allowed to project full-motion video. Subtle transition animations shall be allowed.
 - c. Brightness. No sign may be brighter than is necessary for clear and adequate visibility, or that it interferes with the effectiveness of a traffic sign or signal, or that it distracts a driver from motor vehicle operation.
 - d. Troubleshooting. Dynamic displays must be designed and equipped to freeze the device in one position if a malfunction occurs. The display must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.
- (g) *Institutional and recreational identification sign.* One wall and/or ground sign shall be permitted to identify the civic, philanthropic, educational, public or religious organization or recreational use occupying the parcel. There shall not be more than one ground sign for each parcel. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. Such facilities having more than one point of entrance or street frontage may erect secondary identification signs not to exceed 50 square feet for each exposed face at the additional entrance points or street frontages.
- (h) *Institutional attraction boards.* There shall not be more than one institutional attraction board for each principal building and it may be either wall or ground type or constructed as a part of the institutional

identification sign. The gross surface area of an attraction board shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet. An attraction board shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from any parcel to a public roadway. Attraction boards shall not exceed 15 feet in height as measured from the base of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.

- (i) *Pennants.* The use of pennants is permitted in any commercial district provided the pennants are securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The zoning administrator, or his designee, shall have the authority to identify and notify property owners and/or occupants of the parcel on which the pennants have been determined to be in violation of this Code. Failure to remove or replace the pennants within ten days of notification shall be sufficient cause for the zoning administrator or his designee to remove said pennants. The property owner shall be billed for all costs incurred by the city in administering this subdivision.
- (j) *Banners.* The use of banners is permitted in any commercial district as permanent wall signage provided the banner is securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The square footage dedicated to banners is limited to 50 percent of the total square footage allowance for wall signs. Facilities choosing to utilize wall banners in addition to other permanent wall signage shall be required to obtain a separate sign permit for the maximum square footage allowed for banners and payment of the permanent sign fee.
- (k) *Flags.* The display of flags shall be permitted in all districts. However, the total square footage area of any flags used as advertising copy or as attention getting devices for commercial purposes shall be considered as permanent signage and counted towards the total allowable sign area permitted by this section for the parcel on which the flag is displayed. Flag height is restricted to 25 feet.
- (l) *Directional signs.* Directional or instructional signs are restricted to on-site direction and instruction, with the exception of governmental signs, temporary real estate signs and public event signs, and shall not exceed four square feet in size. Such signs shall only provide direction or instruction to guide persons to facilities intended to serve the public.
- (m) *Maintenance.*
 - (1) The surface and structure of all signs must be kept refinished as necessary to prevent the sign surface from becoming unkempt in appearance. The zoning administrator shall use the following guidelines to determine if the sign is unkempt: evidence of rust, peeling paint, structural damage, message damage, and/or weathering.
 - (2) When any sign for which a permit is required is removed, the zoning administrator shall be notified and the entire sign and its components shall be removed.
 - (3) The permit owner shall be responsible for all of the requirements of this section, including the liability for expense of removal and maintenance incurred by the city.
- (n) *Sign content.* No sign shall contain obscene images or statements in violation of Minn. Stats. § 617.241.

(Code 1978, § 9.12.03; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-464. Prohibited signs.

- (a) *"A" frame or sandwich board signs.* "A" frame or sandwich board signs are prohibited.
- (b) *Advertising device signs.* Advertising device signs are prohibited except as provided for in section 117-465.

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- (c) *Whirling devices, searchlights, streamers, balloons and other gas-filled figures.* Whirling devices, searchlights, streamers, balloons, and other gas filled figures, are prohibited except as a temporary sign as provided for in section 117-465.
 - (d) *Flashing or scrolling signs, devices or lights.* Flashing signs, devices, or lights are not permitted in any district except as provided for in section 117-463(f).
 - (e) *Portable signs.* Portable signs are prohibited except as temporary signs as provided for in section 117-465.
 - (f) *Projecting signs.* No projecting sign shall be permitted in any district.
 - (g) *Roof signs.* Roof signs are prohibited in any zoning district.
 - (h) *Signs on parked vehicles.* Signs painted or mounted on or attached to vehicles, trailers or equipment where the apparent primary purpose of the vehicle or equipment is to display said sign are prohibited. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle, trailer and/or any other type of mobile equipment.
 - (i) *Signs on trees and utility poles.* Signs which are attached or otherwise affixed to trees or other vegetation or utility poles are prohibited.
 - (j) *Signs painted on walls.* Signs painted on an exterior wall, fascia, parapet or a chimney of a building or on a fence are prohibited.
 - (k) *Signs which imitate traffic control devices.* Signs which imitate, interfere with, obstruct the view of, or can be confused with any authorized traffic control sign, signal, or other device are prohibited.
 - (l) *Billboards.* No billboards shall be permitted in any zoning district of the city, except as otherwise provided in this division and except that off-premise signs may be located on adjacent parcels or at shared entrances. Shared entrances shall be encumbered by a recordable easement, filed with the Anoka County Recorder.
- (Code 1978, § 9.12.04; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-465. Temporary signs.

- (a) Temporary signs are defined as signs which are erected or displayed for a limited period of time and not affixed to a state building code approved structure. A sign is considered temporary if it is not intended to remain on the property permanently and has not received a permanent sign permit and/or is not intended to be constructed per the state building code.
 - (1) *Duration.* Temporary signs shall be permitted for up to six weeks per year per parcel, or per business on multitenant business parcels. The six-week limit may be extended up to four weeks if there have been no sign violations in the past year by the entity who erects the sign.
 - a. *Temporary Highway 10 construction provision (city-wide).* The timeframes described above shall be permitted up to 12 weeks and may be extended in eight-week periods if there have been no sign violations in the past year by the entity who erects the sign and if the sign is in good repair. This temporary provision expires on December 31, 2025.
 - (2) *Location.* Temporary signs must be located fully on private property, with the permission of the property owner. The city will remove any signs in the public right-of-way, or erected without permission from the property owner.
 - (3) *Number.* All properties are limited to two temporary signs per parcel. In locations where there are multiple businesses on one parcel (a multitenant facility), three signs are permitted.

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- (4) *Size.* Temporary signs shall be limited to 50 square feet in size.
 - (5) *Permits and fees.* All temporary signs shall be required to obtain a temporary sign permit. The temporary sign permit application shall specify the exact times and dates the temporary sign is to be erected, the size of the sign, the location of the sign, contact information, and other information deemed necessary by the zoning administrator to determine that the temporary sign is erected within applicable code. The temporary sign permit shall be clearly displayed on the temporary sign. The fee for the temporary sign permit shall be established by ordinance as part of the rates and charges. The fee shall only be collected for the first permit per parcel or per business in a multi-tenant facility. The provisions of this division apply to all temporary signs, and appropriate penalties for violations will be assessed, as outlined in section 117-461.
 - a. *Exemptions from temporary sign Permit.* Signs less than 15 square feet in size and all temporary signs in residential districts (R-1 Residential, R-2 Residential, R-3 Residential) are exempt from temporary sign permitting requirements.
 - (6) *Dynamic display.* Temporary signs may consist of dynamic display, provided all standards of section 117-463(f) are complied with.
- (b) Balloons, gas filled figures, streamers, whirling devices and revolving searchlights or any such attention-getting device that is not specifically a sign may be permitted up to four weeks per year, for one week at a time.
- (Code 1978, § 9.12.05; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 12-20, § 1, 11-27-2012; Ord. No. 23-19, § 2, 1-9-2024)

Secs. 117-466. Other temporary signs.

- (a) *Real estate signs.* One temporary real estate sign constructed of durable materials located on the premises is permitted for sale or lease of building or vacant lot for each street frontage.
 - (b) *Construction signs.* One temporary construction sign constructed of durable materials located on the premises is permitted on each street frontage of a development under construction.
- (Ord. No. 12-20, § 1, 11-27-2012)

Secs. 117-467. Unified development signs.

- (a) *General provisions.* A unified development is a development that consists of multiple parcels of similar zoning district and bound by major roadways consisting of arterial or collector designation or higher. Signs for multi-tenant commercial and employment developments may be erected to include off-premise copy under the following conditions:
 - (1) The sign must identify the development at the top of the sign and may include provisions for individual users within the development.
 - (2) The sign must be located within 500 feet of the development and may not be separated from the development by an arterial road.
 - (3) The sign must not exceed 250 square feet per face (500 square feet aggregate) and 30 feet in height.
 - (4) The sign may include dynamic display not to exceed 100 square feet per face (200 square feet aggregate).
 - (5) The sign will not be included in the total signage permitted for the property in which it is located.

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- (6) The general location of area identification signs for commercial and employment districts must be approved by the planning commission as part of a master sign plan approved as part of site plan approval.

(Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-468. Off-premise digital billboard signs.

- (a) *Findings, purpose, and intent.* The city council finds it necessary for the promotion and preservation of the health, safety, welfare, and aesthetics of the community that the construction, location, size, conspicuity, brightness, legibility, operational characteristics, and maintenance of off-premises digital billboard signs be controlled. Off-premises digital billboard signs have a direct and substantial impact on traffic safety, pedestrian safety, community aesthetics and property values. If left uncontrolled, off-premises digital billboard signs, designed to catch the eye of persons in their vicinity and hold it for extended periods of time, including video display signs, constitute a serious traffic safety threat. The city council intends by this subsection to establish a legal framework for off-premises digital billboard sign regulation in the city to facilitate an easy and agreeable communication between people while protecting and promoting the public health, safety, welfare and aesthetics of the community. It is not the purpose or intent of this subsection to prefer or favor commercial messages or speech over noncommercial messages or speech or to discriminate between types of noncommercial speech or the viewpoints represented therein. Rather, the purpose of the off-premises digital billboard sign regulations promulgated in this subsection is:
 - (1) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;
 - (2) To safeguard and enhance property values;
 - (3) To control nuisances;
 - (4) To preserve and improve the appearance of the city through adherence to aesthetic principles, in order to create a community that is attractive to residents and to nonresidents who come to live, visit, work, or trade;
 - (5) To eliminate excessive and confusing sign displays;
 - (6) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy;
 - (7) To maintain the character of the mainstreet core downtown but allow local businesses the opportunity to reach a wider audience by advertising along Highway 10; and
 - (8) To promote the public health, safety, and general welfare.
- (b) *Location of off-premises digital billboard signs.* Notwithstanding anything to the contrary contained within this Code, off-premises digital billboard signs may be located only within the off-premises digital billboard sign overlay district. Off-premises digital billboard signs are prohibited in all zoning districts of the city other than the off-premises digital billboard sign overlay district. Off-premises digital billboard signs located in the off-premises digital billboard sign overlay district must comply with all Code requirements for permitted off-premises digital billboard signs.
 - (1) *Permitted districts.* The off-premises digital billboard sign overlay district shall commence along Highway 10 within 250 feet of the Highway 10 centerline within the Ramsey city limits. Off-premises digital billboard signs are not allowed in any residential or planned unit development (PUD) zoning district.

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- (2) *Number of off-premises digital billboard signs.* A total of three off-premises digital billboard signs shall be permitted within the entirety of the off-premises digital billboard sign overlay district.
 - (3) *Separation distance between off-premises digital billboard signs.* Off-premises digital billboard signs shall have a separation distance of at least two miles between each site in which they are located.
 - (4) *Size.* Off-premises digital billboard signs shall not exceed 700 square feet in surface area per sign surface.
 - (5) *Number of surfaces.* Off-premises digital billboard signs shall not contain more than two sign surfaces. Said sign surfaces shall face in opposite directions with an interior angle not to exceed 45 degrees.
 - (6) *Height.* Off-premises digital billboard signs shall not exceed 50 feet in height as measured from the established grade of the site upon which the off-premises signs and digital billboards is located.
 - (7) *Conditional use.* Off-premises digital billboard signs shall be processed in accordance with the procedures established for conditional use permits in section 117-51.
- (c) *Off-premises digital billboard sign overlay district performance standards:* The off-premises digital billboard sign overlay district is hereby established as a separate zoning district within the city. Within the off-premises digital billboard sign overlay district, off-premises digital billboard signs are permitted subject to the following conditions:
- (1) No off-premises digital billboard signs shall be erected that, by reason of position, shape, movement, or color, interferes with the proper functioning of a traffic signal or which constitutes a traffic hazard.
 - (2) Off-premises digital billboard signs shall not be located so as to extend over any property line or within a drainage and utility easement, or within 15 feet of any point of vehicular access from a parcel to a public roadway.
 - (3) Off-premises digital billboard signs must have an architecturally enhanced base.
 - (4) Off-premises digital billboard signs must have minimum display duration of seven seconds. Such display shall contain static messages only; change from one static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of another subtle transition technique that does not have the appearance of moving text or images.
 - (5) Off-premises digital billboard signs must be rectangular in shape and all messages must be contained within the off-premises digital billboard frame.
 - (6) All off-premises digital billboard signs shall have ambient light monitors installed as part of the off-premises digital billboard sign and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.
 - (7) Off-premises digital billboard signs shall meet the following brightness standards:
 - a. Off-premises digital billboard signs shall not exceed 7,500 nits (candelas per square meter) between the hours of civil sunrise and civil sunset and shall not exceed 500 nits (candelas per square meter) between the hours of civil sunset and civil sunrise as measured from the face of the sign. The light level shall not exceed 0.3-foot candles above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of the message center sign area multiplied by 100. Example: 12 square foot sign $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.
 - (8) Off-premises digital billboard signs shall have a fully functional monitoring off switch system that shuts the dynamic display off-premises sign off when the display deteriorates, in any fashion, five percent or greater until the dynamic display sign has been repaired to its fully functional factory specifications.
 - (9) Off-premises billboard signs must be part of the State of Minnesota's public safety alert system.

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- (10) Applicants for an off-premises digital billboard signs permit shall enter into an agreement with the city to provide the city no less than 20 hours (provided in 9,000 eight-second spots) per month per dynamic display off-premises sign face in the city for community and public service messages at such times as shall be reasonably determined by the city. This agreement must be approved by the city council before a permit for the construction or conversion of an off-premises signs and digital billboard may be issued by the building official.

(Ord. No. 22-19, § 2, 6-28-2022)

Secs. 117-469—117-483. Reserved.

Subdivision II. Permit

Sec. 117-484. Required; exemptions.

- (a) All permanent signs shall obtain a permit prior to installation. This permit is reviewed by the zoning administrator and the building official, or their assigns, for conformance with the regulations described herein. Temporary signs shall obtain a permit in accordance with section 117-465.
- (b) Exemptions. The exemptions permitted by this section shall apply only to the requirement of a permit and fee and shall not be construed as relieving the installer of the sign, or the owner of the property upon which the sign is located, from conforming with the other provisions of this division.
- (1) A window sign not exceeding 30 percent of the window area.
 - (2) Holiday decorations temporarily displayed on traditionally accepted civic, patriotic, or religious holidays.
 - (3) On-premises address or nameplate identification signs having a sign area of four square feet or less.
 - (4) Memorial plaques or tablets, grave markers, statutory, or other remembrances of persons or events that are noncommercial in nature.
 - (5) Interior signs which are fully located within the interior of any building or stadium, or within an enclosed lobby or court of any building, or in the lobby or entrance of any theater which are intended solely for information relating to the interior operation of the building in which they are located.
 - (6) Pennants.
 - (7) Noncommercial speech signs, as exempted in the Minnesota Statutes.

(Code 1978, §§ 9.12.14, 9.12.16; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010)

State law reference(s)—Exemptions for noncommercial signs, Minn. Stats. § 211B.045.

Sec. 117-485. Application.

Application for permits shall be made upon forms provided by the zoning administrator and shall state or have attached thereto the following information:

- (1) The names, addresses, and telephone numbers of the applicant, the owner of the parcel on which the sign is to be erected or affixed, the owner of the sign, and the person to be erecting or affixing the sign.
- (2) Type of sign.

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- (3) Type of construction materials to be used.
 - (4) Location of building, structure or parcel to which, or upon which, the sign is to be attached or erected.
 - (5) Position of the sign or other advertising structures in relation to the nearest buildings, structures, public streets, rights-of-way and property lines, along with location and square footage areas for all existing signs on the same premises. The drawing showing such position shall be prepared "to scale."
 - (6) Blueprint or ink drawing of the plans and specifications, and method of construction or attachment to the building or in the ground, including all dimensions, locating all light sources, wattage, type and color of lights and details of any light shields or shades.
 - (7) Copy of stress sheets and calculations, showing the structure is designated for dead load and wind velocity in the amount required by this division and all other ordinances of the city, if required by the zoning administrator or building official. The zoning administrator or building official may require additional information concerning safety.
 - (8) An agreement with the city which would authorize and direct the city to remove the sign and sign structure, at the expense of the applicant, where maintenance is required and the maintenance is not furnished, but only after a notice of 60 days specifying the maintenance required by the city.

(Code 1978, § 9.12.17; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008;)

Sec. 117-486. Administration.

The zoning administrator shall process applications for permits. The building official is empowered, upon presentation of proper credentials, to enter or inspect any building, structure, or parcel in the city for the purpose of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances.

(Code 1978, § 9.12.20; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-487. Permit issuance or denial.

- (a) The zoning administrator shall issue a permit for the erection, alteration, or relocation of a sign within 14 days of receipt of a completed application and nonrefundable application fee provided that the sign complies with all applicable laws and regulations of the city.
- (b) When a permit is denied, written notice shall be provided to the applicant along with a brief statement of the reasons for denial. The zoning administrator or building official may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application.

(Code 1978, § 9.12.18; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-488. Permit fees.

The permit fee for permanent and temporary signs shall be as provided by ordinance.

(Code 1978, § 9.12.15; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

State law reference(s)—Fees, Minn. Stats. § 462.353, subds. 4, 4a.

Sec. 117-489. Fee refunds and permit expiration; commencing work without permit.

- (a) If an issued permit is withdrawn by the applicant within 90 days of issuance, and if no inspections have been made and no work authorized by the permit has been performed, 50 percent of the permit fee may be refunded to the applicant.
- (b) A permit issued by the zoning administrator becomes null and void if work is suspended or abandoned or not completed within six months of issuance, but may be reinstated with an additional payment of one-half of the original fee.
- (c) Any sign installed or placed on any parcel prior to receipt of a permit, the specified permit fee shall be doubled. However, the payment of the doubled fee shall not relieve any person of any other requirement or penalties prescribed in this section.

(Code 1978, § 9.12.19; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-490—117-516. Reserved.

Subdivision III. District Regulations

Sec. 117-517. District regulations.

In addition to those signs permitted or required in all districts as described in sections 117-463 and 117-465, the following signs are permitted in each specific district and shall be regulated as to size, location and character according to the requirements herein set forth.

(Code 1978, § 9.12.06; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-518. Residential type districts.

- (a) *Area identification signs.* One sign per vehicular access to a development, not to exceed 32 square feet in area is permitted.
- (b) *Temporary signs.* Temporary signs are permitted in accordance with section 117-465.
- (c) *Home occupation signs.* Home occupations signs may be permitted in accordance with section 117-351.

(Code 1978, § 9.12.07; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-519. Business type districts.

- (a) *Business use signs.*
 - (1) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Businesses in multitenant buildings shall be allowed the proportionate share of the total wall sign area. The total wall signage permitted may be distributed on any other building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:

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- a. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed; and
 - b. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- (2) *Ground sign.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measure in section 117-463(c) of this section.
- (3) *Service bay identification signs.* Service bay identification signs providing direction or instruction to persons using the facility and containing no advertising material of any kind shall be subject to the following:
- a. All service bay identification signs shall be wall signs.
 - b. There shall not be more than one service bay identification sign for each service bay located on the parcel.
 - c. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance.
 - d. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- (4) *Fuel pump island identification sign.* Fuel pump island identification signs indicating the type of service offered; the price of gasoline; and other relevant information, within reason, pertaining to the facility; or direction to persons using the facility shall be subject to the following: The gross surface area of a service island identification sign shall be counted against the maximum allowable sign area for the subject parcel.
- (5) *Menu board.* Menu board for drive-up or walk-up lane of a drive-in business are allowed up to a maximum of 50 square feet of total signage. Menu boards are allowed a message on one side only and cannot contain an advertising message.
- (6) *Directional signs.*
- a. Directional or instructional signs are permitted in accordance with section 117-463(l).
 - b. Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.
 - c. Parking lot instructional signs designating the conditions of use or identifying parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.
 - d. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

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- (b) *Shopping center signs.* In accordance with section 117-54, the developer shall submit a sign plan for approval, drawn to scale with elevations, at the time application is made for site plan approval. The sign plan shall include but not be limited to the following information: number of signs, type of signs, sign sizes, type of construction materials, sign messages, and proposed sign locations.
 - (c) *Permitted freestanding signs* under previous section 117-519(a) (business use signs), and located within the Highway 10 Signage Overlay District as defined by this section and not further regulated by the Mississippi River Corridor Critical Area Overlay District, shall be allowed to a height of not more than 75 feet and an area of not greater than 150 square feet (for a single-user sign) or 300 square feet (for a multi-user sign). Signs permitted under this section shall have a monument style base constructed of materials that are consistent with the principal building to a minimum height of six feet.

(Code 1978, § 9.12.08; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 13-15, § 2, 8-27-2013; Ord. No. 22-20, § 3, 7-26-2022)

Sec. 117-520. E-1 and E-2 Employment Districts.

- (a) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. Where a principal building is devoted to two or more permitted uses, the operator of each such use may install a wall sign upon his proportionate share of the building wall to which the sign is to be affixed. The maximum gross surface area of each such wall sign shall be determined by calculating the proportionate share of the area of the building wall, including doors and windows to which the sign is to be affixed and applying such proportion to the total permitted wall sign aggregate gross surface area for the building. The gross surface area of a wall sign may be increased by ten percent if such wall sign:
 - (1) Consists only of individual, outlined alphabetic, numeric, and/or symbolic characters without background except provided by the building surface to which the sign is to be affixed; and
 - (2) Any illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- (b) *Ground signs.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measured in section 117-463(c) of this section.
- (c) *Directional signs.*
 - (1) Directional or instructional signs are permitted in accordance with section 117-463(l).
 - (2) Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.
 - (3) Parking lot instructional signs designating the conditions of use or identification of parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and

seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.

- (d) *Window signs.* Window signs shall not exceed 30 percent of the area of the window in which the sign is proposed to be displayed.

(Code 1978, § 9.12.09; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 17-01, § 2, 1-10-2017)

Sec. 117-521. Business and industrial park signs.

- (a) *Park identification signs.* Industrial or business park signs shall be permitted to contain the following information: the name and address of the park, the management or the developer thereof, and the names of the individual businesses located within said park. Park identification signs shall contain no advertising material of any kind, and shall be subject to the following:

- (1) All industrial and business park signs shall be ground or wall signs.
- (2) There shall not be more than one industrial or business park sign for each point of vehicular access to an office or industrial park.
- (3) The gross surface area of an industrial or business park sign shall not exceed 100 square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of 200 square feet.
- (4) A ground industrial or business park sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

- (b) *Park member identification signs.*

- (1) There shall not be more than one wall sign for each principal building or tenant or use within a building, except where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
- (2) There shall not be more than one ground sign for each principal building.
- (3) The gross surface area of a wall sign shall not exceed 15 percent of the occupant's proportionate share of the building wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- (4) The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet.
- (5) A ground sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

(Code 1978, § 9.12.10; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-522. Construction specifications.

- (a) All signs permitted by this division in excess of 16 square feet shall be painted, lettered, or faced to the workmanship standards and best commercial practices of companies normally engaged in the business of providing commercial signs, using materials designed and marketed specifically for use on outdoor signs.

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- (b) In addition to complying with the provisions of this division, all signs shall be constructed in accordance with the applicable provisions of the 1991 Edition of the Uniform Sign Code and State Electrical Code and as subsequently amended.
 - (c) All signs shall be located in such a way that they maintain horizontal and vertical clearance of all electrical power lines and communication lines.
 - (d) All signs and their supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage or surface or underground water.
 - (e) All signs, except those attached flat against the wall of a building, shall be constructed to withstand minimum wind loads as follows:
 - (1) Solid signs: 30 pounds per square foot per face of the sign.
 - (2) Open signs: 36 pounds per square foot of the total face area of the letters and other sign surfaces, or ten pounds per square foot of the gross surface area of the sign, whichever is greater.

(Code 1978, § 9.12.12; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-523—117-554. Reserved.

Overall Framework - Signage

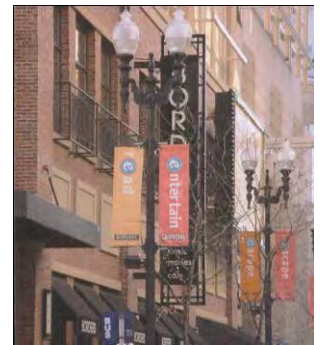
Overview

Signage within The COR should provide a system for clear wayfinding for all modes of transportation and should ensure successful business operation while maintaining the design aesthetic of this unique project. These sign standards are intended to allow flexibility and creativity while maintaining the design concepts of The COR. Due to the distinctive nature of The COR, the sign standards from the City Code are not applicable and signage shall be allowed as prescribed by the Design Framework. A Master Sign Plan identifies the location of key sign locations (see Figure 5: Signage Plan).

Guideline Recommendations

The COR development manager shall prepare a Master Sign Plan for the public elements of the project, which are in compliance with the design framework and will be adopted by reference. The Master Sign Plan will specifically address public signs including:

- The three (3) off-site community signs
- Banner signs on light poles
- Signage for public parks
- Signage for public parking ramps
- Signage for public buildings
- Community kiosks



Objectives

Signage should be used as a tool to help identify businesses and neighborhoods with The COR and should have elements that are focused on the pedestrian nature of The COR as well as the signage needs for businesses.

- Signage and lighting which is integrated into the design of the building is encouraged.

Definitions

Awning Sign means a sign incorporated into or attached to an awning.

Community sign means an off-site sign identifying the development name and key tenants. Community signs may also include public information. Reader boards are allowed to be incorporated into community signs within The COR. Gateway and kiosk signs are part of this category.

Temporary Sign means a sign which is erected or displayed for a limited period of time and not affixed to a Minnesota State Building Code approved structure.

Project sign means a freestanding area identification sign which identifies a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same site as the development it identifies. A site shall be identified as the block in which the use is located.

Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Public Realm/Streetscape sign means any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities.

Sandwich Board Signs means a self-supporting, freestanding temporary sign with only two (2) sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Wall sign means any sign which is affixed to a wall of any building. This definition includes individual letter signs and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.



Pedestrian-Oriented Tenant Signs

Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage that will build on the design concepts for The COR. These types of signs include banner signs on the streetlights, kiosks, street signs, wayfinding signs, signage for public parking ramps, etc. As the design concept for The COR has been refined, so has the signage plan. The Master Sign Plan is included as Appendix B. Size, location, and construction specifications of these signs shall be determined by the Master Sign Plan, which must be approved by the City Council, after a recommendation by the Planning Commission. Careful foresight has been given to size of signs based on needs of the adjacent roadways in order to maintain adequate safety standards that may otherwise be compromised by poor design. Roadways with higher speeds warrant larger lettering to maintain safe travel.

Community and Gateway signs

Community signs include are planned to include three (3) signs on Highway 10, as shown on the Signage Plan (see Figure 5: Signage Plan). The signs include the existing Community Sign near the future transit plaza, the sign at the northwest corner of Highway 10 and Ramsey Boulevard and the planned sign at the northwest corner of Highway 10 and Armstrong Boulevard.

Gateway signs are planned at multiple locations at entrances to The COR from major roadways, as shown on the Signage Plan. General gateway signs may identify The COR only. Retail Gateway signs may include provisions for off-premise, tenant sign panels.

These off-site signs, part of a unified development, are allowed as shown on the signage plan and shall have consistent materials and colors. Community and Gateway Signs shall conform to the design of the Master Sign Plan. Tenants within the unified development shall be allowed to utilize tenant panels on the Community and Retail Gateway Signs.

Amendments to the Master Sign Plan and Approved Community Signs. As the Master Sign Plan is adopted as part of the zoning ordinance, and has the effect of being a zoning ordinance, amendments to the Master Sign Plan must be processed by Ordinance and approved by City Council after review and recommendation by the Planning Commission.

Sign Type	Allowable Size	Architecture	Allowable Height
Community Sign	300 Square Feet	Per Appendix B	30 Feet *
Gateway Sign	50 Square Feet	Per Appendix B	10 Feet
Retail Gateway Sign	150 Square Feet	Per Appendix B	12 Feet
Community Kiosk	32 Square Feet	Per Appendix B	10 Feet*
Parking Ramp Signage	100 Square Feet	Per Appendix B	(Wall Signage)

* From highest point of adjacent road centerline



Desirable signs are designed to be architecturally compatible with buildings within the development and other signage within the development

Project Signs

Project signs are permitted within all COR sub-districts.

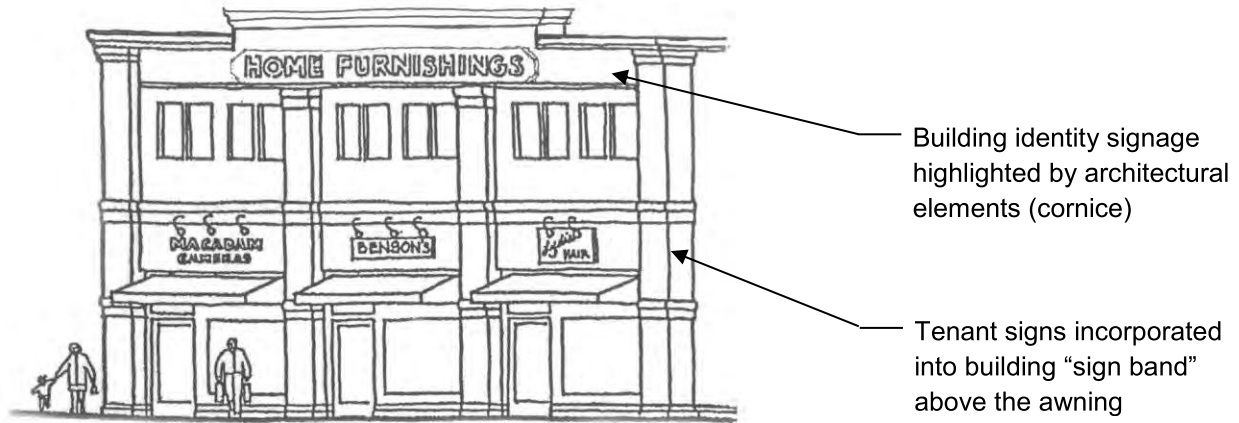
One (1) freestanding sign is allowed per building, provided that the following standards are met:

- A. The building in which the advertising business is located, shall be set back a minimum of six (6) feet from a public street right-of-way.
- B. The area of each face of the signboard shall not exceed six (6) square feet and the signboard shall not have more than two (2) readable faces. The signboard may exceed six (6) square feet, but not more than 32 square feet, provided that the sign consists of individual letters, without internally illuminated box letters. Lighting may be achieved through 'halo' lighting effects.
- C. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6') feet from the ground.
- D. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
- E. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.
- F. Limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.

- G. The readable faces of the sign shall be perpendicular to the adjacent street.

In the COR2 District, the following signage shall be allowed:

- A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet. Ground signs may be shared and combined at areas of shared entrances for multiple users. Shared ground signs shall not exceed 150 square feet. A shared sign shall be allowed for each entrance to the site (defined as bordered by public streets).
- B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.
- C. Directional signs.
 - 1. Directional or instructional signs are permitted in accordance with Section 117-463(I).
 - 2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5') in height, as measured from the established grade of the parking area to which such signs are accessory.
 - 3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.



Building identity signage highlighted by architectural elements (cornice)

Tenant signs incorporated into building “sign band” above the awning

Wall Signs

Wall signs are permitted within all COR sub-districts.

Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.

Within the COR1, COR3, COR4 and COR5 districts, the following standards apply:

- A. Wall-mounted or painted signs, provided the following standards are met:
 1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches (6”).
 2. Single Tenant Buildings. Each building shall be allowed one (1) wall sign per street frontage. Signage must be located on the street elevation. The area of the sign shall not exceed fifteen (15%) percent of the ground floor building facade area. Individual signs may not exceed.
 3. Multi-Tenant Buildings.
 - a. Each building shall be allowed wall signage on the street frontage elevation. For buildings with multiple street frontages, the allowable signage is per street frontage. Signage must be located on the street elevation.
 - b. Each building is allowed wall signage that shall not exceed 5% of the wall area of the building façade adjacent to the street. Individual signs may not exceed 50 square feet.
 - c. Tenant signage must be located on the tenant lease space.
 - d. At least fifty (50%) percent of the allowed signage must be allocated to ground floor tenants and located on the ground floor.
 - e. Signage is limited to a maximum of one (1) sign per business/tenant, except that tenants with frontage on multiple streets may be permitted to have signage on each street frontage.
 - f. Multi-tenant buildings must have wall signs of similar design. Sign permits for

tenants in multi-tenant buildings shall only be permitted by the City after the building owner has submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan for the building shall include similar design standards including sign material, color, style, spacing and size.

4. Signs for buildings facing Highway 10. Single or multi-tenant buildings that have frontage on Highway 10 or are separated from Highway 10 only by other public right-of-way, shall be allowed to have signage on that street elevation that is up to fifteen (15%) percent of the wall area of that building façade with no maximum square footage.
- B. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
1. The sign is located next to the entrance.
 2. The sign shall project outward from the wall to which it is attached no more than six inches (6”).
 3. The sign shall not extend above the parapet, eave, or building facade.
 4. The height of the lettering, numbers, or graphics shall not exceed twelve inches (12”).
 5. One (1) such sign is allowed per public building entrance and is allowed in addition to other permitted wall signage.
- C. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.
- D. Logos are considered signs and shall be included in the maximum allowable sign area.
- E. Window or door signs, provided that the following standards are met:
1. The sign shall not exceed ten percent of the window or door area or four (4) square feet, whichever is less.
 2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.
 3. Limited to one (1) sign per business, applied on either the window or the door, but not on both.
 4. The sign shall not have an opaque backing of any type although smoked glass is allowed.
 5. Window signage (includes graphics) shall be permitted on the same building walls that have, or are allowed to have, wall signage pursuant to Item A above. Window signage

shall be deducted from the allowable wall signage area.

Within the COR2 district, where more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts, the following standards apply:

- A. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:
 1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;
 2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and
 3. A wall, canopy or marquee sign may be located on the outermost wall of any principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- B. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

In all COR sub-districts, restaurants and cafes shall be permitted one (1) wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet (5'), shall not exceed a total area of two square feet, and may be lighted. This signage is allowed in addition to other permitted wall signage.

Projecting Signs

Projecting signs are permitted within all COR sub-districts.

Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, are encouraged in all sub-districts, provided the following standards are met:

- A. The sign area shall not exceed thirty-two (32) square feet.
- B. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.
- C. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the



height of the sill or bottom of any second story window, if attached to a multistory building.

- D. The distance from the building wall to the signboard shall not exceed six inches (6").
- E. The width of the signboard shall not exceed three (3) feet.
- F. Limited to one (1) sign per business. Projecting sign area shall be deducted from the allowable wall signage area.
- G. Granted to ground floor commercial uses only.

Awning Signs

Awning signs are allowed in all COR sub-districts. Awning signs are allowed for ground floor uses only, provided that the following standards are met:

- A. If acting as the main business sign, it shall not exceed 24 square feet in area.
- B. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches (4").
- C. Limited to two such signs per business, per frontage.
- D. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.

Sandwich Board Signs

Sandwich board signs are permitted within all COR sub-districts.

- A. One (1) sandwich board sign per business is permitted in any business, commercial and mixed use district and shall be located within five feet (5') of the main building entrance to the business it advertises.
- B. Sandwich board signs shall be displayed only during open business hours and must be removed daily.
- C. Sandwich board signs shall be no more than a total of two feet (2') in width and three feet (3') in height
- D. Sandwich board signs must leave a minimum of five feet (5') of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs may not hinder the ability of persons to access vehicles parked at the curb and/or access to a building.



- E. Acceptable materials for sandwich board signs shall include the following: metal, wood synthetic materials such as a chalk board and whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.
- F. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.
- G. Sandwich board signs are temporary signs and shall not be counted towards the total sign area of the site for permanent signage.

Temporary Signs

Temporary signs are allowed per Section 117-465 (Temporary signs) of the Zoning Ordinance, except as noted below:

- A. Freestanding temporary signs shall only be allowed in the COR2 and COR3 Districts.
- B. In all other COR districts, temporary signs shall be limited to temporary sandwich board signs or temporary wall signage, without interchangeable letters.
- C. Real estate and leasing signs shall be exempt from temporary and permanent sign regulations, provided that these signs do not exceed thirty-two (32) square feet.

Off-Site Signs

Off-site signs are prohibited except for wayfinding and community signage specifically allowed by the Design Framework.

Table 2

Sign Standards					
Development Standard	COR1	COR2	COR3	COR4	COR5
Project Signs					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign (maximum)	6 sq. ft./6 feet high***	100 sq. ft./6 feet high	6 sq. ft./6 feet high***	6 sq. ft./6 feet high	6 sq. ft./6 feet high
Menu Board**	N/A	1 per drive-through lane/40 sq. ft. max.	N/A	N/A	N/A
Directional Sign	N/A	Per 117-463(l)	N/A	N/A	N/A
Wall Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign					
Single Tenant Building	15% of the ground floor façade area, - or- 15% of the front façade area when facing Highway 10.	15% of façade area	15% of the ground floor façade area,	5% of the ground floor façade area,	5% of the ground floor façade area,
Multi-Tenant Buildings	15% of the façade area,	15% of façade area	15% of the façade area,	15% of the façade area,	15% of the façade area,
Building Facing Highway 10	15% of the façade area	15% of façade area	15% of the façade area	15% of the façade area	15% of the façade area
Window Sign					
Number of signs allowed	1	1	1	1	1
Size of Sign	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	30% of area of window. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.
Directory Sign					
Number of signs allowed	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance
Size of Sign	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum
Projecting Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide
Awning Sign					
Number of signs allowed	2 per business	2 per business	2 per business	2 per business	2 per business
Size of Sign	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inches if auxiliary. Area is deducted from allowable wall sign area.

*One (1) sign is allowed per street frontage (either wall or project)

**Restaurants and cafes in all districts are allowed one (1) wall mounted menu board not to exceed 2 sq. ft. in addition to other permitted wall signage.

***See Page 32, 'Project Signs' for allowances up to 32 square feet.

Additional standards

- A. Businesses with service entrances may identify these with one (1) wall-mounted or applied letter sign not exceeding two square feet.
- B. One (1) directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to four (4) square feet in area.

Creative Sign Standards

- A. *Purpose.* This section establishes standards and procedures for the design, review, and approval of creative signs. The purposes of this creative sign program are to:
 - 1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - 2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.
- B. *Applicability.* An applicant may request approval of a sign permit for a creative sign to authorize onsite signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.
- C. *Application Requirements.* A sign permit application for a creative sign shall include all information and materials required by the City.
- D. *Procedure.* A sign permit application for a creative sign shall be subject to review and approval by the City as part of the Site Plan review process. When the creative sign is proposed after site plan review is complete, a creative sign may be approved by the Zoning Administrator when the proposed sign is fifty square feet or less, and shall be approved by the City Council when the sign is larger than fifty square feet.
- E. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:
 - 1. Design Quality. The sign shall:
 - a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
 - b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - 2. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
 - a. Classic historic design style;

- b. Creative image reflecting current or historic character of the City;
 - c. Inventive representation of the use, name, or logo of the structure or business.
3. Architectural Criteria. The sign shall:
- a. Utilize or enhance the architectural elements of the building; and
 - b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.
4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Prohibited signs

The following signs are prohibited:

- A. Box signs or cabinet signs, whether on a wall, projecting or on canopies are prohibited except for logo signs permitted as part of an overall sign plan.
- B. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear-lighted signs.
- C. Signs on roofs, dormers, and balconies.
- D. Billboards.
- E. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.
- F. Free standing pylon signs over six (6) feet in height, except community signs.
- G. Back-lit awnings.
- H. Interchangeable letter boards or panels.
- I. Flashing signs.
- J. Off-premises signs, except community signs.

CC Regular Session**Meeting Date:** 04/22/2025**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.
 - An application has been submitted to Congressman Tom Emmer
 - An application has been submitted to Senator Amy Klobuchar
 - 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 incompatible 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

2025 Legislative Priorities

Form Review

Inbox

Brian Hagen

Form Started By: Brian Hagen

Final Approval Date: 04/17/2025

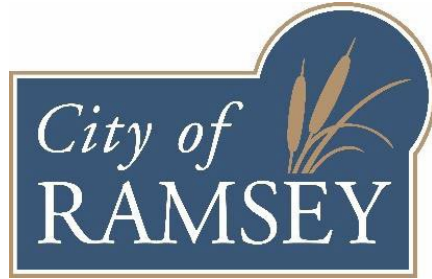
Reviewed By

Brian Hagen

Date

04/04/2025 02:02 PM

Started On: 04/04/2025 01:56 PM



2025 City of Ramsey Legislative Priorities

Local Priority: Sales and Use Tax Exemptions for Water Treatment Plant Trunk Watermain Improvements

During the 2023 legislative session, state sales and use tax exemptions were approved for the purchase of materials for the new Water Treatment Plant. Unfortunately, sales and use tax exemptions were not approved for the necessary Trunk Watermain improvements. The City sought after legislative approval in 2024 for state sales and use tax exemptions for the necessary Trunk Watermain improvements. We had success with the request in the form of budget impact from the State's perspective. When working through the request in 2024, we learned the full financial liability to the State's budget was included in the estimates that were provided in 2023 for both the physical plant and the trunk water lines. Unfortunately, at the end of session in 2024 our request was removed from the omnibus bill along with many other tax related requests from other entities.

- In 2023, sales and use tax exemptions were approved for the Water Treatment Plant.
- The City will work with legislators to amend the approved language to authorize applying sales and use tax exemptions to the necessary Trunk Watermain improvements. Given the project completion timeline of Summer 2025, this will be our last year to make this request.

Local Priority: Tax Increment Financing District 14 (TIF 14, The COR)

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

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

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

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

Mayors Association has historically identified this project on their Legislative Priorities, and will serve as a resource to advocate for the project on behalf of its membership.

Local Priority: Metro Mobility Service Area

- Introduce legislation that will add Ramsey to the service area for Metro Mobility.
- Over the years some residents have expressed an interest in getting door-to-door Metro Mobility Service in Ramsey.
- City residents annually pay \$352,000 to the Metro Transit Taxing District that the City was required to enter when the NorthStar Station was completed.
- Inclusion in the Metro Mobility service area requires a state statute and was last extended to the City of Lakeville in 2019. The cost of the service is covered by the state.
- Fall of 2024 conversations with Metropolitan Transportation Services indicated the request would not be viewed as unreasonable by them. They noted that services are currently in the City of Anoka, therefore extending services to an adjacent city is more reasonable than creating a satellite service area. With funding for metropolitan transportation shifting to the State's operating budget, no additional property taxes would be levied to Ramsey properties for the expanded service.

Local Priority: Closed landfill legislation to allow economic development

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

State-wide Policy Priority: Exemption of residential gardens from water emergency restrictions

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

State-wide Policy Priority: Statewide licensure of massage therapy

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

State-wide Policy Priority: Local Government Aid (LGA)

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

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

Background:

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

- No changes were made to the LGA funding formula in 2022.
- The City should consider working with legislators to determine if there is an opportunity to revise the LGA formula in the future to provide greater resources to developing suburbs.
- A couple of LGA bills were introduced in 2021 that may have impacted Ramsey, but failed

to become law:

- LGA adjusted for unpaid local assistance costs HF 1052/SF 749 (Rep. Jim Nash, R-Waconia, and Sen. Bill Weber, R-Luverne) would have allowed cities that have not been reimbursed by another city for local assistance costs to submit an application for reimbursement through a reduction in the LGA of the recipient city.
- LGA minimum distribution HF 1096/SF 1238 (Rep. Jerry Hertaus, R-Greenfield, and Sen. David Osmeck, R-Mound) would have provided for a minimum per capita LGA amount for all cities that otherwise would receive no LGA, and increased the LGA appropriation to cover the additional amount.
- During the 2022 session, discussions occurred regarding updating the LGA formula. Based on a draft formula, Ramsey would have received funds.
- The most recent LGA adjustments left Ramsey with \$0 LGA contributions.

State-wide Policy Priority: Metropolitan Council Committee Membership

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