City of Ramsey
Agenda
Regular City Council
Tuesday, May 13, 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. Proclamation declaring the month of May 2025 as ALS Awareness Month

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 Cash and Investments for Period Ending April 30, 2025

2. Note the following Boards, Commissions and Meeting Minutes:
   - Planning Commission Meeting Minutes - January 23, 2025, February 27, 2025, March 27, 2025
   - Environmental Policy Board Meeting Minutes - January 13, 2025, February 10, 2025, March 17, 2025
   - Economic Development Authority Meeting Minutes - October 10, December 12, 2024 & January 9, 2025, February 13, 2025, March 13, 2025
   - Park and Rec Commission Meeting Minutes - January 9, 2025, March 13, 2025
   - Public Works Meeting Minutes - January 21, 2025, February 18, 2025, March 18, 2025

3. Approve the Following Meeting Minutes:

1. City Council Work Session dated April 22, 2025
2. City Council Regular Session dated April 22, 2025

4. Approve Business License Applications

5. Approve Request to Declare Surplus Property

6. Authorize the Agreement Between the City of Ramsey and Anoka County for the Installation of Flock Cameras Purchased by the City of Ramsey to be Placed on Anoka County Roads.

7. Adopt Resolution #25-114 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 17, 2025 through May 7, 2025.

8. Adopt Resolution #25-091 Approving Participation in Anoka County's HUD Programs

9. Adopt Resolution #25-093 Approving a Development Agreement for PleasureLand RV Center's Parking Lot Expansion and Connection to Municipal Utilities at 7900 Riverdale Drive NW (Project No. 25-102); Case of PleasureLand RV Center - North Metro

10. Adopt Resolution #23-094 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of Building at 6701 Hwy 10 NW

11. Adopt Resolution #25-095 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW

12. Adopt Resolution #25-096 Approving Lease Agreement of 6781 and 6745 Highway 10 NW with Mille Lacs Motor Sports II

13. Adopt Resolution #25-097 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II

14. Adopt Resolution #25-098 Approving the Final Plat and Development Agreement for Riverstone South Sixth Addition (Project No. 24-127); Case of Pearson Properties of Ramsey, LLC

15. Adopt Resolution #25-100 Approving Change Order #1 for High Point Street Reconstructions, Improvement Project #25-05

16. Adopt Resolution #25-101 Accepting Geotechnical Proposals for 2026 Pavement Management Program Projects

17. Adopt Resolution #25-102 Awarding Construction Staking Contract for High Point Street Reconstructions, Improvement Project #25-05

18. Adopt Resolution #25-111 Authorizing Replacement of 2009 Jetter-Vacuum Truck

6. Public Hearing

1. PUBLIC HEARING: Consider a request for an Easement Vacation in HY-10 Ramsey 2nd Addition and Final Plat of "Kwik Trip 1782."

7. Council Business

1. Adopt Resolution #25-099 Accepting Bids and Awarding Contract for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04

2. Adopt Ordinance #25-07: Sign Code Update

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Proclamation declaring the month of May 2025 as ALS Awareness Month

Purpose/Background:

Purpose: To proclaim the month of May 2025 as ALS Awareness Month

Background: ALS Awareness Month increases the public's awareness of people with ALS' dire circumstances, and acknowledges the terrible impact this disease has, not only on the person but on his or her family and the community, and recognizes the research being done to eradicate this disease.

The attached proclamation will be read at this time.

Attachments

ALS Proclamation B

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:51 PM
Form Started By: Katie Schmidt		Started On: 05/07/2025 08:50 AM
Final Approval Date: 05/08/2025		

Proclamation

May of 2025 is proclaimed as

Amyotrophic Lateral Sclerosis (ALS) Awareness Month

WHEREAS, Amyotrophic lateral sclerosis (ALS), known by many as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with the muscles, slowly taking away their ability to walk, talk, eat, and eventually breathe; and

WHEREAS, thousands of new amyotrophic lateral sclerosis (ALS) cases are reported every year, and estimates show that every 90 minutes, someone is diagnosed with ALS and someone passes away from ALS; and

WHEREAS, on average, patients diagnosed with ALS only survive two to five years from the time of diagnosis; and

WHEREAS, the exact causes of ALS are unknown and there is no known cure for ALS; and

WHEREAS, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and

WHEREAS, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and

WHEREAS, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and

WHEREAS, the ALS Association, as the largest philanthropic funder of ALS research globally, has committed over $160 million to support more than 580 projects across the United States and 19 other countries; and

WHEREAS, our commitment to accelerating the pace of discovery remains unwavering, fueled by the hope that one day, ALS will be a livable disease for everyone, everywhere, until we can cure it.

WHEREAS, ALS Awareness Month increases the public's awareness of people with ALS' dire circumstances, and acknowledges the terrible impact this disease has, not only on the person but on his or her family and the community, and recognizes the research being done to eradicate this disease;

Now, therefore, I, Ryan Heineman, do hereby proclaim the month of May 2025 as ALS Awareness Month. I call upon all Americans to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

Mayor

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Receive Cash and Investments for Period Ending April 30, 2025

Purpose/Background:

Purpose: Receive cash and investments for the period ending April 30, 2025.

Cash and investment report shows the monthly cash flow - receipts and expenditures through April 30, 2025 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending April 30, 2025

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Diana Lund		Started On: 05/02/2025 11:10 AM
Final Approval Date: 05/08/2025		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended April 30, 2025

	April-25 CURRENT MONTH	2025 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 Bond Proceeds)	$ 81,737,898.93	$ 88,846,329.91
CASH INFLOWS:		
Daily Deposit	1,517,686.57	3,774,872.43
Tax Settlements	-	252,159.65
U/B Receipts	14,616.06	505,327.04
Credit Cards (Includes Utility Billing)	292,145.33	2,285,875.20
Interest Earnings [Net of Interest Paid on Investments]	119,576.70	596,684.51
Bond Proceeds-int	-	3,610.76
TOTAL CASH INFLOW	$ 1,944,024.66	$ 7,418,529.59
TOTAL CASH AVAILABLE	$ 83,681,923.59	$ 96,264,859.50
CASH OUTFLOWS:		
Prepaid Checks	790,379.22	4,562,375.02
Bills Lists	2,106,143.59	5,337,349.04
Pay Estimates	379,271.27	3,913,826.04
Credit Cards	10,587.28	54,194.89
Payroll - Net	578,680.35	2,579,609.48
Flex Reimbursement	-	315.04
Void Checks/Dormant Checks Paid	(152.29)	(720.68)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	282.00	1,178.50
TOTAL CASH OUTFLOW	$ 3,865,191.42	$ 16,448,127.33
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 79,816,732.17**	**$ 79,816,732.17**
MEMO - NET 2025 CASH INFLOW (OUTFLOW)	**(1,921,166.76)**	**(9,029,597.74)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 70,338,890.96**	**72,720,097.99**
Purchases	-	1,512,573.90
Maturities/Sales	(2,962,659.90)	(6,856,440.83)
ENDING BALANCE	**$ 67,376,231.06**	**$ 67,376,231.06**

Prepared by the City of Ramsey Finance Department
5/2/2025

2025 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2025	PURCH 2025	SOLD/ MATURE 2025	BV PRIN BAL 12/31/2025
240731B	7/31/2025	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
241213A	12/12/2025	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
241213B	7/11/2025	4M	4M TERM SERIES			8,000,000.00		0.00	8,000,000.00
									16,000,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00	300,000.00
250221	2/22/2027	Northland	CD-NEIGHBOR FCU		64017aABP8		245,000.00	0.00	245,000.00
250304A	6/1/2026	Northland	DUBUQUE IA TAX		263868-LW-9		190,000.00	0.00	190,000.00
250304B	6/1/2027	Northland	DUBUQUE IA TAX		263868-LX-7		295,000.00	0.00	295,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									5,980,000.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		750,000.00	0.00
250212A	2/12/2027	UBS	CD-MORGAN STANI	32992	61690DP44		245,000.00	0.00	245,000.00
250212B	2/12/2027	UBS	CD-MORGAN STANI	34221	61776NLH4		245,000.00	0.00	245,000.00
250218	2/18/2027	UBS	CD-MERRICK BANK	34519	59013K4M5		245,000.00	0.00	245,000.00
230317	3/17/2025	UBS	CD-MANUFACTURE	588	5647595C3	243,000.00		243,000.00	0.00
230322	3/24/2025	UBS	CD-PINNACLE BANI	35583	72345SLG4	248,000.00		248,000.00	0.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00
211223	8/1/2025	UBS	HAWAII STATE		41972YQ3	500,000.00		0.00	500,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00	400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00	175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	250,000.00		0.00	250,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00	320,000.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		0.00	105,000.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		0.00	245,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00	500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00	300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00	750,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00

2025 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2025	PURCH 2025	SOLD/ MATURE 2025	BV PRIN BAL 12/31/2025
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
250131		UBS	UBS TREASURY FUND (FORMERLY PRIME)				47,573.90	0.00	47,573.90
240630		UBS	UBS TREASURY FUND (FORMERLY PRIME)			102,943.99		102,943.99	0.00
240731A		UBS	UBS TREASURY FUND (FORMERLY PRIME)			554,746.42		554,746.42	0.00
240228		UBS	UBS PRIME FUND			266,327.95		266,327.95	0.00
240831A		UBS	UBS TREASURY FUND (FORMERLY PRIME)			58,423.28		58,423.28	0.00
241231		UBS	UBS TREASURY FUND (FORMERLY PRIME)			10,866,656.35		4,632,999.19	6,233,657.16
						-			
									45,396,231.06
	TOTAL INVESTMENTS					72,720,097.99	1,512,573.90	6,856,440.83	**67,376,231.06**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BMO			3,772,752.20	16,304,761.46	17,961,421.91	2,116,091.75
			Bond Proceeds			2,211,399.18	3,610.76	2,215,009.94	-
			Money Market Accounts			12,726,157.62	182,328.82		12,908,486.44
			Net Cash and Investments			88,846,329.91	18,003,274.94	27,032,872.68	79,816,732.17

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission Meeting Minutes - January 23, 2025, February 27, 2025, March 27, 2025
- Environmental Policy Board Meeting Minutes - January 13, 2025, February 10, 2025, March 17, 2025
- Economic Development Authority Meeting Minutes - October 10, December 12, 2024 & January 9, 2025, February 13, 2025, March 13, 2025
- Park and Rec Commission Meeting Minutes - January 9, 2025, March 13, 2025
- Public Works Meeting Minutes - January 21, 2025, February 18, 2025, March 18, 2025

Purpose/Background:

Approve the Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC January 2025 Minutes
PC February 2025 Minutes
PC March 2025 Minutes
EDA Oct 2024 Minutes
EDA Dec 2024 Minutes
EDA Jan 2025 Minutes
EDA Feb 2025 Minutes
EDA Mar 2025 Minutes
PWC January Minutes
PWC February Minutes
PWC March Minutes
P & R January 2025 Minutes
P & R March 2025 Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	05/01/2025 09:49 AM
Brian Hagen	Brian Hagen	05/08/2025 02:33 PM
Form Started By: Dana Verbeek		Started On: 04/24/2025 09:41 AM
Final Approval Date: 05/08/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 23, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (virtual attendee) Commissioner Randy Bauer Commissioner Tom Hunt Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin Senior Planner Chris Anderson City Council Liaison Eric Peters

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

5. CONSENT AGENDA

None.

6. PUBLIC HEARINGS

6.01: Public Hearing: Consider a Preliminary Plat and Variance Request for Riverstone South 6th Addition (Project No. 24-127); Case of Development Consulting Services, LLC

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approving both the variance for cul-de-sac length and the preliminary plat for Riverstone South 6th Addition. He provided additional details on public comments received from a neighboring property owner who had concerns about stormwater management and whether runoff would come onto adjacent properties and felt too much housing was being developed overall in the general area.

Commissioner Bauer asked if this area was included in the long-range plan for Riverstone South as housing.

Senior Planner Anderson replied that this area was part of the Riverstone South Preliminary Plat as an outlot, but the details as to how the outlot would be subdivided were not shown. He stated that the development of this area was included in the environmental assessment worksheet that was completed.

Commissioner VanScoy asked if this request meets all the minimum standards of the R1-B zoning district and noted that it sounds like the City recommended the cul-de-sac rather than an intersection.

Senior Planner Anderson stated that there are a few tweaks to lots that are required, as noted in the staff review comments.

Citizen Input

John Dobbs, applicant, stated that they were not sure what they would want to do with this outlot but have decided to proceed with single-family homes. He stated that the 50-foot buffer was contemplated long ago to provide a buffer between the housing types.

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:21 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #25-026 Approving a Variance for Cul-de-Sac Length.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #25-027 Approving the Preliminary Plat for Riverstone South 6th Addition.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6.02: Public Hearing: Northstar Truck and RV Parking – Rezoning and Site Plan Review – 15861 Jarvis Street NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:22 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the PUD and associated site plan, contingent upon staff's review comments.

Commissioner Bauer referenced 3.5 within Section 3 and asked if there would be a possibility that the definitions used by Ramsey and Elk River could be different which could create a conflict.

Planning Manager Larson replied that the definitions are very similar. He stated that the Ramsey definition would be used on the Ramsey side and the Elk River definition would be used on the Elk River side of the property.

Commissioner Hunt asked if the goal is for the requirements to line up for both the Ramsey and Elk River sides to avoid the situation in which vehicles are just moved to the other side of the line.

Planning Manager Larson confirmed that is correct.

Commissioner VanScoy asked if Elk River has the same process for a PUD.

Planning Manager Larson confirmed that the process is similar for Elk River and that Elk River is also using a PUD for this property.

Commissioner Hunt asked if the requirement to remove the salvage vehicles and car dealership overflow parking has been well received by the applicant.

Planning Manager Larson replied

Councilmember Peters asked if the PUD would run with the current owner of the property.

Planning Manager Larson replied that the PUD would run with the land as it is a zoning district.

Commissioner VanScoy asked if there have been any comments received from surrounding property owners.

Planning Manager Larson commented that both Ramsey and Elk River mailed public hearing notices to residents for both meetings. He stated that while he has not received calls lately, the City received quite a few calls when the business opened, which started the code enforcement action. He stated that the applicant has done a lot of work on the site, and it does look a lot nicer than it did one year ago.

Citizen Input

Nikolai Vladika, 11824 Winnetka Ave N, Champlin, MN noted a condition that requires current license plates and commented that in the trucking industry license plates are very expensive and sometimes they have a backup truck. He explained that within a trucking company, you can move the plates from one vehicle to another. He asked if that condition could be modified. He stated that he was involved in the property from the beginning but has become more involved. He asked for duplicate copies of paperwork that has been sent from the City. He stated that they have requested a container/shack on the Elk River side in order to have a security guard onsite to ensure people are parking in the right spot and handle any conflicts that could arise. He stated that they have not yet heard a response from Elk River on that request. He commented on the difficulty of this property being split between two cities and stated that they would like to move forward as they are still in the same spot they were one year ago and are losing money on this project.

Commissioner Bauer asked if 5.1 could be modified to state automobiles have to have current licenses but perhaps the trucks could be addressed separately to allow the sharing of license plates between operable trucks.

Planning Manager Larson commented that he would research that with the licensing department to ensure he is not contradicting state law while also ensuring a truck is not parked there for 20 years.

Nikolai provided information on license requirements of different states and for commercial semi-trucks.

Chairperson Gengler referenced the upgrades to the site with fencing and plantings and asked if that is a requirement of the PUD or a suggestion.

Planning Manager Larson replied that is part of the site plan which is then referenced in the PUD.

Chairperson Gengler asked if the applicant agrees with those upgrades to the site related to fencing and trees.

Nikolai stated that they could add trees and higher fencing but requested that a portion of the setback be reduced from 60 feet.

Planning Manager Larson displayed the site plan and identified the 60-foot buffer yard with fence and landscaping, noting that does meet the City Code. He noted that the 60 feet is a small portion of the site from north to south which has over 200 parking spaces. He stated that if they were going to consider a variance to that setback, it would need to be noticed to the adjacent property owner and there would be additional impacts to the stormwater management, which is already tight if there were additional hardcover.

Councilmember Peters asked if the regular-sized passenger vehicles would have current registration and licensing.

Nikolai commented that he understands the requirement.

Chairperson Gengler commented on the security shack that was mentioned and asked if that would need to be added to the PUD or whether that would be separate because it would be proposed in Elk River.

Planning Manager Larson stated that the site plan could be updated to show the location of the shack.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:54 p.m.

Commission Business

Chairperson Gengler commented that this makes sense as a way to bring this into alignment and align regulations between the two cities.

Commissioner VanScoy commented that this is a very unique case, and he likes the idea of the two cities working together to find this solution.

Motion by Commissioner VanScoy, seconded by Commissioner Hunt, to recommend that City Council approve of the Planned Unit Development and Site Plan Review.

Further discussion

Commissioner Anderson asked if the comments and questions that came forward tonight would be brought forward to the City Council or whether this should be tabled. Planning Manager Larson stated that he would research the licensing requirements and bring that to the City Council. He stated that the shack can be added to the site plan and the applicant requested copies of paperwork to be sent to them directly. He did not see a reason to table the request. The Commission confirmed its support for keeping the setback at 60 feet.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye

Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

7. COMMISSION BUSINESS

7.01: Continue Discussion on the Sign Code Update Pertaining to Definitions for Wall, Freestanding, Temporary and Other Types of Signage

Presentation

City Planner Martin presented the Staff Report stating that the discussion tonight focuses on definitions for signage.

Commission Business

Commissioner Anderson commented that staff have done a remarkable job on this to make things clearer.

Chairperson Gengler acknowledged the great work that staff have done on the sign ordinance.

City Planner Martin noted a few terms highlighted in yellow that will be tackled with the electronic message center table, which he will bring forward at the next meeting.

8. COMMISSION / STAFF INPUT

Planning Manager Larson noted some items that will appear on the February agenda. He stated that two new members would join the Commission in April and therefore quorum will be an important issue for the next few meetings until the new members join.

9. ADJOURNMENT

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

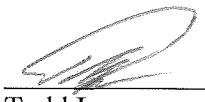
A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:06 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 27, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (virtual attendee) Commissioner Randy Bauer Commissioner Tom Hunt Commissioner Gary Van Scoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Council Liaison Eric Peters

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Hunt, seconded by Commissioner Van Scoy, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the December 19, 2024 and January 23, 2025 Planning Commission Meeting Minutes

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Code Amendments to Chapters 2, 10, 26, 105, 106, and 109

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Code Amendments as presented.

Citizen Input

No comments.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:10 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council approve Code Amendments in Chapters 2, 10, 26, 105, 106, and 109.

Further discussion

Commissioner Van Scoy asked for clarification on the change from the word Ordinance to Code. Planning Manager Larson explained that the Code is the regulation while the Ordinance is the tool used to amend the Code.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Planning Manager Larson noted that this item will move forward for City Council consideration at the March 11, 2025 meeting.

7. COMMISSION BUSINESS

7.01: Continue Discussion on the Sign Code Update Pertaining to Electronic Messaging Centers and Wall, Freestanding, and Additional Types of Signage

Presentation

City Planner Martin presented the Staff Report related to window signage.

Commissioner Hunt commented that he did not see any issue with the existing window signage, noting that in some cases it provides more privacy for the customers inside and therefore would prefer to just eliminate that requirement.

Commissioner Bauer agreed.

Councilmember Peters commented that if the window signage were not used, the business would most likely use window shades and agreed with the direction from the Commission.

Commissioner Anderson asked if staff would have an example where window signage would be a problem.

City Planner Martin commented that staff have not received any complaints on window signage and therefore it does not seem to be an issue for residents in the community.

Commissioner Anderson agreed that the regulation should be removed.

Commissioner Van Scoy asked if the action would eliminate the regulation across all zoning districts, recognizing that the COR had different regulations based on aesthetics.

Planning Manager Larson agreed that window signage can detract from the overall aesthetic but noted that there are many examples of window signage within the COR that does not meet the regulation.

Chairperson Gengler commented that it would be hard to distinguish the differences for enforcement as aesthetics vary from person to person.

Councilmember Peters asked if there could be another mechanism for enforcement if window signage were to get out of control, such as strobe lighting.

City Planner Martin confirmed that could be addressed under the Nuisance Ordinance through Code Enforcement.

Planning Manager Larson provided general language that could be used to state that window signage should be properly hung and in good condition.

Commissioner Anderson asked if there would be a mechanism for enforcement if the sign were derogatory.

City Planner Martin replied that the Sign Code cannot regulate content, noting that has been highly discussed in the judicial system because of First Amendment rights.

Commissioner Anderson commented on the years it took to get rid of the XXX store and would not want to see that come back.

Planning Manager Larson explained that adult uses are regulated differently and provided additional details. He noted that in an instance such as that, staff would work with the City Attorney to determine if enforcement could occur.

Commissioner Anderson referenced stores that will sell THC products and asked if mood enhancement products could also be advertised.

Planning Manager Larson replied that THC is legal, and the City cannot regulate content.

City Planner Martin commented that the window sign examples shown in the presentation did not obtain proper permits, but the City also has not received complaints.

Chairperson Gengler asked if painted windows are considered a window sign or temporary sign.

City Planner Martin commented that would be considered window signage.

Chairperson Gengler asked for clarification on the types of neon signs that would be allowed.

City Planner Martin replied that he would get that answer for the next meeting.

Chairperson Gengler confirmed the consensus of the Commission to eliminate the restrictions on window signage and replace with the general language suggested by Planning Manager Larson that the sign must be properly hung and in good condition.

Councilmember Peters asked if a business receiving their business license is provided with a packet of regulations.

City Planner Martin replied that there are some handouts for residents based on various types of projects. He agreed that once the sign code is completed and adopted, he could develop a similar package of information related to signage for a business.

City Planner Martin continued his review relating to electronic message center (EMC) signs.

Commissioner Van Scoy asked the rationale behind the restrictions.

City Planner Martin replied that it is quite common to have standards in place, although those can vary widely between communities.

Planning Manager Larson commented that it is also an issue of aesthetics as flashing or quickly changing messages can be seen as tacky. He recognized that people are not currently following the rules therefore the question is whether to enforce the rules or eliminate those rules.

Commissioner Van Scoy commented that he recalled the rationale for the restrictions were related to driver safety as those messages can be distracting for drivers.

Planning Manager Larson commented that he could speak with the Police Chief to determine if distraction from a sign was reported as the reason for an accident, but anticipated that response would be very low.

Commissioner Anderson stated that he likes standardization and would prefer to match the seven-second standard that is used for the billboards. He agreed there should be instantaneous transitions between messages and did not believe animation should be allowed.

Planning Manager Larson commented that scrolling text would fall under animation, noting an example of a current business sign that uses scrolling text.

Chairperson Gengler commented that she supports the seven-second time and static transitions. She stated that she could see where scrolling text would be fine, such as in the marketplace, but could be distracting in other areas.

Planning Manager Larson commented that scrolling text could be allowed but other animations could be prohibited.

Chairperson Gengler agreed.

City Planner Martin commented that he does like the idea of having a sign packet to provide to businesses. He stated that this could also be an opportunity to reach out to existing businesses to explain the rules.

Chairperson Gengler recognized that it is more of an education piece where businesses were simply not aware.

Commissioner Bauer recalled previous discussions about message duration related to the billboards and agreed that it would make sense to match that standard.

Commissioner Hunt asked where the signs are located that are not meeting the three-second duration right now. He stated that it would seem the larger multi-business signs would be self-regulating as a business would not want to pay for advertising that cannot be seen because the message is moving too quickly.

City Planner Martin commented that it can be self-regulating and provided examples that currently violate the regulations. He agreed that it would be an issue of education for the businesses. He continued his review relating to temporary signs.

Commissioner Van Scoy asked for more details on sandwich board signs.

City Planner Martin commented that type of sign is regulated and allowed within the COR and prohibited outside of the COR. He recognized that sandwich boards are still used outside of the COR at times. He clarified that he was looking to add that sandwich board signs could be placed on private property outside of the COR.

Chairperson Gengler asked and received confirmation that there are regulations on the length of time a temporary sign can be used, outside of the current exemption.

Commissioner Van Scoy asked if there are restrictions for a garage sale sign.

City Planner Martin replied that those are generally allowed to be placed without a permit as the Code reads today, but they cannot be placed in the right-of-way or attached to City infrastructure. He stated that there are also limits on the number of times a resident can use those signs. He recognized that those regulations are also not always followed.

Planning Manager Larson stated that real estate signs are another common violator.

Chairperson Gengler asked if there is any way to rule that a sign has been in place too long, without the permitting process.

City Planner Martin commented that would be similar to the language that was added for window signage, requiring it to be in proper placement and good condition. He stated that without the permit they would not know when the sign was installed.

Chairperson Gengler stated that her biggest concern with temporary signs is if they are a safety hazard, such as those installed to a stoplight post or placed in the right-of-way where the view would be obstructed. She stated that if the removal of those signs could be enforced in another way, she could support removing the process that currently does not seem to be working for anyone.

City Planner Martin commented that the Code does include language that the only temporary signs allowed in the right-of-way are government signs such as road construction and voting here signs.

Commissioner Van Scoy asked how issues could be addressed if the language for temporary signage were removed.

City Planner Martin commented that he does not propose to eliminate temporary signage language but instead reframe it.

Commissioner Anderson stated that he likes the allowance for sandwich board signs within the COR and did not oppose temporary signage outside of the COR as long as they are not placed in the right-of-way and are in good condition. He was unsure how that would be enforced. He stated that perhaps permits are required for a certain size of a sign.

Chairperson Gengler noted that perhaps certain types of temporary signs would require a permit. She asked and received confirmation that there is already a limit on the number of temporary signs that can be on a property.

Commissioner Van Scoy commented that people are already not getting permits and there is no enforcement.

Planning Manager Larson commented that there seems to be a consensus that the signs need to be properly placed and in good condition. He suggested that the Commission look around town in the next few weeks at temporary signs and they can continue discussions at the next meeting.

Commissioner Hunt asked for information on how other cities regulate temporary signs.

City Planner Martin commented that temporary signs are very differently regulated from community to community, but noted that in driving around it appears that temporary signs are an issue in most communities.

Planning Manager Larson commented on the low cost of production of these temporary signs. He noted that some cities have more proactive enforcement, going around to remove signs regularly whereas Ramsey does not.

City Planner Martin commented that perhaps this is an issue of education, noting that once the regulations are completed, he could include an article informing residents and business owners of the temporary signage regulations that could be pushed through typical City platforms.

Chairperson Gengler thanked staff for the continued work on the Sign Code.

Commissioner Van Scoy referenced definitions and asked for clarification.

City Planner Martin commented that he would add that definition.

Commissioner Van Scoy referenced the definition of billboard, which does not mention the size.

City Planner Martin explained that they do not want to get too specific with size in this definition.

Planning Manager Larson commented that staff could look into that further.

8. COMMISSION / STAFF INPUT

Planning Manager Larson noted the items anticipated for the March Commission meeting. He also provided an update on previously reviewed planning cases and other items of interest to the Commission.

Planning Manager Larson also noted that Abdi Sahal has left the Planning Administrative Assistant role for a full-time planner job with the City of Waconia and thanked him for his help over the past eight months.

Councilmember Peters noted an upcoming open house on March 5th for the Highway 10 interchange project. He stated that if there are food truck vendors, they can submit permits as that season will soon be approaching. He encouraged interested residents to apply for the vacant positions on advisory boards and commissions.

9. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:14 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Katie Schmidt
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 27, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (virtual attendee) Commissioner Randy Bauer Commissioner Tom Hunt Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin Senior Planner Chris Anderson City Council Liaison Eric Peters City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the February 27, 2025 Planning Commission Meeting Minutes

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Oak Terrace Ramsey Park Outlot Variance to Subdivision Code at 6549 Highway 10 NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the subdivision and variance. Items discussed during the presentation included background on the City-owned parcel to be subdivided, existing manufactured home placement across the current property line, and a need for a cross-access easement across both the existing Oak Terrace lot and the proposed lot to be created and sold to Oak Terrace. Further discussion was held regarding the need for two separate lots instead of adjusting the common lot line to reduce financing constraints.

Citizen Input

Jonathan Septer of 2188 Red Fox Circle, Chanhassen, serving as Counsel for Oak Terrace, stated that he is present to answer any questions.

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:08 p.m.

Commission Business

Motion by Commissioner Hunt, seconded by Commissioner Bauer, to adopt Resolution No. 25-062, Approving a Variance to Subdivision Code at 6549 Highway 10 NW.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6.02: Public Hearing: Consider a Site Plan for a Proposed Expansion of an Existing Parking Lot at 7900 Riverdale Drive NW (Project No. 25-102); Case of Pleasureland RV Center – North Metro

Public Hearing

Chairperson Gengler called the public hearing to order at 7:09 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Site Plan for the proposed parking lot expansion on the subject property. Items discussed during the presentation included the following: the intent for the parking lot expansion to serve as additional area to display and sell RVs; the plan to connect to municipal water, sewer, and storm sewer; retaining the existing well for irrigation purposes; the project's adjacency to existing residential development south of the subject property, and; proposed landscaping along Riverdale Drive and the southern and western property lines.

Citizen Input

Gary Meyer of 2418 Serenity Drive, St. Cloud, on behalf of Pleasureland RV, stated that the dump station is only for their use and is not for public use.

Commissioner VanScoy referenced the abandoned septic system and asked what would happen with that.

Mr. Meyer replied that they would follow the Code requirements.

Senior Planner Anderson stated there is a process and paperwork that must be followed and filed, noting that the Building Division will monitor that process to ensure it is done correctly.

Mr. Meyer explained that the septic connection is near the area they will be expanding and, therefore, it made sense to do it all at once.

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:15 p.m.

Commission Business

Commissioner Hunt stated that his concern was with the lighting, given the proximity of the home, but acknowledged that is already being addressed.

Mr. Meyer commented that the new style of lighting is more directionally focused than the existing lighting and noted that all existing lighting will be replaced with the new style, therefore, the result should be better for everyone.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council approve the Site Plan for Pleasureland RV Center's proposed parking lot expansion, contingent upon compliance with staff's review comments.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye

Commissioner Hunt aye
Chairperson Gengler aye

Motion Carried.

6.03: Public Hearing: Ramsey Landfill Solar Energy System Site Plan Review (Cedar Creek Energy)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:17 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Site Plan Review. Items discussed during the presentation included an overview of the landfill site, the proposed layout of the solar array south of the existing landfill mound, the proposed berm extension to provide screening of the solar array from adjacent streets, and the proposed transplanting of existing trees on the landfill property to provide for additional screening.

Citizen Input

Alex Gast, 3155 104th Lane NE, Blaine, on behalf of Cedar Creek Energy, stated that they were approached by Connexus and a few other developers to bring a solar array to this site. He explained that all the energy generated will be purchased by Connexus and then used by Connexus customers as an effort to deploy renewable energy sources into its system and to maintain lower rates for customers. He believed that this would be a fantastic use of the land, as buildings cannot be built on the landfill property. He also stated that the solar array layout will allow the Minnesota Pollution Control Agency to continue its efforts in treating the landfill.

Commissioner Bauer asked if this would be the final project or whether there would be a possibility for expansion in the future.

Mr. Gast replied that this would be the final design for this site.

Commissioner VanScoy agreed that this would be a good use for this land, as he was unsure what else could be done with the land.

Chairperson Gengler asked if the yellow line shown on the Site Plan is just the border of the project or whether that is some type of fence to be installed.

Mr. Gast replied that the yellow line will be a woven fence, which will allow small animals to move through the area.

Commissioner Anderson agreed that this would be a good project.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:24 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council approve the Site Plan Review for a Solar Energy System on the Ramsey Landfill Property.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6.04: Public Hearing: Sign Code Update

Public Hearing

Chairperson Gengler called the public hearing to order at 7:25 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Sign Code Update. Items discussed during the presentation included a review of the project goals, key features of the new code, language added since the February meeting, a review of Planning Commission's input from the February meeting, and a review of future meeting dates to discuss and adopt the sign code update. Mr. Martin also introduced City Attorney Knaak to answer any legal questions.

Commissioner VanScoy asked for the updated definition of billboard that was mentioned in the presentation.

City Planner Martin provided the updated definition of billboard, highlighting the changes.

Commissioner Bauer thanked staff for all of the work that went into this process. He asked if there is a plan to inform businesses of the signs that require and do not require permits.

City Planner Martin replied that they will be working with the Communications Coordinator in order to communicate the information to residents and businesses.

Chairperson Gengler commented that she likes the grid that was put together. She referenced the prohibition of signs painted on walls and asked how that applies to painted murals. She stated that she would not want to prohibit the opportunity for a mural and stated that perhaps there is a permitting process that could be reviewed.

City Planner Martin commented that a mural likely would not be classified as a sign and would likely be allowed, following a permitting process.

Citizen Input

Nichole Rudack, 14608 Peridot Street NW, asked if the new change in Code would impact existing businesses or whether existing signs would be grandfathered in.

City Planner Martin replied that there is a nonconformity section of the City Code, which carries over language for signs that are already established but may no longer be allowed. He stated that there would be few instances of that because the new regulations are generally less restrictive than the existing regulations.

Ms. Rudack asked if it is the opinion of staff that these changes would have zero financial impact on existing Ramsey businesses.

City Attorney Knaak replied that there is no way to predict the financial impact. He stated that if a business has an existing sign that no longer conforms, it would continue to be allowed. He explained that if there were a big windstorm and the sign were damaged, then there would be additional discussions with the City about replacement.

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to close the public hearing.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:40 p.m.

Commission Business

Commissioner VanScoy referenced the definition of billboard, as proposed, which does not mention the sign but the fact that it provides direction. He stated that in his opinion, a billboard is a specific structure that has a certain amount of size to it.

City Planner Martin stated that he reviewed definitions of 30 other cities, and this is a standard definition for this type of sign. He explained that the existing Code includes regulation within definition, and staff tried to clean that up by having separate definition and regulation lists. He stated that they also want to ensure that the definition does not regulate content as that is an issue that is heavily adjudicated.

Commissioner VanScoy stated that the definition does not address the sign itself and asked if there is an assumption that everyone knows what a billboard is.

City Attorney Knaak stated that he has a lot of knowledge in the area of signs and noted a recent course that he taught on municipal signage. He commented that this update is very well drafted, and if adopted, Ramsey will have one of the most updated and well-written sign ordinances that he has seen. He stated that billboards are one of the most heavily litigated issues involving signs nationally; therefore, generally speaking, there should be a billboard definition that does not have a specific size mentioned. He stated that the definition should be very broad and should not mention content, as that would begin to walk on unconstitutional grounds. He provided more specific details on recent litigation cases. He explained that for these reasons, you would want a definition that is very broad and content-neutral. He stated that this is a very well-drafted ordinance. He stated that the regulations for a billboard are found elsewhere.

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council adopt Ordinance No. 25-07, Adopting the Sign Code Update.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

7. COMMISSION BUSINESS

No comments.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that three new members will join the Planning Commission at the April meeting, noting that two of them are present tonight in the audience.

Nichole Rudack and Jeffrey Lubarski introduced themselves.

Planning Manager Larson noted that Debra Musgrove will be the third addition to the Commission.

Commissioner Hunt commented that due to commitments in his professional and personal life, he decided not to pursue another term on the Commission.

Commissioner Bauer thanked Commissioner Hunt for his service on the Commission.

Commissioner Hunt commented on the wonderful job that staff does to make the information easily digestible and easier to do this job. He commented that he has learned a lot in his time on the Commission.

Planning Manager Larson noted that staff are also interviewing candidates for the Planning Assistant position and hoped to have an announcement on that at the next meeting.

Commissioner VanScoy commented that his neighbor had a large oak tree, located within the right-of-way, that died. He commented on the quick and excellent response of City staff in taking that tree down and cleaning up that area.

Commissioner Bauer commented that he will be out of town for the April meeting and will plan to attend virtually.

Commissioner Anderson commented that he will attend the April meeting virtually as well and will plan to attend the May meeting in person.

9. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Katie Schmidt
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, October 10, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Rachal Johnson
Member Brittany Lindahl
Member Chris Riley
Member Shanna Stewart

Members Absent: Member William MacLennan

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

Chairperson Wiyninger noted a request to amend the agenda to swap the positions of items 4.1 and 4.2.

Motion by Member Johnson, seconded by Member Lindahl, to amend the agenda, swapping the positions of Items 4.1 and 4.2.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated August 8, 2024

Motion by Member Riley, seconded by Member Stewart, to approve the August 8, 2024, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Provision of Sewer and/or Water Access Charge Assistance for New Brewery in Ramsey (Previously Case 4.02)

Economic Development Manager Sullivan presented the staff report.

Bill Burt, applicant, stated that he originally leased a building in Monticello and then purchased the building on contract to deed. He stated that it became too hard to own the building and do all the brewing operations while still maintaining his regular job. He stated that he has not yet found a new location that is suitable until he found the location in Ramsey. He stated that all his equipment is in storage and ready to move.

Member Stewart asked if the location would allow for a forklift to go in and out for transport.

Mr. Burt stated that he spoke with the current owner, stating that it would be nice to have a garage door on the back for moving things easily and the owner had no issue with that.

Commissioner Wiyninger asked if there would be some type of food or partnership with local restaurants to offer food.

Mr. Burt commented that in the previous location they used food trucks but was unsure that would be an option in this location. He stated that he would most likely speak with local restaurants to try to partner to offer food.

Economic Development Manager Sullivan reviewed the options before the EDA for consideration and provided additional details on those options for financial assistance.

Member Stewart stated that she did not like the idea of modifying the policy outside of full-service restaurants but does support allocating the excess SAC units.

Chairperson Wiyninger agreed with the comments of Member Stewart and supported the staff recommendation to allocate the excess SAC units.

Member Riley also agreed with that direction. He recognized that bringing a brewery into Ramsey has been a goal of the EDA and City Council for some time and also believed residents would be happy to have this use in the community.

Motion by Member Stewart, seconded by Member Lindahl, to direct staff to work with Rustech Brewery, and to recommend to City Council, the allocation of SAC credits to the project.

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

4.02: Consider Sale and Select Developer for Outlot D, Waterfront Village (Previously Case 4.01)

Economic Development Manager Sullivan presented the staff report. He provided an overview of the Phillips Edison Group proposal.

Member Stewart asked for clarification on the offer price from Phillips Edison Group.

Economic Development Manager Sullivan replied that offer is willing to pay for the pad site on the corner but not the remainder of the site. He stated that each developer has a different proposal.

Member Stewart asked if this plan would cut off the ability to use the area shown in purple.

Economic Development Manager Sullivan replied that group did not have interest in developing that area and did not have a tenant they would have to fit that space. He stated that under that proposal, development of lot two would be negotiated with a future developer and that area shown in purple could be part of that discussion.

Member Riley asked if the City would retain the area shown in red.

Economic Development Manager Sullivan replied that under this proposal, Phillips Edison Group would retain the entire area shown, but would not want to pay for the entire area.

Member Riley asked if the road would be owned and maintained by that group as well.

Economic Development Manager Sullivan confirmed that to be true noting that in this proposal the developer of lot 2 would be responsible to reimburse 50% of the costs of the internal roadway and turn lanes to Phillips Edison.

Chairperson Wiyninger clarified that the user would propose a price of $400,000 for everything south of the line.

Economic Development Manager Sullivan stated that the City worked hard with Anoka County to obtain a right-in access for the property with the turn lanes. He stated that the access has to be that far north in order to meet the requirements of Anoka County and therefore that is the access proposed for all of the developments. He then provided details on the proposal from Capital Real Estate.

Rick Hauser, Capital Real Estate, welcomed any questions the EDA may have.

Chairperson Wiyninger noted that a Chipotle was mentioned and asked if that is a hope or whether that is something that has been locked in.

Mr. Hauser commented that they build Chipotles in multiple states and do have a commitment from Chipotle for this site. He stated that they are currently talking to other clients that typically tag along with Chipotle. He noted a location in Blaine they recently finished which can help to show some of the other potential clients.

Chairperson Wiyninger noted that there is an oil change company, Take 5, building right now in Ramsey and asked if there would be support for a restrictive covenant on the property to ensure that another oil change business is not constructed.

Mr. Hauser stated that they do not like to place restrictive covenants on their properties, especially when they are paying top dollar along with hundreds of thousands of dollars into their projects. He stated that Take 5 is one of their clients.

Economic Development Manager Sullivan presented the proposal from Circle K.

Kasner Sturm, Circle K, provided background information on Holiday convenience and gas stations, which were purchased by Circle K. He stated that they would love to bring another store to Ramsey and continue their partnership. He recognized that food is an important element to Ramsey which is why they proposed to add the Godfather's location to this site. He recognized the wetland impacts in the original concept and stated that they have worked to change the site plan to avoid/minimize the wetland mitigation to the extent possible.

Member Riley commented that the City was told that the wetland could not be developed and asked for more information.

Economic Development Manager Sullivan stated that the City did a mass grading project and compacted soils to be pad ready. He stated that the City spoke with the WMO about the ability to potentially fill in more of the wetland for development and you cannot fill in a wetland to have more developable space, but you can do that as part of a specific project. He stated that wetland fill, and mitigation would still need approval from the WMO and likely would be expensive.

Elliott Christianson, Westwood Professional Services, stated that they are a local civil engineering consulting project and worked on a recent project with Phillips Edison Group as well. He stated that they do have specialists that work on wetland mitigation and water quality.

Motion by Chairperson Wiyninger, seconded by Member Stewart, to enter closed session at 8:12 a.m. pursuant to Minnesota Statutes Section 13D.05, Subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property of the property described at Outlot D, Waterfront Village, PID 28-32-25-22-0107.

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

The EDA returned to open session at 8:24 a.m.

Chairperson Wiyninger stated that during closed session the EDA discussed which proposal would best serve the community with the highest and best use.

Motion by Member Johnson, seconded by Member Lindahl, to direct staff to negotiate a Purchase Agreement with Capital Real Estate, Inc. and present a Purchase Agreement to the EDA for consideration at a later meeting.

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

Chairperson Wiyninger thanked all the developers for their interest in Ramsey, noting that the EDA looks forward to working with Capital Real Estate, Inc. on this project.

4.03: Approval of 2025 Business Network Meeting at La Fontaine Event Center

Economic Development Manager Sullivan presented the staff report.

Member Riley stated that he likes the idea of having people available at a table for Highway 10 questions, although not making that a part of the presentation.

Economic Development Manager Sullivan stated that he would still propose that the communications team briefly speak on Highway 10, but could also not do that and just have people available for questions.

Chairperson Wiyninger stated that they would still be going into another construction season for the highway project in 2025 and therefore he would support the brief mention, but not having it be a focal point.

Member Howell asked how the cost for this keynote speaker would compare to previous speakers.

Economic Development Manager Sullivan replied that he has not yet paid for a speaker for the event, but perhaps there was payment for that during the 2010 to 2018 time period. He stated that the last two speakers have spoken for free, but noted that one was from a state organization, and another was a Ramsey resident (Ron Schara). He stated that this would maybe spike interest in the event from new people and businesses.

Member Johnson stated that she likes that the speaker is also bringing in his business to the community and he is a good speaker, therefore she believes there is value in that decision.

Member Stewart agreed that he is a good speaker and asked if there could be a chance that the speaker would bring in additional guests and how that would be budgeted.

Economic Development Manager Sullivan stated that is possible. He stated that the only difference in cost for attendees would be food and typically there has been a lot of food leftover, so he was not concerned. He stated that if attendance increased, he would be pleased to see more members of the community in attendance.

Member Howell stated that she does not oppose paying for a speaker. She stated that this may bring in additional business for the speaker and therefore perhaps the rate should be discounted.

Chairperson Wiyninger stated that this rate is about ten percent of the typical payment, therefore this would be a significant discount.

Economic Development Manager Sullivan confirmed that he did negotiate to get to the discounted rate.

Motion by Member Johnson, seconded by Member Stewart, to allocate $6,500 for the 2025 Business Network Meeting at La Fontaine Event Center, selecting La Fontaine as the caterer and hiring Keynote Speaker Ben Utecht; approving the proposed agenda; and approving the preferred date of January 29, 2025 for the 2025 Business Network Meeting.

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

Motion by Member Johnson, seconded by Member Stewart, to approve the proposed agenda; and to approve the preferred date of January 29, 2025 for the 2025 Business Network Meeting.

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

4.04: 2024 Business Appreciation Day Wrap Up and Selection of 2025 Date and Location

Economic Development Manager Sullivan presented the staff report.

Member Riley stated that this is a very successful event each year and he always receives positive feedback from attendees. He stated that (The Links at) Northfork also does a great job working with the City. He stated that they had a similar conversation about hole sponsors last year. He was unsure if changing the fee would help, but if staff believes that will help he could support that. He stated that they could have individual bags of chips or something at a City sponsored hole. He agreed that pre-drawing the prizes is vital for the event. He agreed with the date and was surprised that additional signage would be needed but could support that.

Member Stewart stated that she does not believe that the City should be responsible for feeding people (lunch) and that should fall to individuals and/or Northfork. She stated that if there is food for sale, Northfork should be advertising that.

Member Johnson stated that they could simply state that food is available for sale by Northfork.

Economic Development Manager Sullivan stated that he would not want to do that, noting that people are adults and should be able to figure that out.

Chairperson Wiyninger stated that he participated in eight scrambles this year and only one provided a box lunch, therefore he does not feel that is necessary. He stated that one scramble offered a prize for the most average team, which was exciting for people that may not be the best and could still compete. He was unsure if $60 would make a business send someone and believed that they just continue to make the request, and businesses will determine whether there is value in sending someone.

Member Johnson liked the idea of a prize for the average team and perhaps the worst team as well.

Economic Development Manager Sullivan confirmed that they could do a prize for the best, worst and average teams. He stated if there is not a reduction for the hole sponsors, they should be able to make the $5,500 budget work but noted $6,000 would allow additional funds for operations and door prizes.

Member Stewart stated that she does not believe the cost for a hole sponsor should be reduced, noting that she has been a hole sponsor and did attend. She did not believe that lowering the cost would incentivize more businesses to send representatives.

Motion by Member Johnson, seconded by Member Lindahl, to select the event date of Tuesday August 19, 2025 and the Links at Northfork as the venue for the 2025 Business Appreciation Day Event; and a $6,000 EDA contribution for the event, incorporating additional prizes as discussed.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on recent items of interest to the EDA.

6. ADJOURNMENT

Motion by Member Stewart, seconded by Member Riley, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:55 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, December 12, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Brittany Lindahl
Member William MacLennan
Member Shanna Stewart

Members Absent: Member Rachal Johnson
Member Chris Riley

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated October 10, 2024

Motion by Member Lindahl, seconded by Member Stewart, to approve the October 10, 2024, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Recommendation of Approval of Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot D, Waterfront Village: Case of Capital Real Estate, Inc.

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger invited the applicant to speak.

Rick Hauser, Capital Real Estate, commented that since the last meeting, he has been working to secure the tenant lineup for this location and they do have several tenants in the LOI phase. He stated that they have Taco Bell, Starbucks, and Chipotle all in negotiations.

Chairperson Wiyninger stated that he visited some of the developer's other locations and commented that they are clean and easy to get in and out of.

Member Stewart asked for details on the type of signage.

Mr. Hauser stated that they would envision a tall monument sign with a brick base and sides, with panels for each of the three tenants. He commented that they could put some type of City branding on the top of the sign as well.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to Approve Purchase Agreement and Right of Re-Entry Agreement with Capital Real Estate, Inc., subject to City Attorney review.

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

4.02: Receive New Community Profile and One Page Brochure

Economic Development Manager Sullivan presented the staff report.

Member Stewart asked for and received clarification on how the different documents would be used.

Chairperson Wiyninger stated that he would like the history to be ordered the same way, noting one section that starts from the past and moves forward while another starts from now and moves backward. He appreciates the concise approach and intentionality of staff when developing these documents.

Member Stewart commented that she would be unsure which side of the one-page brochure is the front and suggested changing the logo or doing something different to identify the front page.

Member Howell suggested using different photos on the one-page brochure.

Chairperson Wiyninger proposed using alternative photos in the one-page brochure to better appeal to the targeted industrial audience and effectively promote Ramsey.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan stated that the Planning Commission has been reviewing the sign code to make it more consistent. He asked if the EDA would be interested in receiving a presentation from planning staff related to the proposed changes.

Chairperson Wiyninger stated that he has had multiple businesses reach out to him with questions about signage and therefore would find it helpful to learn more information.

Members Stewart and Lindahl agreed that it is important for the EDA to better understand what is allowed.

Member Howell agreed as well, noting that the EDA looks more from a marketing standpoint, which may be helpful to planning staff as well.

Economic Development Manager Sullivan stated that he received approval from the Met Council to assist in selling some outlots. He advised of the Take 5 ribbon cutting later today, and also highlighted other upcoming events, and provided a summary of recent Council action on EDA-related items.

6. ADJOURNMENT

Motion by Member Stewart, seconded by Member Lindahl, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:07 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, January 9, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Wiyninger Member Brittany Lindahl Member Michael Olson Member Chris Riley (remote attendee)
Members Absent:	Member Rachal Johnson Member William MacLennan
Also Present:	Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

A roll call vote was performed:

Member Olson	aye
Chairperson Wiyninger	aye
Member Lindahl	aye
Member Riley	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated December 12, 2024

Motion by Member Lindahl, seconded by Member Olson, to approve the December 12, 2024, minutes as presented.

Further discussion: Member Riley noted that two of the voting members were not present at the meeting and perhaps it would make sense to delay action on this item to the next meeting.

Member Lindahl withdrew the motion.

Motion by Chairperson Wiyninger, seconded by Member Lindahl, to table the December 12, 2024, minutes to the next meeting.

A roll call vote was performed:

Member Riley	aye
Member Lindahl	aye
Chairperson Wiyninger	aye
Member Olson	aye

Motion carried.

4. EDA BUSINESS

4.01: Consider Approval of Amended and Restated Right of Re-Entry Agreement: Ramsey Properties, LLC

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger invited the applicant to address the EDA.

Emily Allegra, from Ramsey Properties LLC, introduced herself and her project manager.

Garret Noonan, project manager, provided a progress update on the construction of the building on each floor. He stated that there was an amended permit for the swimming pool and bathroom that was approved, and work has begun on that amenity. He stated that the goal is to be completed by March. He stated that he joined the project at the start of November to help with completion.

Ms. Allegra stated that she has a management team on board and they are ready to get the hotel moving once the building is completed and they receive the Certificate of Occupancy. She stated that they are excited for this to be operational in the community.

Member Riley stated that he wanted to ensure that this length of time to obtain a Certificate of Occupancy (June 30, 2025) would be enough time to avoid having to review this again, but that seems to have been answered by the applicant.

Motion by Member Lindahl, seconded by Member Olson, to recommend to City Council to approve the Amended and Restated Right of Re-Entry Agreement as presented, subject to City Attorney review.

A roll call vote was performed:

Member Olson	aye
Chairperson Wiyninger	aye
Member Lindahl	aye
Member Riley	aye

Motion carried.

4.02: Consider Extension of CBRE Real Estate Listing Agreement for City-Owned Land in COR

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, stated that it has been ten years since they began listing properties in the City of Ramsey. He commented that residents wanted restaurants and retail, but he let them know they would need more housing and daytime workers to attract those industries. He stated that it has been great to see the development that has happened with the apartments, industrial area, and retailers that have begun to come. He stated that the completion of the Highway 10 improvements will also help with transportation and investment in Ramsey. He commented that with the west side of the COR filling out, parcel 50c will attract more interest. He noted that the hotel will also help to attract more businesses to the City. He stated that construction costs remain high but have leveled out and hopefully financing rates will stabilize as well. He also provided a general update on the climate for different types of development.

Member Riley commented that with the changes on Highway 10, it would make sense to continue this agreement for another year.

Economic Development Manager Sullivan reviewed the proposed change for the properties that staff would market, which would leave CBRE to focus on commercial and retail within the COR.

Motion by Member Olson, seconded by Member Lindahl, to recommend to City Council approval of the Listing Agreement with CBRE from February 1, 2025, through January 31, 2026, as presented.

Further discussion: Member Lindahl disclosed that although she and Mr. Pankratz both work for CBRE, they are in separate operating entities and there is no crossover in their business and is no conflict of interest.

Chair Wiyninger noted that the EDA is recommending body and that official action on the Agreement would need to be approved by the City Council

A roll call vote was performed:

Member Riley	aye
Member Lindahl	aye
Chairperson Wiyninger	aye

Member Olson aye

Motion carried.

4.03: Receive 2024 Business Retention and Expansion Presentation and Adopt 2025 Goals

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger asked if the concern around Hwy 10 construction is the impact of construction or the communication from the City about the construction.

Economic Development Manager Sullivan stated that he believes that it is related to communication from the Bolton and Menk about impacts on specific properties from construction. He explained that sometimes that notice can be provided but sometimes there are unforeseen circumstances that delayed things and kept holes open that were not anticipated and did not meet the expectations shared with the businesses. He stated that the City has done a much better job of that and changed firms to manage that. He stated that Bolton & Menk hired a new staff member to go out and meet with the businesses to discuss their concerns and provide updates and that he has been well received by the businesses.

Member Olson thanked Economic Development Manager Sullivan and his staff for the great work they do and for keeping the EDA and Council informed.

Member Riley echoed those comments. He stated that this is a vital service the EDA does through staff.

Chairperson Wiyninger echoed those thoughts and recognized the time it takes to schedule and meet with 30 businesses during the year. He thanked Economic Development Manager Sullivan and Economic Development Assistant, Wendy Schlueter for their great work.

Motion by Member Lindahl, seconded by Member Olson, to accept the 2024 Business Retention Report and adopt the goals for 2025.

A roll call vote was performed:

Member Lindahl aye
Chairperson Wiyninger aye
Member Olson aye
Member Riley aye

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on the status of proposed development projects and items of interest to the EDA.

Member Riley mentioned the changes being made to ACRED and asked if that is solely related to funding or how they work with communities.

Economic Development Manager Sullivan replied that Anoka County has taken the program under its own funding and cities will no longer be asked to contribute. He stated that the services provided through ACRED will be unchanged as far as he knows.

6. ADJOURNMENT

Motion by Member Lindahl, seconded by Member Olson, to adjourn the meeting.

A roll call vote was performed:

Member Riley	aye
Member Olson	aye
Chairperson Wiyninger	aye
Member Lindahl	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:23 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, February 13, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Wiyninger Member Rachal Johnson Member Brittany Lindahl Member Chris Riley Member Shanna Stewart
Members Absent:	Member William MacLennan
Also Present:	Sean Sullivan, Economic Development Manager Adam Martin, City Planner

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Riley, and Stewart. Voting No: None. Absent: Member MacLennan.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated December 12, 2024

Motion by Member Johnson, seconded by Member Lindahl, to approve the December 12, 2024 minutes as presented.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Riley, and Stewart. Voting No: None. Absent: Member MacLennan.

3.02: Approve Meeting Minutes Dated January 9. 2025

Motion by Member Johnson, seconded by Member Lindahl, to approve the January 9, 2025 minutes as presented.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Riley, and Stewart. Voting No: None. Absent: Member MacLennan.

4. EDA BUSINESS

4.01: Consider Purchase Agreement and Sale of Part of Outlot B, COR Five to CorTrust Bank N.A. (portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger invited the applicant to address the EDA, asking for more information on the desire to re-engage the project.

Dean Suchy, CorTrust Bank, recalled that they began on the original project in 2022, and this is a very desirable location for the bank. He stated that the bank likes to own its own property and is currently operating in a rented location in Anoka. He stated that this would provide the ability for the bank to own their property and be in a desired location.

Motion by Member Johnson, seconded by Member Lindahl, to recommend to City Council to approve Purchase agreement and Right of Reentry Agreement with CorTrust Bank for the sale and development of Part of Outlot B, COR FIVE as presented, subject to City Attorney Review.

Further discussion: Member Riley thanked the bank for coming back and appreciated that the bank still wants to be located in Ramsey. He looked forward to having the bank in Ramsey.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Riley, and Stewart. Voting No: None. Absent: Member MacLennan.

4.02: Sign Code Update Introduction Presentation

City Planner Martin presented the staff report.

Chairperson Wiyninger thanked City Planner Martin for the presentation and knowledge about the sign code. He appreciated the approach to streamline and make it easier for business owners to understand.

Member Stewart asked if this would address signage for a residential home-based business.

City Planner Martin replied that while there is information within the home occupation portion of the ordinance, it would be reiterated.

Member Riley appreciated the presentation and desire to involve the EDA. He asked if Economic Development Manager Sullivan has been a part of this review, providing his input as well.

Economic Development Manager Sullivan confirmed that he has been heavily involved in the process, advocating for businesses.

Chairperson Wiyninger asked if there have been conversations with impacted business owners and whether there would be any existing signs that would no longer be allowed.

City Planner Martin replied that there have been initial discussions with upcoming projects and favorable responses have been received related to the proposed updates. He stated that they would establish a nonconformities section to address any sign that could fall out of conformance with the new regulations to ensure that existing signs could remain in place. He stated that the updates are not meant to create challenges but to make things easier.

Economic Development Manager Sullivan replied that there has not been a specific open house to solicit information from the business community. He stated that the Planning Commission and City Council process involves the public through a public hearing and multiple ordinance readings by the Council. He stated that if there are concerns from the business community, they would likely come forward during the public process.

Member Stewart asked if these updates would change the allowed sizes of signs.

City Planner Martin replied that there will be some changes to size allowances but noted that those changes proposed are generally increases.

Economic Development Manager Sullivan replied that is an area where he had a lot of input, also noting the ability for shared signage between monument signs and wall signs in some districts within the COR.

City Planner Martin recognized that the input of Economic Development Manager Sullivan has been monumental throughout this process. He noted other staff members that have been involved, such as the Building Official, to ensure they are thinking about things from all sides.

Member Stewart referenced the statement that spoke to preserving the rural character of Ramsey but urged staff to be cautious as there will now be increases to the allowed sizes of signs.

Economic Development Manager Sullivan commented that signs are much more limited in rural areas.

City Planner Martin commented that the intention is to steer signage to commercial and industrial districts as well as the COR. He reviewed the limited types of signage that would be allowed in the rural areas.

Chairperson Wiyninger thanked City Planner Martin for the presentation and planning staff for their work on this topic.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan stated that the business breakfast meeting was well attended. He provided updates on upcoming events and activities as well as general development updates and interest.

Chairperson Wiyninger commented that the business network breakfast event was great, Ben Utecht was well received, and thanked Economic Development Manager Sullivan and his staff for their great work.

6. ADJOURNMENT

Motion by Member Johnson, seconded by Member Lindahl, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Riley, and Stewart. Voting No: None. Absent: Member MacLennan.

The regular meeting of the Economic Development Authority adjourned at 8:00 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 13, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Rachal Johnson
Member Brittany Lindahl
Member William MacLennan
Member Chris Riley
Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated February 13, 2025

Motion by Member Johnson, seconded by Member Lindahl, to approve the February 13, 2025, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Loan Application for Restaurant Subsidy Program: King Baguette

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger invited the restaurant owner to speak.

Thao Do, King Baguette, commented that Economic Development Manager Sullivan has been great to work with throughout this process. She recognized the growth in Ramsey and the lack of restaurant choices offered in this market. She stated that this is a new concept she discovered while on vacation in Florida, bringing Vietnamese food to Ramsey. She stated that her husband has worked in Ramsey for 15 years, at Diamond Graphics, and their home is only 14 miles from this location. She provided additional information on the food that will be offered (bánh sandwiches, pho, boba tea and other bakery items), noting that she will add items as they go and explaining that they will offer breakfast, lunch, and dinner.

Member Stewart asked for more information on the customer experience.

Mrs. Do stated that they would like to provide the most convenient service for the customer, offering quick drive-thru service, to go orders at the counter, as well as service at the tables with servers.

Economic Development Manager Sullivan stated that this location is a little over 1,600 square feet and asked if the business plan envisions expansion and growth.

Mrs. Do replied that originally, she desired 2,000 square feet, but in negotiation for the space they decided on 1,600 square feet for now with the option to expand.

Chairperson Wiyninger stated that he feels a little torn on this as this concept is not a true full-service restaurant, but it does speak to the spirit of what is desired in the community to have more options for food service. He stated that he would feel comfortable with the 50 percent SAC and WAC Loan option.

Member Johnson stated that she feels that this concept is the way restaurants are today when people are more on the go. She stated that people often order food to go or have it delivered. She stated that this location would still offer sit-down service and also incorporates a drive-thru. She stated that this concept adds more options for consumers, which is a great thing and therefore she can support the 70 percent option.

Member Stewart stated that she would agree that while the case may not hit all the boxes, there is a desire to potentially expand in the future. She stated that she could support 55 percent option.

Member MacLennan asked the hours of operation.

Mrs. Do replied that she would be open seven days per week and would be open from 9 a.m. to 8 p.m.

Member MacLennan stated that perhaps the drive-thru makes up for the smaller seating area as they will be able to service more people with both options. He stated that a ten-year lease is a big commitment, which is good for Ramsey. He stated that he could support either option.

Motion by Member Johnson, seconded by Member Lindahl, to recommend to City Council for contingent approval of a $13,881 (70%) SAC and WAC loan to King Baguette; subject to underwriting, project qualification, and City Attorney review.

Further discussion: Member Riley stated that EDA has been called on to do what it can to bring in restaurants. He recognized that this is a policy to be interpreted by the EDA and while this request may not hit all the requirements, he believed that it is close and is an amenity desired by the community, therefore he will be supporting this.

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

4.02: 2025 Business Network Breakfast Summary and Approval of 2026 Business Network Meeting Budget

Economic Development Manager Sullivan presented the staff report.

Member Lindahl commented that the keynote speaker was kicked up a notch and believed they should aim to stay at that level. She asked what the savings that would be gained through food.

Economic Development Manager Sullivan estimated a cost of $10 to $12 per plate. He noted that they budgeted $2,340 for food when the actual cost came in at $2,755 which pushed the event over budget. He stated that the EDA does have funds to cover that, so it is not a huge issue to have ordered too much food.

Member Riley commented that he approves of what staff did this year, trying to minimize while ensuring there is enough food. He commented that staff did the right thing. He stated that while he likes the idea of having a speaker, there are some speakers in the governmental area that could speak on off years, perhaps for free. He suggested alternating between a governmental-type speaker and a motivational/business speaker. He stated that if there is no charge for the governmental speaker, that could then provide $5,000 for the motivational/business speaker without impacting the budget.

Member Johnson asked if it would be considered to have police and fire speak about what is expected of a business, or perhaps the Economic Development Director for Anoka County, and asked if staff believe that would be well received by businesses.

Economic Development Manager Sullivan stated that if they alternate years for speakers as Member Riley suggested, those would be good options for those years.

Chairperson Wiyninger asked if there would be an opportunity for a local business to sponsor a speaker for the event, which would allow for a higher-quality speaker each year.

Economic Development Manager Sullivan stated that the City has only asked for donations for the golf event as businesses have requested to donate to the raffle. He stated that one business asked to sponsor lunches for that event, noting that was an ask of the business not a solicitation by the City. He stated that he would be leery of asking businesses for sponsorships or donations for City events. He stated that the EDA is the marketing arm of the City and therefore they should not be afraid to spend EDA dollars on events that support and encourage the business community.

Chairperson Wiyninger stated that while updates on Highway 10 can be helpful, there is a desire from businesses to have leadership development and to gain something they can bring back to their business.

Member MacLennan agreed that there is value in providing something that attendees can take back to their business. He recognized that there is a cost to do that, but believed that it is value gained in return. He stated that he could also support the every-other-year model. He believed that most businesses will attend if they feel there is value provided.

Chairperson Wiyninger stated that a 27 percent drop-off on the register to attend numbers is typical for any event. He stated that he would suggest that they go with option two, noting that would leave the option for staff to find a speaker for $2,500 or choose a free speaker and leave the $2,500 in the reserve to add to the budget for a speaker for the next year.

Motion by Member Johnson, seconded by Member Lindahl, to select LaFontaine Event Center as the event venue with a late January/early February date for the 2026 Business Network Meeting.

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

Motion by Member Johnson, seconded by Member Lindahl, to adopt 2026 Business Network Meeting budget Option Two, up to $6,500 with the discretion of staff to choose a paid or unpaid speaker as discussed.

Further discussion: Economic Development Manager Sullivan clarified that the direction from the EDA would be to pursue a good speaker for $2,500 and if he does not find one at that level, he should then choose a free speaker option for the event in 2026.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on the planning for the Business Expo, development activity, and other items of interest to the EDA.

Chairperson Wiyninger commended staff for their great work on the Business Network Meeting. He noted that he recently went along with Economic Development Manager Sullivan on a business visit and commented that he does a great job out in the community.

6. ADJOURNMENT

Motion by Member Johnson, seconded by Member Lindahl, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:21 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, January 21, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
Councilmember Dan Specht
Councilmember Chris Riley (virtual attendance)

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek

1. CALL TO ORDER

Councilmember Olson called the regular meeting of the Public Works Committee to order at 5:30 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Councilmembers Olson, Specht and Riley. Voting No: None.

4. APPROVE MINUTES

4.01: Approve November 19, 2024, Meeting Minutes

Motion by Councilmember Specht, seconded by Councilmember Riley to approve the following minutes:

Regular Meeting Minutes dated November 19, 2024

Motion carried. Voting Yes: Councilmembers Olson, Specht, and Riley. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Appoint Chair and Vice-Chair of the Public Works Committee

Motion by Councilmember Specht, seconded by Councilmember Riley, to appoint Michael Olson as Chairperson and Chris Riley as Vice-Chairperson of the Public Works Committee for the term January 21, 2025, to December 31, 2025.

Motion carried. Voting Yes: Councilmembers Olson, Specht, and Riley. Voting No: None.

5.02: Consider Recommendation for City Council to Accept Bids and Award Contract for MSA Sunwood Drive Reconstruction, Improvement Project #25-02

Assistant City Engineer Feriancek reviewed the staff report and recommendation from staff to recommend City Council accept bids and award a contract for MSA Sunwood Drive Reconstruction, Improvement Project #25-012 to North Valley, Inc. in the amount of $272,962.90.

Councilmember Specht asked how the segment for this project was determined.

Assistant City Engineer Feriancek noted a previous overlay project that was done to the east and explained that Sunwood Drive was constructed at two different times.

Chairperson Olson noted that there are no sewer inlets in this section and asked if that would remain that way.

Assistant City Engineer Feriancek replied that the water flows to the adjacent streets where the catch basins are located.

Councilmember Specht asked if the pedestrian ramps in the 2021 segment meet ADA standards.

Assistant City Engineer Feriancek replied that those ramps meet the standard.

Motion by Councilmember Specht, seconded by Councilmember Riley, to recommend the City Council accept bids and award a construction contract for MSA Sunwood Drive Reconstruction, Improvement Project #25-02 to North Valley, Inc. in the amount of $272,962.90.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Specht and Riley. Voting No: None.

Assistant City Engineer Feriancek asked if this type of item should be placed on the consent agenda or appear as a case at the regular meeting. It was the consensus of the Committee that these items should appear as a case but could be brief.

5.03: Consider Recommendation for City Council to Accept Bids and Award Contract for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13

Assistant City Engineer Feriancek reviewed the staff report and recommendation of staff to recommend the City Council accept the bids and award a construction contract for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13 to Douglas-Kerr Underground LLC in the amount of $2,099,737.06.

Councilmember Specht asked for more information on the parks funded item.

Assistant City Engineer Feriancek replied that the parks department requested some bump-out parking for maintenance vehicles.

Councilmember Specht asked for more information on the lifespan of skim patching.

Chairperson Olson stated that the skim patching has made a great difference in his neighborhood, so much so that many of his neighbors thought that was the ultimate fix for the roads.

City Engineer/Public Works Director Westby commented that staff have been impressed by the skim patching results as well. He stated staff would like to review all roads, including those in poor condition but not programmed for repairs in the CIP, and look at skim patching more roads further in advance of programmed reconstructions, maybe three to five years ahead of reconstructions.

Chairperson Olson stated he likes this thought and asked if perhaps skim patching could be used to spread out the need for programmed reconstructions to help reduce annual reconstruction costs.

City Engineer/Public Works Director Westby stated staff review road conditions and CIP projects each year, but try not to shift project years too much as residents are often aware of the timeline and do not like when their road repairs are delayed. However, now that the city knows how well skim patching performs and that it is received favorably by the public, staff will explore options for skim patching streets to spread out programmed reconstruction projects to reduce annual costs.

Chairperson Olson commented that the skin patching has been well received in his neighborhood and may ease complaints about delaying projects if skim patching can allow the road to be reconstructed at a later time.

Motion by Councilmember Specht, seconded by Councilmember Riley, to recommend the City Council accept bids and award a construction contract for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13 to Douglas-Kerr Underground, LLC in the amount of $2,099,737.06.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Specht and Riley. Voting No: None.

5.04: Consider Recommendation for Design Alternative for High Point Street Reconstruction, Improvement Project #25-05

Assistant City Engineer Feriancek reviewed the staff report and recommendation of staff to recommend option two, reconstructing the Zirconium Street cul-de-sac to the standard 100-foot diameter.

Councilmember Specht referenced option two and asked if the land would be sold for something like $1 or whether the City would retain ownership of the land.

Assistant City Engineer Feriancek replied that the City would have the option but there would be no need to sell the land. He stated that staff would recommend retaining ownership.

Councilmember Specht asked if the City would then need to complete the mowing and maintenance.

Assistant City Engineer Feriancek replied that the land would be similar to other City-owned land in the boulevard where property owners maintain the land.

Councilmember Riley stated that he supports option two as he did not see a need to increase the size and believed option three would have additional issues.

Chairperson Olson asked if the residents on the cul-de-sac were given an opportunity to provide input.

Assistant City Engineer Feriancek replied that staff would keep the properties informed as to the decision that is made, but if desired a survey could be put out to the properties on the cul-de-sac.

Councilmember Riley stated that he did not believe a survey was needed but agreed that communication on what will happen will be important.

Chairperson Olson asked if there will be a public hearing on this case.

City Engineer/Public Works Director Westby replied that this would not require a public hearing.

Chairperson Olson commented that 30 feet would be an additional amount of grass to mow and snow to clear for those residents. He commented that option two does make sense.

Councilmember Riley stated that he did not think of the extra work but thought of the fact that residents would get more yard space. He explained that there is a right-of-way in front of all homes and therefore it is a benefit to gain additional yard space.

Chairperson Olson stated that it could be good to have the input of the residents because of the additional maintenance. He recognized that this is the lowest-cost option.

Assistant City Engineer Feriancek stated that there will be a letter mailed to residents about the public open meeting on the project and stated that an additional paragraph could be added about the cul-de-sac.

Councilmember Specht wanted to ensure there is clear communication to those residents with contact information for staff. He referenced the Northfork Meadows development where additional backyard space was sold to residents and asked if that could be considered.

Chairperson Olson stated that the City owns right-of-way along any boulevard. He asked how much right-of-way the City would retain if a portion were sold to residents.

Assistant City Engineer Feriancek identified the existing right-of-way and stated that does not need to be adjusted unless they wanted to give more ownership to the residents. He stated that if that is done there would be a cost to prepare the necessary documents, and it would increase the taxes paid by those residents. He also identified the standard right-of-way, acknowledging that this would exceed the typical right-of-way.

Councilmember Specht commented that he wants to ensure that it is clean and understood.

Assistant City Engineer Feriancek stated that could happen later if that is desired so that it would not slow down the project. He stated that sometimes there is a holdout where someone does not want to adjust the property and that would then create unaligned right-of-way.

City Engineer/Public Works Director Westby noted the lot lines that radiate towards the cul-de-sac and adjusting the ownership of the land could have impacts on driveways that would require bends and jogs in the property lines.

Councilmember Specht agreed that option two is the right path forward and perhaps the decision on the property line is left to the full Council.

City Engineer/Public Works Director Westby asked Assistant City Engineer Feriancek if there is time to solicit input from residents and bring this back to the February Committee meeting.

Assistant City Engineer Feriancek replied that this is scheduled to move to the City Council in late February. He stated that the public open house is scheduled for February 13th and is an opportunity for those residents to provide feedback.

Councilmember Specht stated that he would be fine with this moving forward to the Council as proposed.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend alternative two, reconstructing the Zirconium Street cul-de-sac to the standard 100-foot diameter.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Riley and Specht. Voting No: None.

5.05: Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for 2025 Crack Seal Improvements, Improvement Project #25-09

Assistant City Engineer Feriancek presented the staff report and recommendation to recommend City Council approve of plans and specifications and authorize advertisement for bids for 2025 Crack Seal Improvements, Improvement Project #25-09.

Councilmember Riley asked if this is all of the cracksealing that is necessary to keep the City on track.

Assistant City Engineer Feriancek confirmed that does keep the City on schedule for maintenance.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approve plans and specifications and authorize advertisement for bids for 2025 Crack Seal Improvements, Improvement Project #25-09.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Riley and Specht. Voting No: None.

5.06: Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for 2025 Pavement Rejuvenation Improvements, Improvement Project #25-10

Assistant City Engineer Feriancek reviewed the staff report and recommendation of staff to recommend City Council approve plans and specifications and authorize advertisement for bids for 2025 Pavement Rejuvenation Improvement, Improvement Project #25-10.

Motion by Councilmember Specht, seconded by Councilmember Riley, to recommend City Council approve plans and specifications and authorize advertisement for bids for 2025 Pavement Rejuvenation Improvements, Improvement Project #25-10.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Specht and Riley. Voting No: None.

5.07: Review Updated Project Costs for Gravel Road Elimination Program and Consider Policy Development

City Engineer/Public Works Director Westby reviewed the staff report and recommendation of staff for the committee to direct staff to prepare a draft Gravel Road Elimination Policy that explores estimated project costs for each gravel road segment in more detail, includes a project prioritization schedule, and identifies recommended funding sources. He noted that the Capital Improvement Plan does not address replacing the 1999 road grader. He then added that even if these 6 gravel road segments are paved the City would still need to minimally maintain two remaining gravel road segments, those being Llama Street south of Riverdale Drive that serves as the driveway to the Nathe properties, and the shared driveway to the city-owned and maintained cemetery at 17320 Saint Francis Boulevard. He also noted staff's recommended priority ranking is to pave area A first, area F second, area E third, area D fourth, area B fifth, and area C last.

Councilmember Specht commented that he does support the conversion from gravel to paved roads and liked that this road construction would not include curb and gutter and would preserve the rural character. He stated that he would support bonding for the project costs.

Councilmember Riley asked for more details on the transfers from the PIR fund to the general fund as projected, noting that could be a potential source of funding. He agreed that it is in the best interest of the City to convert the gravel roads and wants to make that a priority, especially since the grader is not planned for replacement. He stated that he would not want to bond for this project and would like to see additional funding options, perhaps phasing this conversion over a few years. He stated that these neighborhoods have never paid for one level of road and therefore the assessment policy would seem to apply. He explained that in every neighborhood with paved roads, those residents have paid for those roads in one way or another and therefore it would seem fair that these residents share in that cost.

Councilmember Specht commented that those residents pay taxes the same as everyone else and therefore are paying for road projects. He noted that these are not original property owners and should not be responsible for what did, or did not, occur in the past.

Chairperson Olson referenced the proposed sequence for priority and asked how those projects rank in cost.

City Engineer/Public Works Director Westby provided the different cost estimates for those segments.

Chairperson Olson referenced the grading that was mentioned that would still be necessary and asked how that would be done if the grader is not replaced.

City Engineer/Public Works Director Westby stated that the 1999 grader is still in use and is able to be maintained, although the more it is used, and the heavier the use, the greater the maintenance needs will be moving forward. He stated that for the limited grading that would remain after the road conversions, different equipment could be used, or equipment could be rented. He stated that while he would like to see the conversion done sooner, it could be spaced out as well. He noted that he could speak with the Finance Director to gather more information on funding options that would not include bonding.

Chairperson Olson agreed that this should be a priority.

Motion by Councilmember Specht, seconded by Councilmember Riley, to direct staff to prepare a draft Gravel Road Elimination Policy that explores estimated project costs for each gravel road segment in more detail, includes a project prioritization schedule with area F having the highest priority, and identifies recommended funding sources.

Further discussion: Councilmember Riley stated that additional discussion should occur on whether the additional grading needs should become the responsibility of the private property owners in the future.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Specht and Riley. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Receive Updates on Improvement Projects, Studies, and Items of Interest

City Engineer/Public Works Director Westby provided an update on current and proposed City, County, and MnDOT improvement projects and studies, and on other items of interest to the Committee.

Councilmember Specht inquired if there are any updates on design modifications to the Beatty Avenue NW intersection with Highway 10.

City Engineer/Public Works Director Westby commented that during the Elk River Highway 10 Corridor Study it was briefly discussed that potential modifications in this area may be explored further as part of future Highway 10 studies.

6.02: Review Future Topics Calendar

City Engineer/Public Works Director Westby commented that staff keeps working through these topics as quickly as they can.

7. ADJOURNMENT

Motion by Councilmember Riley, seconded by Councilmember Specht, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:50 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, February 18, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht (virtual attendee)

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek

1. CALL TO ORDER

Acting Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:30 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Motion by Councilmember Olson, seconded by Acting Chairperson Riley, to approve the agenda as presented.

Motion carried. Voting Yes: Acting Chairperson Riley, Councilmembers Olson and Specht. Voting No: None.

Chairperson Olson recalled that he was appointed Chairperson at the January meeting and took control of the meeting.

4. APPROVE MINUTES

4.01: Approve January 21, 2025, Meeting Minutes

Motion by Councilmember Riley, seconded by Councilmember Specht, to approve the following minutes:

Regular Meeting Minutes dated January 21, 2025

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Riley and Specht. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for High Point Street Reconstructions, Improvement Project #25-05

Assistant City Engineer Feriancek presented the staff report and recommendation to recommend City Council approval of plans and specifications and authorizing advertisement for bids for High Point Street Reconstructions, Improvement Project #25-05.

Councilmember Specht recognized the plan would include a smaller cul-de-sac. He asked and received confirmation that the City would retain ownership of the remaining right-of-way. He noted that could be more complicated when property owners sell to a new person.

Chairperson Olson commented that information is included in the paperwork when selling a home.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approval of plans and specifications and authorizing advertisement for bids for High Point Street Reconstructions, Improvement Project #25-05.

Further discussion: Councilmember Riley commented that he appreciates they are working ahead and will be able to start and complete projects earlier than they had in the past. He recognized the work of staff to get them on this schedule.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Riley and Specht. Voting No: None.

5.02: Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for Sorteberg's Street Reconstructions, Improvement Project #25-06

Assistant City Engineer Feriancek presented the staff report and recommendation for City Council approval of plans and specifications and authorizing advertisement for bids for Sorteberg's Street Reconstructions, Improvement Project #25-06.

Councilmember Specht asked if there is a calendar that shows the open house dates.

Assistant City Engineer Feriancek replied that he does not have those on a calendar but could make the members of the Committee aware of the meeting dates should they wish to attend.

City Engineer/Public Works Director Westby cautioned against issues of a quorum of Council attending an open house meeting without proper posted notice. He asked for and received confirmation that Committee members would like to be notified in advance of open houses.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approval of plans and specifications and authorizing advertisement for bids for Sorteberg's Street Reconstructions, Improvement Project #25-06.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Riley and Specht. Voting No: None.

5.03: Consider Recommending City Council Order Requests for Proposals for 2026 Capital Improvement Program Projects Topographic Surveys, Geotechnical Services and Utility Testing

Assistant City Engineer Feriancek presented the staff report and recommendation for City Council to order Requests for Proposals (RFPs) for 2026 Capital Improvement Program (CIP) projects topographic surveys, geotechnical services, and utility testing.

Councilmember Riley asked if these are judged to be the worst roads that best fit together, outside of the road that was included to take advantage of TIF funds.

Assistant City Engineer Feriancek agreed that these are the roads requiring overlays and reconstructions that best fit the CIP schedule and can utilize available funding. He stated that staff's goal for overlays is to complete an overlay before it is no longer a feasible option and a more costly reconstruction is required.

Councilmember Specht recognized that this plan also helps to address road maintenance before it creates a pile-up of roads that need reconstruction.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council order Requests for Proposals for 2026 Capital Improvement Program projects topographic surveys, geotechnical services, and utility testing.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Riley and Specht. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Receive Updates on Improvement Projects, Studies, and Items of Interest

City Engineer/Public Works Director Westby provided an update on current and proposed City, County, and MnDOT improvement projects and studies, and on other items of interest to the Committee.

Councilmember Riley stated that he has received questions about the "City of Ramsey" name on the side of the Sunfish Lake Boulevard bridge and asked if the plans could be shared publicly.

City Engineer/Public Works Director Westby stated that he is waiting for the graphic from MnDOT to show what it will look like once painted. He stated that he can bring that to the March Committee meeting, and they can then discuss how to share that with the public.

6.02: Review Future Topics Calendar

City Engineer/Public Works Director Westby noted items that will move forward for discussion at the March Committee meeting.

7. ADJOURNMENT

Motion by Councilmember Riley, seconded by Councilmember Specht, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:05 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, March 18, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
Councilmember Chris Riley

Members Absent: Councilmember Dan Specht

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek

1. CALL TO ORDER

Chairperson Olson called the regular meeting of the Public Works Committee to order at 5:30 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Olson and Councilmember Riley. Voting No: None.

4. APPROVE MINUTES

4.01: Approve February 18, 2024, Meeting Minutes

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

Regular Meeting Minutes dated February 18, 2025

Motion carried. Voting Yes: Chairperson Olson and Councilmember Riley. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Consider Recommending City Council Approval of Plans and Specifications and Authorizing Advertisement for Bids for Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04

Assistant City Engineer Feriancek reviewed the staff report and recommendation for City Council to approve plans and specifications and authorize advertisement for bids for Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04, without the alternate bid. This will avoid delaying the delivery of this project while allowing staff to conduct further discussions with the owners of the four properties between the west end of Rivlyn Avenue and Riverdale Drive.

City Engineer/Public Works Director Westby stated that when Lano was developed there was no requirement for stormwater treatment onsite.

Assistant City Engineer Feriancek provided historical photos showing that the water has always been directed toward Rivlyn Avenue and noted a previous pond that had been filled in by another development project.

City Engineer/Public Works Director Westby stated staff has received complaints in the past from a property owner on Rivlyn Avenue about stormwater running into his backyard from Lano's property that sometimes has an oily sheen to it. Staff met with Lano to discuss potential onsite stormwater detention and treatment options for their site, potentially as part of the city improvement project. Based on their meeting with Lano he stated the best option at this time would be to install the storm sewer stub as described to ensure project #25-04 is not delayed. He provided additional details on the above-ground and below-ground water treatment options, relative costs, and elements to consider. He noted the stub size was modeled to ensure it was sized appropriately to prevent overloading the existing storm sewer outlet to the Mississippi River, and would allow for a future project once design and cost details are determined.

Councilmember Riley recognized that holding ponds were not required when the Lano site was constructed and asked if that means the business is allowed to let its runoff go off the property.

City Engineer/Public Works Director Westby commented that they would not allow that with a new development but this is a grandfathered situation because the regulation did not exist when Lano purchased the property. He was also unsure if the homes north of Rivlyn Avenue existed prior to Lano.

Councilmember Riley commented that even though the requirement did not exist in the past, it would appear the business is still doing something wrong by allowing the runoff to go off the site in this manner. He asked if the intention of the stub was to allow Lano to connect to it in the future.

City Engineer/Public Works Director Westby confirmed that is accurate and stated that they would continue to work with Lano in an attempt to find a solution.

Chairperson Olson asked the cost of the stub.

Assistant City Engineer Feriancek estimated the cost for the stub and manhole to be under $10,000.

Councilmember Riley commented that cost seems reasonable but noted that he is not interested in cost-sharing for the improvements on the Lano property.

Chairperson Olson commented that it seems like a good-faith gesture to provide a place for Lano to connect to the storm sewer.

Councilmember Riley commented that it does not matter who was there first, you are still not allowed to let your stormwater flow onto and flood another property. He asked for more information on the bid alternate and why it was not recommended to be bid by staff.

Assistant City Engineer Feriancek replied that work was not included in the original scope of the project.

City Engineer/Public Works Director Westby provided additional information on the area within the bid alternate noting that it would not impact the surface of the road. He stated that while staff would recommend doing the work, there will be additional work needed with the property owners that could delay the project.

Councilmember Riley asked if a temporary easement could be used to complete the work.

City Engineer/Public Works Director Westby replied staff would prefer a permanent easement to address future maintenance needs, but a temporary easement could be used to gain access for construction this year.

Councilmember Riley commented that the temporary easement may go over better with the private property owners. He stated that he would like to see the additional water main work completed but also did not want to slow down the project. He recognized that the work could easily be done as a standalone project in the future but anticipated that would have a higher cost.

Assistant City Engineer Feriancek replied that completing that work as a separate project could have a slightly higher cost.

City Engineer/Public Works Director Westby commented that the project could be bid with the alternate and staff can continue to work with the property owners to determine if that work could move forward with the project, which will be discussed with Council when bids are presented for award of contract.

Motion by Councilmember Riley, seconded by Councilmember Olson, to recommend City Council approval of plans and specifications and authorize advertisement for bids for Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04, including the alternate bid.

Motion carried. Voting Yes: Chairperson Olson and Councilmember Riley. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Review Gravel Road Elimination Program Funding Options

City Engineer/Public Works Director Westby reviewed the staff report providing updated project costs for the Gravel Road Elimination Program (GREP). He stated that the intention for tonight is to discuss project prioritizations and funding sources.

Councilmember Riley asked if TIF 14 has available funds.

City Engineer/Public Works Director Westby replied that TIF 14 does have funds available, but was unsure of the amount. He stated his understanding is a portion of TIF 14 funds are reserved for one or more 2026 projects and noted he can present more information on available TIF funds at a future meeting to continue discussions.

Councilmember Riley commented that he would like to have the additional TIF fund information, and any other funds that could potentially be available. He recognized that while the City has gone away from assessments, he believed that assessments could be considered as an option for the GREP.

City Engineer/Public Works Director Westby confirmed that staff could look into what a reasonable assessment could be for that type of improvement.

6.02: Receive Updates on Improvement Projects, Studies, and Items of Interest

City Engineer/Public Works Director Westby provided an update on current and proposed City, County, and MnDOT improvement projects and studies, and on other items of interest to the Committee.

6.03: Review Future Topics Calendar

City Engineer/Public Works Director Westby noted an upcoming meeting with MnDOT for the TH 47 trail connection and advised staff would have an update at the next meeting.

7. ADJOURNMENT

Motion by Councilmember Riley, seconded by Councilmember Olson, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:28 p.m.

Respectfully submitted,

_____
Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on January 9, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present: Chair Nathan Barten
Commissioner Todd Arts
Commissioner Shane Bennett
Commissioner Megan Ealain
Commissioner Jennifer Leistico
Commissioner Dean Olson

Commission Members Absent: Vice Chair Brandon Sis

Also Present: Parks & Assistant Public Works Director Mark Riverblood

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes dated November 14, 2024

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

5. COMMISSION BUSINESS

5.01: Playground Replacement Planning – Central Park

Parks & Assistant Public Works Director Riverblood presented background information on the playground replacement program. He stated that at the November meeting the Commission discussed potential improvements and provided direction to staff to further narrow the scope. He stated that staff have since worked to develop a proposed plan for Central Park and presented background information on the existing playground as well as the proposed concept for improving the playground. He provided the proposed cost of $449,000 which would include contingency funds and explained how that proposed cost would be split between the Lawful Gambling Fund and Park Trust Fund.

Commissioner Bennett asked what would happen to the play equipment that is in good condition and whether the diggers would remain at the park or be relocated to another park.

Parks & Assistant Public Works Director Riverblood stated that the playground equipment would be removed and disposed of by the contractor, which would also include the removal of the buckshot. He stated that the City would not reuse the play equipment.

Commissioner Leistico asked for details on the ongoing maintenance that would be required for artificial turf.

Parks & Assistant Public Works Director Riverblood replied that there is a warranty on the material, and it is his understanding that almost no maintenance is needed for years. He explained the cleaning/fluffing that can be completed after a few years.

Chairperson Barten asked how the artificial turf compares to the poured-in-place surfacing.

Parks & Assistant Public Works Director Riverblood replied that the wear and tear is similar as is the fall protection, but the cost of poured-in-place is a bit higher than artificial turf. He believed that the turf would provide a cleaner look.

Commissioner Ealain stated that she likes that the artificial turf would provide more accessibility. She also recognized that the music feature would be accessible but was not noticing any other accessible features within the playground.

Parks & Assistant Public Works Director Riverblood replied that all of the new and modern playgrounds are ADA accessible. He stated that the existing pea gravel not is considered accessible. He stated that many of the components have transfer stations and provided more details on the accessibility of different features proposed for the playground.

Chairperson Barten asked how much of the equipment is the equipment that was discussed in November that had been sprayed the wrong color.

Parks & Assistant Public Works Director Riverblood replied that all of the proposed equipment falls into that category. He explained that because the equipment is already available, it can be installed early in the season and would be open to the public in the Spring.

Commissioner Bennett commented that the concept seems to fit the theme of Central Park with many different components that will meet the needs of large crowds.

Commissioner Olson stated that he likes the finished look of the turf, that it would assist with weed control, and be less maintenance for parks staff. He commented that the playground is heavily used by siblings of those playing in tournaments. He noted that he has received positive feedback on the updated parking lot and plantings that were already completed.

Motion by Commissioner Bennett, seconded by Commissioner Olson, to recommend City Council approve a playground for Central Park at a not-to-exceed cost of $449,000 with an intended completion before the summer of 2025.

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

Parks & Assistant Public Works Director Riverblood noted that because of the scenario with the equipment already being available for installation, the City is receiving a discount of $74,000 on that equipment.

5.02: Consider Donation of a Community Art Plan

Parks & Assistant Public Works Director Riverblood provided background information on the topic and intention of public art. He reviewed different examples of public art and explained how public art fits within the strategies of the Strategic Plan. He noted that there are placeholders for public art within the Waterfront Park concept. He stated that Sarah Peters would be drafting the plan if the donation is accepted by the City. He explained that public art is not always municipally funded and can also be funded through businesses. He stated that the Ramsey Foundation is offering to donate the public art plan for the community.

Chairperson Barten asked if there would be an opportunity for review from some entity in the City while the plan is being developed.

Parks & Assistant Public Works Director Riverblood replied that he would be the liaison to the Foundation and there would be involvement from this Commission and the City Council. He stated that the process would also include a robust public engagement opportunity during the art fair.

Chairperson Barten commented that this makes sense as having a plan in place could provide the guidance to add public art elements within the parks, using the example of sculptures that could have been added to Sunfish Lake Park in the past.

Commissioner Bennett agreed. He stated that the plan has a cash value of $8,000 and this is a great opportunity to have someone with experience to develop a plan that can be added to or amended in the future. He agreed that the plan would help to provide guidance when opportunities arrive.

Commissioner Olson stated that he likes the new brass sign at 47 and Bunker Lake Boulevard. He asked if the public art elements would include the City logo to continue with the branding efforts.

Parks & Assistant Public Works Director Riverblood stated that although the inclusion of the logo could be discussed within the plan, it would not be specific as to location and circumstance. He explained that the City's sign plan has specific information about sign size, design, and City logo usage.

Motion by Commissioner Bennett, seconded by Commissioner Arts, to recommend to City Council the acceptance of a community art plan for the City of Ramsey.

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

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood stated that at the next meeting Recreation Coordinator Proulx will provide a presentation on programming opportunities. He stated that the rinks have been flooded again and people have been skating. He stated that Frost Fest is scheduled during the month of February, weather pending, and highlighted upcoming programming opportunities. He encouraged residents to sign up for the recreation newsletter to stay up to date on coming opportunities.

7. ADJOURNMENT

Motion by Commissioner Leistico, seconded by Commissioner Bennett, to adjourn the meeting.

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

The Park and Recreation Commission meeting adjourned at 7:37 p.m.

Respectfully submitted,



Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on March 13, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Nathan Barten Vice Chair Brandon Sis Commissioner Megan Ealain Commissioner Dean Olson
Commission Members Absent:	Commissioner Todd Arts Commissioner Shane Bennett Commissioner Jennifer Leistico
Also Present:	City Council Liaison Kirsten Buscher Parks & Assistant Public Works Director Mark Riverblood Recreation Coordinator Abby Proulx

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes dated March 13, 2025

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

5. COMMISSION BUSINESS

5.01: Nominate Chair and Vice-Chair of the Park and Recreation Commission

Chair Barten opened the floor for nominations for the position of Chair.

There were no nominations.

Chair Barten asked if Commissioner Ealain would be willing to serve as the Chair.

Commissioner Ealain replied that she would be willing to do so.

Motion by Chair Barten, seconded by Commissioner Olson, to elect Commissioner Ealain as the Chair of the Parks and Recreation Commission.

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

Commissioner Sis asked if Chair Barten would be interested in serving as Vice-Chair.

Chair Barten confirmed that he would be willing to serve in that position.

Motion by Commissioner Sis, seconded by Commissioner Olson, to elect Commissioner Barten as Vice-Chair of the Planning Commission.

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

5.02: River's Bend Park Shelter Replacement

Parks & Assistant Public Works Director Riverblood provided background information noting the previous direction of the Commission for staff to begin the design for the shelter replacement at River's Bend Park. He provided an image of the southern shelter at the park, noting that the northern shelter has already been rehabilitated. He commented that River's Bend Park is one of the more popular daytime parks with walking, and dog walking, being the most popular activity in the southern half of the park. He noted that dog walkers often bring water and a bowl for their dogs and therefore a handpump has been considered to be added near the shelter for people with dogs, people fishing, and to wash hands. He highlighted the proposed location for the hand pump to be added. He explained that a stone would be added under the hand pump, to collect water for dogs to drink and to also prevent the area from becoming muddy. He reviewed the proposed design of the shelter. He also provided information on the park shelter rentals from the previous year, noting that this type of shelter is popular for children's birthday parties. He reviewed the other

proposed additions including a fireplace with a pizza oven as well as a dino dig feature near the shelter. He reviewed the proposed project cost of $126,528. He stated that if the Commission agrees, the next step would be to follow the RFP process, with anticipated construction of the project in 2025.

Chair Barten commented that he would support moving forward to RFP.

Commissioner Sis agreed there would be no harm in going out for RFP, noting that if the prices are too high, they could reconsider. He asked if there is any access to power in the southern half of the park that could be run to the shelter.

Parks & Assistant Public Works Director Riverblood replied that there is power in the right-of-way for Bunker Lake Boulevard. He stated that he did not add that suggestion to the project at this time because of the cost. He stated that eventually they could look to add a restroom to the southern half of the park and perhaps running power could be considered at that time.

Chair Barten stated that perhaps they could look at solar lighting or panels atop the shelter that could assist in providing light and power. He agreed that is something they could consider to be added in the future.

Parks & Assistant Public Works Director Riverblood stated that the DNR does have a solar lighting program for parks and trails, noting that he could look into that program.

Commissioner Sis asked if the southern half of the park is still prone to flooding.

Parks & Assistant Public Works Director Riverblood replied that area does flood periodically but the low point is the access point and tunnel. He stated that there is frequently a period of a few days when the south half of the park is closed off but noted that is not during the peak season for rentals.

Chair Barten recognized that southern half of the park would still be open to pedestrian access during times of flooding.

Parks & Assistant Public Works Director Riverblood confirmed that when that area is closed because of flooding, it is only closed to vehicle access.

Commissioner Sis commented that the current shelter has been popular for teens with hammocks and asked if hooks could be considered to add into the plans to accommodate that use.

Chair Barten commented that he would not be opposed to adding that feature, as long as the teens are being respectful.

Parks & Assistant Public Works Director Riverblood replied that he would not want to modify the post width of the shelter because of the structural design. He noted that there are other spots that are popular for hammocking in the park, using trees.

Chair Barten referenced the fireplace design and asked if reflector shields should be added to allow more use during the shoulder seasons.

Parks & Assistant Public Works Director Riverblood agreed that would be included in the design, with workspace on the sides.

Consensus of the Commission was to direct staff to move forward with the RFP for the project.

Commissioner Sis asked if Plants and Things would be a good source to consider asking about the stone fireplace.

Parks & Assistant Public Works Director Riverblood replied that he was only able to find one vendor that offers the fireplace/pizza oven combo.

6. COMMISSION/STAFF INPUT

6.01: Recreation Program Review, Update and Future Forecast

Recreation Coordinator Proulx provided a brief recap of the 2024 year in review for parks and recreation programming. She then provided information on the upcoming spring and summer season programming, activities, and events planned.

Chair Barten thanked Recreation Coordinator Proulx for her excellent work, noting the appeal of the 55+ trips.

City Council Liaison Buscher introduced herself and stated that she is excited to learn more about parks and recreation in Ramsey.

7. ADJOURNMENT

Motion by Commissioner Sis, seconded by Commissioner Ealain, to adjourn the meeting.

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

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

Respectfully submitted,



_____

Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 05/13/2025

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated April 22, 2025
2. City Council Regular Session dated April 22, 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 Work Session dated April 22, 2025
2. City Council Regular Session dated April 22, 2025

Attachments

4-22-25 CCWS

4-22-25 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:49 PM
Form Started By: Katie Schmidt		Started On: 05/06/2025 12:55 PM
Final Approval Date: 05/08/2025		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 22, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Ryan Heineman Councilmember Kirsten Buscher Councilmember Michael Olson Councilmember Dan Specht Councilmember Shanna Stewart
Members Absent:	Councilmember Eric Peters Councilmember Chris Riley
Also Present:	City Administrator Brian Hagen Administrative Services Director Colleen Lasher City Attorney Fritz Knaak 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: Cannabis Business Regulation Discussion

Community Development Director Hanson reviewed the Staff report in regard to the cannabis business regulations that was adopted by the Council in 2024 for the new Councilmembers who were not a part of these decisions.

Councilmember Buscher said she and Mayor Heineman had requested they discuss this so the new Councilmembers were fully aware of everything before these businesses started coming to the City. She stated she would like to discuss the idea of having a municipal dispensary. She added that she wants to make sure the Police Department is ready for when these businesses open.

Mayor Heineman asked about the process of getting a cannabis license.

Community Development Director Hanson explained that the business would need to apply for a license from the State's Office of Cannabis Management first before coming to the City.

Mayor Heineman asked if they have any ability to choose which applicants they move forward with. He asked what would happen if there were 12 applicants who wanted to be one of the two licensed retailers in the City.

Community Development Director Hanson said they have not discussed how they would make a selection.

Mayor Heineman said he wants the City to ensure they are getting the best applicants and retailers for these cannabis businesses.

City Attorney Knaak noted that allowing businesses into the City on a first-come-first-serve basis will give them the least resistance.

Mayor Heineman shared that he would still like them to have some control over who comes into the City. He stated he is concerned that a large retailer could come in and request both licenses and this would prohibit locally owned businesses from getting their license. He added that he would also like to vet the applicants and their backgrounds to ensure they would be a good fit for the City. He asked if they have the same level of control over these businesses as they do over liquor stores.

City Attorney Knaak noted the City has a lot of discretion when it comes to liquor stores while they have little to no discretion over cannabis retailers. He said the State will do all of the vetting and investigation necessary to allow a license.

Councilmember Specht asked if the Police Department will be able to do the same compliance checks as they do at the liquor stores.

Community Development Director Hanson said yes and noted that this is a requirement.

City Attorney Knaak noted that if they find someone out of compliance then they will not have the same discretion when it comes to the kind of penalties they want to impose.

Councilmember Buscher noted that the application process with the Office of Cannabis Management is very strict and does a good job at making sure these businesses will be doing what they are supposed to be doing. She added that she would like them to consider allowing more than just two retailers in the City as they would not restrict any other business type in the City in this same way. She noted that she does not think Ramsey will be a hub for marijuana where they will see dozens of applications coming in. She said there will also be issues in the market when these stores first open as there likely will not be enough cannabis to sell in all of the retailers that will be opening.

Mayor Heineman said he is not interested in allowing more than two retailers in the City at this time. He stated he would like to see how the two stores do before they decide to increase the number. He reiterated that he does not want to see the two businesses both be large corporations.

City Attorney Knaak noted that a lot of these businesses could be out-of-State.

Councilmember Buscher shared that when the State was doing the social equity licensing there were big corporations that were buying 'people' to enter into the lottery to get these licenses. She noted that the State was trying to prohibit this. She added that no one with a felony can own or manage a dispensary. She said that if they have businesses coming in from different states then they likely already know what they are doing if they are coming from a State where cannabis is already legal. She stated tribal nations have already been able to have dispensaries for months now and things are going well.

City Attorney Knaak explained that the Office of Cannabis Management is making a valiant effort to try to stay on top of the licensing process; however, there is so much going on which makes things incredibly hard to manage.

Councilmember Specht noted that if they have to have these dispensaries in the City then it would be nice to have them be locally owned businesses.

Mayor Heineman asked if the City has been notified of any businesses applying for applications.

Community Development Director Hanson said they just closed the application period in the past few weeks, and they will likely hear in June whose license has been approved. She explained that when these businesses apply for their license, they must have an address for where their business will be.

Councilmember Olson asked if the State will even send the City more than two licensees since that is all they have said they want.

City Attorney Knaak explained that he understands that the licenses will be approved and sent to the City on a first-come-first-serve basis.

Mayor Heineman asked who residents should reach out to if they have any questions related to cannabis businesses.

Community Development Director Hanson said they could reach out to her.

City Attorney Knaak noted that the City does not have to suffer in silence with this if things do not go well. He said if things don't work out well, the League of Minnesota Cities has expressed their interest in leading some kind of revision effort at the State.

Councilmember Buscher asked how many more Police Officers they would like to have when these stores start opening.

Police Captain Frankfurth said it would be difficult to put a number on when they do not know what these businesses will look like; however, they would like to add more officers for this and the growth of the City.

Nick Phelps, OHM Premier Vaping, said there are an alarming number of applicants who applied to open retail dispensaries. He said there can be a total of 394 retailers in Minnesota based on their

population. He shared that he is hoping that his application will be reviewed in the next month or so as he is very interested in being one of the two retailers in Ramsey. He noted that transparency and compliance are the two things he and his family aim for in their businesses. He said he has been selling low-potency THC products in Ramsey for the last two years and before this they were selling the hemp-based products for over five years, and they have been through all of the regulatory changes by the State. He noted that he and his family would be able to open a high-quality and transparent location given their experience with other businesses in the City. He asked what the process would be if his license was approved at the State level.

Community Development Director Hanson explained that the State would notify the City that the license had been submitted and they will send a zoning verification letter that tells the State that the business is allowed to be where it is requested.

Mayor Heineman added that the property owner would also have to sign off on allowing a cannabis retailer in the space if the location would be leased.

City Attorney Knaak encouraged Mr. Phelps to get his own legal counsel on this matter if he has additional questions or concerns.

Mayor Heineman asked if they could do an RFP for these businesses.

City Attorney Knaak said no as this would offer the City some discretion.

The consensus of the Council was to move forward with the cannabis regulations as discussed and wait to hear from the State on who will be awarded licenses.

2.02: Discuss the format for the City Administrator's Upcoming Performance Evaluation

Administrative Services Director Lasher reviewed the Staff report concerning City Administrator Hagen's upcoming performance evaluation and the software that is used to conduct this evaluation.

Councilmember Specht asked if the League of Minnesota Cities had any guidance on this.

Administrative Services Director Lasher said the League of Minnesota Cities does not have a recommendation for this.

Councilmember Stewart asked if there are any other vendors that Administrative Services Director Lasher is interested in looking into.

Administrative Services Director Lasher stated she has been recommended to a few different vendors, but she has not yet contacted them as she wanted to discuss with the Council before digging deeper to get more information from these other vendors.

Councilmember Stewart asked if there are areas in the current software for written feedback.

Administrative Services Director Lasher said yes; however, there were very minimal written comments from the 14 people who completed the evaluation.

Councilmember Buscher said she would like to leave the decision on what software should be used up to Administrative Services Director Lasher and what she thinks will work best. She added that City Administrator Hagen does a great job and they are very blessed to have him.

Councilmember Olson asked if Administrative Services Director Lasher would like to change from the current software.

Administrative Services Director Lasher stated change always creates extra work; however, she is willing to put in the extra work needed for this change. She shared that the current vendor has gotten a little bit lazy and been less responsive and she would be very interested to see what some of these other recommended vendors can offer.

Councilmember Specht noted that it may be good to have new software that could offer different perspectives. He stated City Administrator Hagen's feedback has always been good and it may be good to have a new way to provide this feedback.

Mayor Heineman shared that as long as the other software would serve the same purpose and would be around the same price then he is supportive of looking into other vendors.

The consensus of the Council was to direct Administrative Services Director Lasher to look into other vendors for the City Administrator performance evaluation software.

2.03: Quarterly Updates on Outside Committees

City Administrator Hagen reviewed the Staff report in regard to a quarterly update on outside Committees.

Councilmember Buscher said that she brought this item forward as she would like the Council to have awareness of what these outside Committees are working on.

Mayor Heineman asked if they should add a Committee update to a normal part of the agenda.

Councilmember Buscher stated she is not sure if they would need to do this update at every meeting, but maybe on a quarterly basis or after these Committees have met.

Councilmember Olson shared his support for this idea; however, he thinks the Work Session is the best place for these updates.

Councilmember Specht added that there is a benefit to having the public see these updates as well.

Mayor Heineman suggested giving these updates every other month at Work Sessions and increasing or decreasing these updates as needed in the future.

The consensus of the Council was to add an update from outside Committees to the Work Session agenda every other month.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics / Calendar

Noted.

City Administrator Hagen shared that budget discussions will start in July and encouraged any of the new Councilmembers to contact Staff if they would like to get up to speed on the budget before these conversations start.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:28 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 22, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Ryan Heineman Councilmember Kirsten Buscher Councilmember Michael Olson Councilmember Dan Specht Councilmember Shanna Stewart
Members Absent:	Councilmember Eric Peters Councilmember Chris Riley
Also Present:	City Administrator Brian Hagen City Planner Adam Martin Assistant City Engineer Joe Feriancek Police Captain Tim Frankfurth City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. PRESENTATIONS

3.01: Swearing-in and Pinning Ceremony for Sergeant Jake Hinnenkamp

Police Captain Frankfurth introduced and gave a brief background on Jake Hinnenkamp.

Mayor Heineman gave Mr. Hinnenkamp the oath of office and swore him in as Police Sergeant.

4. CITIZEN INPUT

None.

5. CONSENT AGENDA

Motion by Councilmember Stewart, seconded by Councilmember Olson, to approve the following items on the Consent Agenda:

5.01: Receive March 2025 Financial Reports - General Fund, EDA, and Enterprise Funds
5.02: 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

5.03: Approve Business License Applications.
5.04: Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division
5.05: 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.
5.06: Adopt Resolution #25-078 Approving a Development Agreement for Cedar Creek Energy.
5.07: Adopt Resolution #25-079 Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03.
5.08: Adopt Resolution #25-080 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.
5.09: Adopt Resolution #25-081 Approving Professional Services Proposal to Prepare Plans and Specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.
5:10: Adopt Resolution #25-082 Accepting Proposals for Topographic Surveys for 2026 Capital Improvement Program Projects.
5:11: Adopt Resolution #25-083 Approving Grant Request From Restaurant Sign and Awning Program for King Baguette, Inc.
5:12: Adopt Resolution #25-084 Amending the Design Services Proposal from Bolton & Menk, Inc. for Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04.
5:13: Adopt Resolution #25-085 Authorizing Partial Payment #22 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.
5:14: Adopt Resolution #25-089 Approving the Assignment and Assumption of Tax Increment Financing (TIF) Agreement.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #25-071 Accepting Bids and Awarding Contract for High Point Street Reconstruction, Improvement Project #25-05

Assistant City Engineer Feriancek reviewed the Staff report in regard to accepting bids and awarding a contract for the High Point Street reconstruction project. He shared the low bid came from North Valley, Inc. of Nowthen, Minnesota, in the amount of $1,366,954.38.

Councilmember Specht asked if they were able to hear from the residents on feedback about reducing the size of the cul-de-sac.

Assistant City Engineer Feriancek noted that they are opting for the standard size cul-de-sac which will leave some greenspace for the residents to maintain. He said they decided not to adjust the right-of-way at this time. He stated they had an open house and sent letters to the residents who would be affected by this and they did not receive any feedback.

Councilmember Specht noted that there has been some confusion in the past with land like this that is still owned by the City. He asked if they had considered selling the land to the homeowners in the area.

Assistant City Engineer Feriancek said the only benefit to selling this land would be the additional tax revenue that they could collect. He added that the homeowners would not be able to use this land for much of anything other than a greenspace.

Mayor Heineman stated that retaining this land for now will give them the opportunity to sell it in the future if the need arises.

Motion by Councilmember Olson, seconded by Councilmember Stewart, 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.

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

7.02: Introduce Ordinance #25-07: Sign Code Update

City Planner Martin reviewed the Staff report concerning the sign code updates. He shared the Planning Commission's recommendation of approval.

Councilmember Olson asked if this would take effect in 30 days or if the changes that were just made to the charter would shorten this.

City Administrator Hagen explained that the change to the Charter takes 90 days to go into effect so it will be done in mid-June.

Councilmember Specht thanked Staff for their hard work on these updates. He said he would not be supporting this as he does not agree with every revision that was made, including changes to signs in the rights-of-way and on personal property.

Councilmember Buscher shared that she believes they should be working to enforce this better and some of the parameters put in place will make this very difficult for Staff to enforce. She said she would like to have further discussions on this.

Mayor Heineman noted that when they were working through this at the Work Session, the idea of freedom and speech overlapping was discussed. He said they looked at this very carefully and they came to a conclusion that the updates as written were in line with legal precedence. He asked if this was correct.

City Attorney Knaak said yes.

Councilmember Buscher asked if they would be able to approve what is currently in front of the Council and then go back for further discussions around adding some more language into these updates.

City Attorney Knaak recommended that the code gets adopted then they have additional conversations around permitting of temporary signs or signs in the right-of-way.

Motion by Councilmember Buscher, seconded by Councilmember Olson, 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.

A roll call vote was performed:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

8:01: Legislative Update

City Administrator Hagen reviewed the legislative update with the Council. He noted that there has been no major progress since their last meeting.

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht encouraged residents to support the Storyteller Cafe at their grand opening this weekend.

Councilmember Buscher congratulated Sergeant Hinnenkamp on his promotion. She shared that the Minnesota Attorney General's Office is holding an expungement clinic in Columbia Heights this Thursday.

Mayor Heineman shared that the City Garage Sale Trail will be May 15-17. He added that the mosquito control helicopters will also be out soon.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:36 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: 05/13/2025

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	05/07/2025 03:59 PM
Brian Hagen	Brian Hagen	05/08/2025 02:49 PM
Form Started By: Wendy Schlueter		Started On: 05/07/2025 03:28 PM
Final Approval Date: 05/08/2025		

Report Name: License Report - License Types
Council Dates: 5/13/2025 to 5/13/2025
Status: Active, Inactive
License Type(s): Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Special Events, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–90 Days							
iPierogi			Robert Luniewski		12/31/2025	5/13/2025	A
Henry's Gyros			Henry Tabrizi		8/31/2025	5/13/2025	A
Xai Foundation LLC	Xai The Corn Guy		Yang Xiong		8/31/2025	5/13/2025	A
SW33T SERENITY LLC			Mai Chua Yang		8/31/2025	5/13/2025	A
Yang Yumm			Pajhua Thao		8/31/2025	5/13/2025	A
VGK Properties LLC dba Minne-Scoop-Ta	Minne-Scoop-Ta		Verna L Keiser		8/31/2025	5/13/2025	A
Hyderabad Caterers inc	The Hyderabad Indian Grill		Sasi Nimmagadda		8/31/2025	5/13/2025	A
Krazd Event Planning and Entertainment, LLC	Krazd Foodnatik MN		Sophearvy Phe Pitt		8/31/2025	5/13/2025	A
Sweet Taste of Italy	Kenny’s Meatball Wagon		John Stone		8/31/2025	5/13/2025	A
Wha Jamaican LLC			Angelo Williamson		8/31/2025	5/13/2025	A
Anchor Fish and Chips LLC		Anchor Fish and Chips	Lisa Gelburt		8/31/2025	5/13/2025	A
O'Neil Amusements LLC	Cheese Curd Tacos	Oneil Amusements	Richard C O'Neil		8/31/2025	5/13/2025	A
Kurt Anderson Consulting, L.L.C.	Pretty Great Cheesecake & Pretty Great Cake Shakes	Pretty Great Cake Shakes	Kurt Anderson		12/31/2025	5/13/2025	A
				Mobile Food Unit–90 Days License Count: 13			
Mobile Food Unit–Annual							
I & E Treats			HIEN NGUYEN		12/31/2025	5/13/2025	A
Ritterco Inc	Two Scoops		Cherie Lee Ritter		12/31/2025	5/13/2025	A
D&D Goodies LLC			Jenna Nguyen		12/31/2025	5/13/2025	A
Stay 4 Pizza LLC	Pizza Barn Mobile		Jody Paulson Stay		12/31/2025	5/13/2025	A
Outlaw Mini Donuts			Brandon Olson		12/31/2025	5/13/2025	A
RDM Partners LLC	The Twisted Scoop		Heather Rother		12/31/2025	5/13/2025	A
Vikings Table (Canteen Vending)	Vikings Table				12/31/2025	5/13/2025	A

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status

Mobile Food Unit–Annual License Count: 7

Total Licenses: 20

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Approve Request to Declare Surplus Property

Purpose/Background:

Staff is requesting Council declare the following property surplus and authorize the disposal/sale of same:

- Laptops - 17
- Desktops - 16
- Printers/Scanners - 4
- Monitors/TVs - 10
- UPS - 1
- Projector - 1
- Cell Phones/Hotspots - 30
- Sealed Batteries - 5
- Surveillance Cameras - 8
- Car Modems - 12
- Tape Reader - 1
- Access Points - 5
- Firewalls - 4

Recommendation:

Motion to declare the items listed as surplus, authorizing staff to dispose of/sell items as needed.

Outcome/Action:

Motion to declare the items listed as surplus, authorizing staff to dispose of/sell items as needed.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/02/2025 11:15 AM
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Jason Fredrickson		Started On: 05/02/2025 11:04 AM
Final Approval Date: 05/08/2025		

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Authorize the Agreement Between the City of Ramsey and Anoka County for the Installation of Flock Cameras Purchased by the City of Ramsey to be Placed on Anoka County Roads.

Purpose/Background:

The police department was approved for six Flock Cameras during the 2025 budget planning process, and they were purchased. Four of those cameras will be placed on Anoka County roads, and a user agreement needs to be approved to have them installed on County Roads. City Attorney Knaak reviewed the agreement, and he approved it. There is no additional cost to the City of Ramsey for this agreement.

Funding Source:

The agreement requires no additional funding or staffing.

Recommendation:

Staff reviewed the agreement and recommends approval.

Outcome/Action:

Motion to Authorize the agreement between the City of Ramsey and Anoka County for the installation of Flock Cameras purchased by the City of Ramsey to be placed on Anoka County roads.

Attachments

Agreement

Agreement signature page

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:47 PM
Form Started By: Nick Dahlberg		Started On: 05/06/2025 09:53 AM
Final Approval Date: 05/08/2025		

MEMORANDUM OF UNDERSTANDING
BETWEEN COUNTY OF ANOKA AND CITY OF RAMSEY
REGARDING INSTALLATION AND USE OF FLOCK SAFETY CAMERAS
WITHIN ANOKA COUNTY RIGHT OF WAY

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", and the City of Ramsey, a Minnesota municipal corporation, 7550 Sunwood Drive NW, Ramsey, MN 55303, hereinafter referred to as "City". These entities may also be referred to herein as the “the parties.”

RECITALS

WHEREAS, the City is in need of a cooperative agreement with County to allow for installation of Flock Safety camera equipment within County right of way to assist law enforcement with response and investigation activities; and

WHEREAS, the parties wish to enter into a MOU to outline their respective obligations related to the cameras/equipment, installation, use, maintenance, data, storage, and other related matters; and,

WHEREAS, the City has contracted with Flock Group Inc. (aka Flock Safety) to lease Flock cameras which includes installation, access to footage/data, and related professional services to acquaint officers with the new technology; and,

WHEREAS, the City and County wish to advance this project by allocating their responsibilities as set forth herein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

SECTION 1. PURPOSE

The purpose of this agreement is to allocate duties for the contracting and implementation of Flock Safety cameras, equipment, access, use of infrastructure, and professional services required for the desired technology to assist City officers as needed.

SECTION 2. ROLES AND RESPONSIBILITIES

A. FLOCK SAFETY CONTRACT AND LEASE AGREEMENT. The parties agree that the City has entered into and shall pay for and manage all equipment and professional services related to a lease agreement with Flock Group, Inc. 1170 Howell Mill Rd., Ste 210, Atlanta, GA 30318. The County will permit access to right-of-way locations identified in Exhibit A for

installation purposes; however, County will not have any other obligations related to the Flock Safety lease or other contracts.

B. USE OF POLES IN COUNTY RIGHT-OF-WAY. The County agrees to provide access to select county right-of-way locations that may be used by the City for installation of the Flock cameras and poles, as listed in Exhibit A to this MOU. City and/or Flock Safety shall be responsible for the Flock pole installation with County pre-approval as to permitted locations within the County right-of-way. City is responsible for all locates and/or Gopher State One responses that may be required at the pole locations and must remove the pole and restore the right-of-way to its original condition upon termination of this MOU. The parties agree that the locations set forth in Exhibit A may be added to or modified by written agreement of the parties without a formal amendment of the MOU.

C. NOTIFICATION OF WORK . The parties agree that City and/or Flock Safety staff shall notify the County authorized representative at least five (5) days prior to any installation, maintenance, modification, or replacement/removal of cameras and related equipment. Such notification shall include the location and the date on which the work will be performed.

SECTION 3. TERM / TERMINATION

This Agreement shall commence upon signing and shall end upon expiration or termination of the City's lease with Flock Safety, including any extensions thereof. Either party reserves the right to terminate this MOU for any reason, with or without cause, upon 30 days written notice to the other party. Upon termination of this MOU, all equipment related to Flock Safety cameras must be removed at City cost and the County's right of way restored to its original condition.

SECTION 4. MISCELLANEOUS PROVISIONS

A. AUTHORIZED REPRESENTATIVES

For City of Ramsey:
Nick Dahlberg, Police Captain
Ramsey Police Department
ndahlberg@cityoframsey.com
(763) 427-6812

For County of Anoka:
Joe MacPherson, County Engineer
Chief Officer, Transportation Division
joe.macpherson@anokacountymn.gov
(763) 324-3199

B. DATA / STORAGE. The City agrees to be responsible for storage and retention schedules for any data or footage obtained through Flock Safety equipment/services including obligations that may arise from the collection of data such as license plate numbers, photos/depictions of license plates, photos/depictions of vehicles and/or areas surrounding photographed vehicles, and data documenting the date, time, and location of images captured. The City further agrees to be the responsible entity to respond to any public data requests received by the City or the County with respect to such data, pursuant to the Minnesota Government Data Practices Act (MGDPA).

C. THIRD PARTY BENEFICIARIES. This Agreement shall not inure to the benefit of or create any right or cause of action in or on behalf of, any person or entity other than the parties to this MOU.

D. AMENDMENT. No amendment to any provision of this Agreement is valid unless in writing and signed by an authorized representative of each party, except as provided in Section 2 B. of this MOU.

E. LIABILITY

1. Responsibility for Own Acts and Omissions.

Each party agrees that it will be responsible for its own acts and omissions and any liability resulting there from to the extent authorized by law. No party shall be responsible for the acts of the other party or the results thereof.

2. No Waiver.

Notwithstanding the foregoing, the terms of this Agreement are not to be construed as, nor operate as, waivers of a party's statutory or common law immunities or limitations on liability, including, but not limited to, Minn. Stat. Chap. 466 or any other applicable law or regulation providing limitations, defenses or immunities to the County or City.

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

COUNTY OF ANOKA

By: _____
Michael R. Gamache, Board Chair
County Board of Commissioners

Dated: _____

By: _____
Jim Dickinson
County Administrator

Dated: _____

CITY OF RAMSEY

By: _____
Ryan Heineman
Mayor

Dated: _____

By: _____
Brian Hagen
City Administrator

Dated: _____

APPROVED AS TO FORM:

By: _____
Christine V. Carney
Assistant County Attorney

By: _____
Frederic W. Knaak
City Attorney

EXHIBIT A

PERMITTED CAMERA LOCATIONS

Cameras Installed on Flock Poles Within County-Owned Right-of-Way*:

1. **CSAH 116 (Bunker Lk. Blvd.) @ TH 47 (St. Francis Blvd.) -WB** (440 Bunker Lk. Blvd. NW, Ramsey, MN 55303)
2. **CSAH 57 (Sunfish Lk. Blvd.) @ Hwy 10 Service Rd. roundabout - NB** (13745 Sunfish Lk. Blvd. NW, Ramsey, MN 55303)
3. **CSAH 56 (Ramsey Blvd.) @ Sunwood Dr. - NB** (7185 Sunwood Dr. NW, Ramsey, MN 55303)
4. **CSAH 83 (Armstrong Blvd.) @ Sunwood Dr. - NB** (14590 Armstrong Blvd. NW, Ramsey, MN 55303)
5. **CSAH 22 (Baugh St.) @ CR 64 (181st Ave.) - SB** (9155 Baugh St. NW, Ramsey, MN 55303)

*Locations of poles within county right-of-way require pre-approval

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

COUNTY OF ANOKA

By: _____
Michael R. Gamache, Board Chair
County Board of Commissioners

Dated: _____

By: _____
Jim Dickinson
County Administrator

Dated: _____

CITY OF RAMSEY

By: _____
Ryan Heineman
Mayor

Dated: _____

By: _____
Brian Hagen
City Administrator

Dated: _____

APPROVED AS TO FORM:

By: _____
Christine V. Carney
Assistant County Attorney

By: _____
Frederic W. Knaak
City Attorney

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-114 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 17, 2025 through May 7, 2025.

Purpose/Background:

Adopt Resolution #25-114 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 17, 2025 through May 7, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-114 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 17, 2025 through May 7, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-114 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 17, 2025 through May 7, 2025.

Attachments

Bills List 05/13/2025

Resolution 25-114

Form Review

Inbox	Reviewed By	Date
Diana Lund	Kathy Schmitz	05/08/2025 03:03 PM
Brian Hagen	Brian Hagen	05/08/2025 03:14 PM
Form Started By: Jennifer Morrison		Started On: 05/07/2025 02:36 PM
Final Approval Date: 05/08/2025		

RAMSEY CITY COUNCIL MEETING

5.13.2025

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 4.17.25 - 5.7.25	$ 488,499.44
Accounts Payable 4.17.25 - 5.7.25	562,431.58
Payroll 4.25.25	309,225.44
Debt Service	
Pay Estimates- Projects	
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 1,360,156.46**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2025 Y.T.D.
PREPAIDS	$ 420,329.17	$ 4,192,966.97
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	445,419.78	5,337,349.04
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	269,454.91	2,270,384.04
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	379,271.27	3,913,826.04
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,514,475.13**	**$ 15,714,526.09**

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4/17/2025 – 5/7/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120697	**4/17/2025**		**121826 ACCREDITED ELECTRICAL SOLUTIONS LLC**							
		25.00	PERMIT RA061337 CANCEL		131057	RA061337	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA061337 CANCEL		131057	RA061337	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		26.00								
120698	**4/17/2025**		**113910 CMDC**							
		1,500.00	KING BAGUETTE LOAN		131064	20250331	9804.6315	00121822	MISCELLANEOUS PROFESSIONAL SERESCROW ACCOUNTS	
		1,500.00								
120699	**4/17/2025**		**120799 KIVI, GRETCHEN AND MELISSA**							
		200.00	WATER EFF REBATE 25-G KIVI		131056	041025	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
120700	**4/17/2025**		**119557 MCFOA REGION IV**							
		30.00	6.10.25 REGIONAL IV TRAINING		131051	REGION IV MEETING	0130.6335		TRAINING	ADMINISTRATION
		30.00								
120702	**4/17/2025**		**100391 POSTMASTER**							
		2,600.61	2025 MAYJUNE RR BULK MAILING		131058	2025 MAY JUNE RR	0195.6322		POSTAGE	NEWSLETTER
		2,600.61								
120703	**4/17/2025**		**115978 PRIDE ELECTRIC INC**							
		100.00	PERMIT RA061433 CANCEL		131060	RA061433	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA061433 CANCEL		131060	RA061433	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
120704	**4/17/2025**		**121825 RAMIREZ, ANTONIA**							
		254.98	WATER EFF REBATE 26-A RAMIREZ		131055	041025	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		254.98								
120705	**4/17/2025**		**121694 TITLE CHOICE LLC**							
		66.29	ACCT 68115823 7711 168TH AVE		131052	68115823	9601.4651		WATER REVENUE	WATER FUND
		66.29								
120706	**4/17/2025**		**118323 VANG, LA**							
		124.14	2024 SPECIAL ASSESSMENT REBATE		131053	24 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
120750	**4/24/2025**		**111377 ANOKA MUNICIPAL UTILITY**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120750	4/24/2025		111377 ANOKA MUNICIPAL UTILITY						Continued...	
		46.21	MARCH 2025 TRAFFIC SIGNAL		131125	22-612000-01 MAR 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	MAR 2025 STREETLIGHTS		131126	22-990005-01 MAR 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		47.63	MAR 2025 STREET LIGHTING		131127	22-610280-00 MAR 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		67.90	MAR 2025 TRAFFIC SIGNAL		131128	22-613120-01 MAR 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		240.54								
120751	4/24/2025		120771 APPLIED TECHNOLOGY GROUP (ATG USA)							
		6,270.00	BLUEBEAM LICENSING		131123	IVC94812	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
		6,270.00								
120752	4/24/2025		100297 CENTERPOINT ENERGY							
		230.28	3/6/25-4/4/25 GAS USAGE		131115	6011580-5 MAR 2025	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		92.46	MAR 2025 NATURAL GAS PH 3		131116	8782239-1 MAR 2025	9601.6373		GAS	WATER FUND
		2,975.61	C/H GAS MAR 2025		131117	6702493-5 MAR 2025	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		357.03	MAR 2025 GAS STATION 1		131119	5914352-9 MAR 2025	0220.6373		GAS	FIRE PROTECTION
		598.29	MAR 2025 GAS STATION 2		131120	5961540-1 MAR 2025	0220.6373		GAS	FIRE PROTECTION
		4,253.67								
120753	4/24/2025		115607 DVS							
		15.25	TAB RENEWAL FOR SQUAD 313		131132	D795098	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		15.25								
120754	4/24/2025		119788 ECM UNION HERALD							
		16.00	UNION LOBBY COPY MARCH 25		131121	46749	0130.6452		SUBSCRIPTIONS	ADMINISTRATION
		16.00								
120755	4/24/2025		100265 LINKS AT NORTHFORK							
		250.00	DOWN PMT FOR EDA GOLF EVENT		131134	042125 DOWN PYMT	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		250.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120756	4/24/2025		121709 MINNESOTA METRO NORTH TOURISM						Continued...	
		1,976.33	MAR 2025 LODGING TAX COR		131113	MAR 2025 LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		1,976.33								
120757	4/24/2025		112974 NATIONAL PELRA							
		180.00	2025 MMBRSHP C. LASHER		131118	13689	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
		180.00								
120758	5/1/2025		121871 BECK, ANGELINE MAE							
		25.00	PERMIT RA061501 CANCEL		131262	RA061501	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA061501 CANCEL		131262	RA061501	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		120.00	PERMIT RA061502 CANCEL		131263	RA061502	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA061502 CANCEL		131263	RA061502	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		147.00								
120759	5/1/2025		100297 CENTERPOINT ENERGY							
		865.41	MAR 2025 GAS CHARGES		131271	8000014064-2 MAR 2025	0211.6373		GAS	POLICE PROTECTION
		1,036.25	MAR 2025 GAS CHARGES		131271	8000014064-2 MAR 2025	0452.6373		GAS	PARK & RECREATION
		485.89	MAR 2025 GAS CHARGES		131271	8000014064-2 MAR 2025	0311.6373		GAS	STREET MAINTENANCE
		148.37	MAR 2025 GAS CHARGES		131271	8000014064-2 MAR 2025	0220.6373		GAS	FIRE PROTECTION
		485.90	MAR 2025 GAS CHARGES		131271	8000014064-2 MAR 2025	9601.6373		GAS	WATER FUND
		485.90	MAR 2025 GAS CHARGES		131271	8000014064-2 MAR 2025	9602.6373		GAS	SEWER FUND
		485.89	MAR 2025 GAS CHARGES		131271	8000014064-2 MAR 2025	9605.6373		GAS	STORM WATER UTILITY
		3,993.61								
120760	5/1/2025		106583 DELTA DENTAL PLAN OF MINNESOTA							
		5,051.88	MAY 2025 DENTAL PREMIUMS		131276	CNS0001828086	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,051.88								
120761	5/1/2025		107691 DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT							
		1.95	MN UN. INS. Q1 - 2025		131264	07982002 QTR 1 2025	0130.6315		MISCELLANEOUS PROFESSIONAL SER	ADMINISTRATION
		1.95								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120761	5/1/2025		107691 DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT						Continued...	
120762	5/1/2025		121881 EICHTEN, MEGAN							
		398.00	WATER EFF REBATE 25-M EICHTEN		131273	042925	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		398.00								
120763	5/1/2025		121878 FIRANEK, JOSHUA							
		20.00	PERMIT RA061308 CANCEL		131275	RA061308	9101.4306		ZONING & SUBDIVISION FEES	GENERAL FUND
		20.00								
120764	5/1/2025		115574 HEALTHPARTNERS							
		104,466.00	MAY 2025 HEALTH PREMIUMS		131278	343213782943	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,065.50	MAY 2025 HEALTH PREM JB/KH		131278	343213782943	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		106,531.50								
120765	5/1/2025		100351 NCPERS GROUP LIFE INS							
		384.00	MAY 2025 LIFE PREMIUMS		131277	704800052025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		384.00								
120766	5/1/2025		121882 STRAND, PETE							
		200.00	WATER EFF REBATE 25-P STRAND		131274	042925	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
1007852	4/18/2025		117418 ANDERSON, DEREK							
		9.03	4.10.25 CHIPOTLE - LUNCH		131047	04102025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		9.03								
1007854	4/18/2025		115384 ERICKSON, ASHTON							
		17.18	4.10.25 CHIPOTLE - LUNCH		131049	04102025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		17.18								
1007855	4/18/2025		116354 HEDBURG, JAMIE							
		20.00	3.26.25 NEW SHORE 96 - LUNCH		131050	03262025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		17.87	3.27.25 GREEN MILL - LUNCH		131050	03262025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		37.87								
1007856	4/18/2025		119638 O'REILLY AUTO PARTS							
		2.63-	EARLY PAY DISCOUNT		131061	6193-199320	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		131.38	FIRE #575		131061	6193-199320	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.44-	EARLY PAY DISCOUNT		131062	6193-199455	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		21.98	FIRE #573		131062	6193-199455	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1007856	**4/18/2025**		**119638 O'REILLY AUTO PARTS**							
		.14-	EARLY PAY DISCOUNT		131063	6193-199431	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		6.99	FUNNEL'S		131063	6193-199431	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		157.14								
1007857	**4/18/2025**		**100510 VERIZON WIRELESS**							
		45.08	MAR 2025 DATA FOR LIFT STATION		131054	6109903128 MAR 2025	9602.6323		CELLULAR PHONES	SEWER FUND
		45.08								
1007914	**4/25/2025**		**101209 A TOUCH OF MAGIC ENTERTAINMENT**							
		554.00	EXPO ENTERTAINMENT		131133	041825	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		554.00								
1007915	**4/25/2025**		**110402 ADVANCE AUTO PARTS**							
		489.63	MISC VEHICHLE PARTS		131109	MAR 2025 PURCHASES	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		899.99	MISC LUBRICANTS & ADDITIVES		131109	MAR 2025 PURCHASES	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		67.58	MISC VEHICHLE PARTS		131109	MAR 2025 PURCHASES	0452.6257		OTHER VEHICLE PARTS	PARK & RECREATION
		1,457.20								
1007916	**4/25/2025**		**117418 ANDERSON, DEREK**							
		9.73	4.15.25 LUNCH TONO		131110	04152025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		9.73								
1007917	**4/25/2025**		**107603 DAHLBERG, NICHOLAS**							
		36.00	4.9.25 PITTBURGH BLUE DINNER		131111	04092025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		0.00	CHIEFS OF POLICE CONFERENCE		131111	04092025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		36.00								
1007918	**4/25/2025**		**100624 DLT SOLUTIONS INC**							
		7,342.69	AUTOCAD LICENSING		131122	5309132A	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
		7,342.69								
1007919	**4/25/2025**		**121552 LINCOLN NATIONAL LIFE INSURANCE CO**							
		2,566.50	APR 2025 LIFE INS PREMIUMS		131137	1094824 APR 2025	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,566.50								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1007920	**4/25/2025**		**100291 MET COUNCIL SAC**							
		62,125.00	SAC REMITTANCE		131112	MARCH 2025 SAC	9602.2083		SAC CHARGES	SEWER FUND
		621.25-	SAC REMITTANCE-DISCOUNT		131112	MARCH 2025 SAC	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		61,503.75								
1007921	**4/25/2025**		**119638 O'REILLY AUTO PARTS**							
		19.00-	RETURN-BRAKE ROTORS		131124	6193-200067	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.60-	EARLY PAY DISCOUNT		131129	6193-200064	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		139.99	POLICE #334		131129	6193-200064	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.26-	EARLY PAY DISCOUNT		131130	6193-200271	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		12.99	UTILITIES X-MARK #621B		131130	6193-200271	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.40-	EARLY PAY DISCOUNT		131131	6193-200527	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		19.91	PARKS #601		131131	6193-200527	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.60-	EARLY PAY DISCOUNT		131136	6193-200424	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		29.97	DEF FLUID		131136	6193-200424	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		182.00								
1007922	**4/25/2025**		**121670 SAFE FAST**							
		527.25	SAFETY SHIRTS		131135	INV306327	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		462.25	SAFETY SHIRTS		131135	INV306327	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		272.00	SAFETY SHIRTS		131135	INV306327	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		1,261.50								
1007923	**4/25/2025**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**							
		486.58	APR 2025 LTD PREM NON VOL		131138	237724 APR 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		979.42	APR 2025 LTD PREM VOL		131138	237724 APR 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,466.00								
1007924	**4/25/2025**		**100510 VERIZON WIRELESS**							
		20.02	ELEVATOR PHONE		131114	686672577-00001 MAR 2025	0192.6321		TELEPHONE	DATA PROCESSING
		5,311.73	STAFF CELL PHONES		131114	686672577-00001 MAR 2025	0192.6323		CELLULAR PHONES	DATA PROCESSING
		5,331.75								
1007925	**4/29/2025**		**100257 LAW ENFORCEMENT LABOR SRV INC**							
		985.50			130870	0408251234552	9101.2177		UNION DUES	GENERAL FUND
		985.50			131083	0423251049442	9101.2177		UNION DUES	GENERAL FUND
		1,971.00								
1007926	**4/29/2025**		**100298 MN AFSCME COUNCIL 5**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1007926	**4/29/2025**		**100298 MN AFSCME COUNCIL 5**							
		612.20			130871	0408251234553	9101.2177		UNION DUES	GENERAL FUND
		612.20			131084	0423251049443	9101.2177		UNION DUES	GENERAL FUND
		1,224.40								
1007927	**5/2/2025**		**116114 AVESIS THIRD PARTY ADMINISTRATORS**							
		351.11	MAY 2025 VISION PREMIUMS		131279	3223930	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		351.11								
1007928	**5/2/2025**		**114431 HINNENKAMP, JAKE**							
		36.00	4.9.25 PITTSBURGH BLUE		131260	04092025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		36.00								
1007929	**5/2/2025**		**116846 MC TOOL AND SAFETY SALES**							
		4.26-	EARLY PAY DISCOUNT		131270	022257	0311.6267		OTHER STREET MAINTENANCE SUPPL	STREET MAINTENANCE
		425.76	SHOVELS & RAKES		131270	022257	0311.6267		OTHER STREET MAINTENANCE SUPPL	STREET MAINTENANCE
		421.50								
1007930	**5/2/2025**		**119638 O'REILLY AUTO PARTS**							
		2.63-	EARLY PAY DISCOUNT		131265	6193-200842	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		23.41	FIRE #577		131265	6193-200842	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		107.97	FIRE #577		131265	6193-200842	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		1.15-	EARLY PAY DISCOUNT		131266	6193-200964	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		57.72	POLICE #330		131266	6193-200964	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.24-	EARLY PAY DISCOUNT		131267	6193-201139	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.90	FIRE #569		131267	6193-201139	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.35-	EARLY PAY DISCOUNT		131268	6193-201099	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		17.54	POLICE #311		131268	6193-201099	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.56-	EARLY PAY DISCOUNT		131269	6193-201150	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		78.22	STREETS #680		131269	6193-201150	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		14.25-	EARLY PAY DISCOUNT		131272	6193-201258	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		712.53	PARKS #678		131272	6193-201258	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		989.11								
1007931	**5/2/2025**		**103119 ROSSUM, BEN**							
		9.73	4.15.25 TONO		131261	04152025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		9.73								
96042525	**4/25/2025**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			131082	04232510494415	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								

4/17/2025 -- 5/7/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
96042525	**4/25/2025**		**118579 ND CHILD SUPPORT DIVISION**						**Continued...**	
97042525	**4/25/2025**		**115568 ALERUS FINANCIAL NA**							
		10,693.18			131081	04232510494414	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		10,693.18								
98042525	**4/25/2025**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		535.00			131078	04232510494411	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		535.00								
99042525	**4/25/2025**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		44.90	4.13.25 OIL & OIL FILTER		131139	APR 2025 PURCHASES A	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.90-	EARLY APY DISCOUNT		131139	APR 2025 PURCHASES A	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		44.00								
99056217	**4/25/2025**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		15,515.84			131079	04232510494412	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		15,515.84								
99057763	**4/25/2025**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		47,067.07			131080	04232510494413	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		47,067.07								
99250314	**4/25/2025**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		16.00			131069	0421251444431	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		278.26			131085	0423251049444	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		294.26								
99695649	**4/25/2025**		**101306 IRS**							
		574.53			131066	042125954312	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		2,647.60			131067	042125954313	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		2,647.60			131068	042125954314	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		300.00			131073	0421251444435	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		300.38			131074	0421251444436	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		300.38			131075	0421251444437	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		22,826.11			131077	04232510494410	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		37,942.32			131089	0423251049448	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		22,826.11			131090	0423251049449	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		90,365.03								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99695649	4/25/2025		101306 IRS						Continued...	
99767840	4/25/2025		100601 MN DEPT OF REV WH							
		499.35			131065	042125954311	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			131072	0421251444434	9101.2172		STATE WITHHOLDING	GENERAL FUND
		17,859.11			131088	0423251049447	9101.2172		STATE WITHHOLDING	GENERAL FUND
		18,408.46								
99797000	4/25/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		75.00			131070	0421251444432	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			131071	0421251444433	9101.2183		PERA-EMPLOYER	GENERAL FUND
		35,026.78			131086	0423251049445	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		46,383.18			131087	0423251049446	9101.2183		PERA-EMPLOYER	GENERAL FUND
		81,559.96								
99841717	4/25/2025		100223 ICMA RETIREMENT TRUST 457							
		1,916.54			131076	0423251049441	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								
		488,499.44	Grand Total							

Payment Instrument Totals

Checks	134,832.75
EFT Payments	266,686.42
A/P ACH Payment	86,980.27
Total Payments	488,499.44

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Payment Group Control Number 3998
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL		PV	131140	001	00999	1/1/2025	363	700.00		100040	ANOKA COUNTY FIRE PROTECTION COUNCIL
	ANOKA COUNTY FIRE PROTECTION COUNCIL 1710 COUNTY HIGHWAY 10 SPRING LAKE PARK MN 55432			Summary Total					700.00			
				Payment Amount					700.00			
100052	ANOKA POLICE DEPARTMENT		PV	131198	001	00999	4/21/2025	03 2025	575.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					575.00			
				Payment Amount					575.00			
100063	ASPEN MILLS		PV	131104	001	00999	4/14/2025	352388	86.84		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					86.84			
	8201 C CENTRAL AVE NE		PV	131211	001	00999	4/23/2025	353009	316.75			
	SPRING LAKE PARK MN 55432			Summary Total					316.75			
				Payment Amount					403.59			
117516	BEST OUTDOOR SERVICES		PV	131361	001	00999	5/1/2025	10839	893.88		117516	BEST OUTDOOR SERVICES
	BEST OUTDOOR SERVICES			Summary Total					893.88			
	3098 162ND LANE NW		PV	131362	001	00999	5/1/2025	10927	3,565.39			
	ANDOVER MN 55304			Summary Total					3,565.39			
				Payment Amount					4,459.27			

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Bank Account	999.1010	CASH IN BANK	00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
108513	BLAINE LOCK AND SAFE INC		PV	131101	001	00999	4/10/2025	32970	772.00		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE BLAINE MN 55014			Summary Total					772.00			
			PV	131202	001	00999	4/22/2025	32977	420.75			
				Summary Total					420.75			
				Payment Amount					1,192.75			
100101	CANVAS CRAFT		PV	131142	001	00999	4/17/2025	INV77520	100.00		100101	CANVAS CRAFT
	CANVAS CRAFT 5781 QUEENS AVENUE NE OTSEGO MN 55330			Summary Total					100.00			
				Payment Amount					100.00			
119134	CINTAS (FIRST AID VENDOR)		PV	131161	001	00999	4/15/2025	5264653804	474.66		119134	CINTAS (FIRST AID VENDOR)
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					474.66			
				Payment Amount					474.66			
110734	CITY OF RAMSEY		PV	131246	001	00999	4/25/2025	444931294 QTR 1 2025	365.71		110734	CITY OF RAMSEY
	CITY OF RAMSEY P O BOX 251100			Summary Total					365.71			
			PV	131247	001	00999	4/25/2025	444931372 QTR 1 2025	153.74			

Payment Group Control Number	3998		
Bank Account	999.1010	CASH IN BANK	00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ST PAUL MN 55125-6100			Summary Total					153.74			
		7040 173rd/Util Qtr 1	PV	131258	001	00999	4/25/2025	735287 QTR 1 2025	32.57			
				Summary Total					32.57			
			PV	131280	001	00999	4/25/2025	726528 QTR 1 2025	165.02			
				Summary Total					165.02			
			PV	131281	001	00999	4/25/2025	727978 QTR 1 2025	503.26			
				Summary Total					503.26			
			PV	131294	001	00999	4/25/2025	733061 QTR 1 2025	1,311.36			
				Summary Total					1,311.36			
			PV	131297	001	00999	4/25/2025	719019 QTR 1 2025	426.67			
				Summary Total					426.67			
			PV	131305	001	00999	4/25/2025	727918 QTR 1 2025	2.43			
				Summary Total					2.43			
			PV	131306	001	00999	4/25/2025	727919 QTR 1 2025	2.43			
				Summary Total					2.43			
			PV	131307	001	00999	4/25/2025	724874 QTR 1 2025	153.74			
				Summary Total					153.74			
			PV	131308	001	00999	4/25/2025	722164 QTR 1 2025	2.43			
				Summary Total					2.43			
			PV	131309	001	00999	4/25/2025	726294 QTR 1 2025	57.32			
				Summary Total					57.32			
			PV	131310	001	00999	4/25/2025	724470 QTR 1 2025	2.43			
				Summary Total					2.43			
			PV	131311	001	00999	4/25/2025	724931 QTR 1 2025	2.43			
				Summary Total					2.43			
			PV	131312	001	00999	4/25/2025	723960 QTR 1 2025	153.74			

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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
				Summary Total					153.74			
			PV	131313	001	00999	4/25/2025	724628 QTR 1 2025	153.74			
				Summary Total					153.74			
				Payment Amount					3,489.02			
110483	CITY OF ST PAUL	LaTarte	PV	131253	001	00999	4/15/2025	IN62212	180.00		110483	CITY OF ST PAUL
	CITY OF ST PAUL OFFICE OF FINANCIAL SERVICES 15 W KELLOGG BLVD SUITE 700 ST PAUL MN 55102			Summary Total					180.00			
				Payment Amount					180.00			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	131213	001	00999	4/24/2025	8954	16,750.00		118931	ELECTRIC SYSTEMS SOLUTIONS
	ELECTRIC SYSTEMS SOLUTIONS 6021 167TH AVENUE NW RAMSEY MN 55303			Summary Total					16,750.00			
				Payment Amount					16,750.00			
104267	ELITE SANITATION		PV	131102	001	00999	4/10/2025	31421	131.16		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					131.16			
				Payment Amount					131.16			
100169	EMERGENCY APPARATUS MAINTENANCE INC		PV	131143	001	00999	4/17/2025	135976	1,255.40		100169	EMERGENCY APPARATU MAINTENANCE INC

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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	EMERGENCY APPARATUS MAINTENANCE INC			Summary Total					1,255.40			
	7512 4TH AVENUE											
	LINO LAKES MN 55014											
				Payment Amount					1,255.40			
110760	FIRE SAFETY USA, INC		PV	131366	001	00999	4/17/2025	200078	513.50		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC			Summary Total					513.50			
	3253 19TH STREET NW		PV	131367	001	00999	4/17/2025	200085	285.00			
	ROCHESTER MN 55901			Summary Total					285.00			
			PV	131368	001	00999	4/17/2025	200079	503.75			
				Summary Total					503.75			
			PV	131369	001	00999	4/17/2025	200084	285.00			
				Summary Total					285.00			
			PV	131370	001	00999	4/17/2025	200083	285.00			
				Summary Total					285.00			
			PV	131371	001	00999	4/17/2025	200229	460.00			
				Summary Total					460.00			
			PV	131372	001	00999	4/17/2025	200230	250.00			
				Summary Total					250.00			
			PV	131373	001	00999	4/9/2025	199995A	210.00			
				Summary Total					210.00			
			PV	131374	001	00999	4/9/2025	199990A	460.00			
				Summary Total					460.00			
			PV	131375	001	00999	4/9/2025	199993A	460.00			
				Summary Total					460.00			
			PV	131376	001	00999	4/9/2025	199996A	210.00			

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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					210.00			
			PV	131377	001	00999	4/9/2025	199988A	678.75			
				Summary Total					678.75			
			PV	131379	001	00999	4/9/2025	199985A	460.00			
				Summary Total					460.00			
			PV	131380	001	00999	4/9/2025	199987A	678.75			
				Summary Total					678.75			
			PV	131381	001	00999	4/17/2025	200082	285.00			
				Summary Total					285.00			
				Payment Amount					6,024.75			
120442	GOLIATH TOOLS		PV	131291	001	00999	3/21/2025	16391	8.90		120442	GOLIATH TOOLS
	GOLIATH TOOLS 1434 - 138TH LANE NW ANDOVER MN 55304			Summary Total					8.90			
				Payment Amount					8.90			
115760	HENRY SCHEIN INC		PV	131196	001	00999	4/16/2025	40107630	78.94		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					78.94			
			PV	131197	001	00999	4/14/2025	40022031	362.40			
				Summary Total					362.40			
			PV	131254	001	00999	4/22/2025	40107631	8.22			
				Summary Total					8.22			
			PD	131255	001	00999	5/14/2025	26109586	69.63-			
				Summary Total					69.63-			
				Payment Amount					379.93			

Payment Group Control Number	3998		
Bank Account	999.1010	CASH IN BANK	00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
112154	HOPE HAVEN INC		PV	131191	001	00999	3/31/2025	CI-012830	5,245.72		112154	HOPE HAVEN INC
	HOPE HAVEN INC P O BOX 70 ROCK VALLEY IA 51247			Summary Total					5,245.72			
				Payment Amount					5,245.72			
119192	ISTATE TRUCK CENTER		PV	131384	001	00999	4/28/2025	C241468264:01	40.79		119192	ISTATE TRUCK CENTER
	ISTATE TRUCK CENTER NW 7246 PO BOX 1450 MINNEAPOLIS MN 55485-7246			Summary Total					40.79			
				Payment Amount					40.79			
121162	JEREMY'S LAWN SERVICE		PV	131318	001	00999	4/23/2025	18816	2,153.53		121162	JEREMY'S LAWN SERVICE
	JEREMY'S LAWN SERVICE 27152 136TH ST NW ZIMMERMAN MN 55398			Summary Total					2,153.53			
				Payment Amount					2,153.53			
100256	LANO EQUIPMENT INC		PV	131160	001	00999	4/14/2025	02-1145143	133.55		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					133.55			
			PV	131172	001	00999	4/16/2025	02-1145742	24.81			
				Summary Total					24.81			
			PV	131181	001	00999	4/18/2025	02-1146355	160.97			
				Summary Total					160.97			

Payment Group Control Number 3998
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/14/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	131283	001	00999	4/15/2025	02-1145491	88.50			
				Summary Total					88.50			
				Payment Amount					407.83			
107138	M AND G TRAILER SALES		PV	131284	001	00999	4/15/2025	157943	43.80		107138	M AND G TRAILER SALES
	M & G TRAILER SALES 9387 HWY 10 NW RAMSEY MN 55303			Summary Total					43.80			
				Payment Amount					43.80			
120041	MARTIN MARIETTA MATERIALS		PV	131286	001	00999	4/21/2025	45549863	233.78		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS PO BOX 93186 CHICAGO IL 60673-3186			Summary Total					233.78			
				Payment Amount					233.78			
118388	MITCHELL 1		PV	131296	001	00999	4/21/2025	IB32597090	80.00		118388	MITCHELL 1
	MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250			Summary Total					80.00			
				Payment Amount					80.00			
120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN		PV	131177	001	00999	4/18/2025	X225035449:01	1,775.81		120078	NORTH CENTRAL INTERNATIONAL OF CORCORAN

Payment Group Control Number 3998
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	NORTH CENTRAL INTERNATIONAL OF CORCORAN			Summary Total					1,775.81			
	PO BOX 993		PV	131288	001	00999	4/23/2025	X225035651:01	893.65			
	WILMAR MN 56201			Summary Total					893.65			
			PV	131383	001	00999	4/28/2025	X225035901:01	79.17			
				Summary Total					79.17			
				Payment Amount					2,748.63			
100393	PRAIRIE RESTORATIONS INC		PV	131153	001	00999	4/17/2025	INV-013834	3,575.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC			Summary Total					3,575.00			
	31646 128TH STREET		PV	131154	001	00999	4/11/2025	INV-013790	1,100.00			
	PRINCETON MN 55371			Summary Total					1,100.00			
			PV	131210	001	00999	4/24/2025	INV-013893	2,175.00			
				Summary Total					2,175.00			
			PV	131351	001	00999	4/30/2025	INV-013951	2,525.00			
				Summary Total					2,525.00			
				Payment Amount					9,375.00			
104920	PRECISION DRIVING CENTER MHSRC RANGE		PV	131364	001	00999	5/1/2025	337900-11784	645.00		104920	PRECISION DRIVING CENTER MHSRC RANG
	MHSRC RANGE 720 4TH AVENUE SOUTH ST CLOUD MN 56301-4498			Summary Total					645.00			
				Payment Amount					645.00			
110794	SCHMIDT CURB COMPANY		PV	131300	001	00999	4/27/2025	25-25 A	4,949.00		110794	SCHMIDT CURB COMPA

Payment Group Control Number 3998
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	INC											INC
	SCHMIDT CURB COMPANY INC 13195 95TH STREET NE ELK RIVER MN 55330			Summary Total					4,949.00			
				Payment Amount					4,949.00			
118168	SERVICE GRINDING AND SHARPENING INC		PV	131287	001	00999	4/22/2025	66131	252.00		118168	SERVICE GRINDING ANI SHARPENING INC
	SERVICE GRINDING AND SHARPENING INC 6190 FIELD STONE COURT STACY MN 55079			Summary Total					252.00			
				Payment Amount					252.00			
118921	SHRED RIGHT		PV	131330	001	00999	4/24/2025	0047189	18.85		118921	SHRED RIGHT
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438			Summary Total					18.85			
				Payment Amount					18.85			
120063	SKYLINE GRAPHICS	2025 MayJun RR	PV	131321	001	00999	4/13/2025	036313	6,750.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					6,750.00			
	1101 ALDRICH AVE N	04/18/25 Syline Rental Ins Env	PV	131322	001	00999	4/18/2025	036326	155.00			
	MINNEAPOLIS MN 55411			Summary Total					155.00			
		04/26/25 Skyline B Card Gordon	PV	131352	001	00999	4/26/2025	036337	75.00			
				Summary Total					75.00			

Payment Group Control Number 3998
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/14/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					6,980.00			
117375	STARK, KAREN A KAREN A STARK 6854 139TH LANE NW #6 RAMSEY MN 55303		PV	131152	001	00999	4/16/2025	4	70.00		117375	STARK, KAREN A
				Summary Total					70.00			
				Payment Amount					70.00			
114151	TASC (FEES) TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001		PV	131206	001	00999	4/22/2025	IN3430218	231.50		114151	TASC (FEES)
				Summary Total					231.50			
				Payment Amount					231.50			
121874	TWO BROTHERS PAVING TWO BROTHERS PAVING 7910 173RD AVE NW RAMSEY MN 55303		PV	131316	001	00999	4/24/2025	1322905	5,000.00		121874	TWO BROTHERS PAVIN(
				Summary Total					5,000.00			
				Payment Amount					5,000.00			
				Total Amount to be Processed					74,599.86			
				Total Number of Payments to be Processed					32			

Payment Group Control Number	3999		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/14/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
106639	3M		PV	131382	001	00999	4/28/2025	9433798936	1,001.25		106639	3M
	3M			Summary Total					1,001.25			
	P O BOX 844127											
	DALLAS TX 75284-4127			Payment Amount					1,001.25			
117651	ACCESS MECHANICAL INC		PV	131157	001	00999	4/18/2025	022321-4699	6,175.43		117651	ACCESS MECHANICAL INC
	ACCESS MECHANICAL INC			Summary Total					6,175.43			
	15901 FOX STREET NW											
	ANDOVER MN 55304			Payment Amount					6,175.43			
117343	AMAZON CAPITAL SERVICES INC		PV	131094	001	00999	4/14/2025	16R1-QXLL-WD36	84.63		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					84.63			
	PO BOX 035184		PV	131097	001	00999	4/14/2025	1KKR-CCTP-V76L	133.56			
	SEATTLE WA 98124-5184			Summary Total					133.56			
			PV	131105	001	00999	4/14/2025	1XFT-HGJR-WK4D	178.82			
				Summary Total					178.82			
			PV	131106	001	00999	4/14/2025	1GWD-G1Y6-V44R	148.44			
				Summary Total					148.44			
			PV	131169	001	00999	4/14/2025	1MTV-PVVH-VKFR	538.11			
				Summary Total					538.11			
			PV	131248	001	00999	4/28/2025	1LYF-KGFY-W9Y7	217.30			
				Summary Total					217.30			
			PV	131259	001	00999	4/28/2025	13L3-TM9V-XJFF	246.93			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					246.93			
			PV	131302	001	00999	4/28/2025	1CFC-NCFN-XCPK	138.95			
				Summary Total					138.95			
			PV	131359	001	00999	4/28/2025	1J7W-FDLQ-X1GX	81.56			
				Summary Total					81.56			
			PV	131388	001	00999	4/28/2025	1YPM-JGXV-WW1H	156.85			
				Summary Total					156.85			
				Payment Amount					1,925.15			
109256	AMERICAN ENGINEERING TESTING INC		PV	131175	001	00999	4/21/2025	INV-253593	3,635.00		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC LOCKBOX 170023 PO BOX 1691 MINNEAPOLIS MN 55480-1691			Summary Total					3,635.00			
			PV	131185	001	00999	4/18/2025	INV-254294	1,375.00			
				Summary Total					1,375.00			
			PV	131186	001	00999	4/18/2025	INV-254826	3,181.50			
				Summary Total					3,181.50			
				Payment Amount					8,191.50			
100026	ANDERSON IRRIGATION		PV	131397	001	00999	4/29/2025	184254	1,275.00		100026	ANDERSON IRRIGATION
	ANDERSON IRRIGATION 27066 103RD STREET NW ZIMMERMAN MN 55398			Summary Total					1,275.00			
			PV	131398	001	00999	5/1/2025	184267	600.00			
				Summary Total					600.00			
			PV	131399	001	00999	4/29/2025	184255	4,100.00			
				Summary Total					4,100.00			
			PV	131400	001	00999	4/30/2025	184261	3,075.00			

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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	5/14/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					3,075.00			
				Payment Amount					9,050.00			
100029	ANOKA AREA CHAMBER OF COMMERCE	CHAMBER NETWORKING EVENT	PV	131401	001	00999	5/2/2025	EDA GOLF	1,100.00		100029	ANOKA AREA CHAMBER OF COMMERCE
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303			Summary Total					1,100.00			
				Payment Amount					1,100.00			
100031	ANOKA COUNTY	22-32-25-41-0002 RP 2025 PR TX	PV	131216	001	09101	4/29/2025	25 PROP TAX	53.24		100031	ANOKA COUNTY
	ANOKA COUNTY 2100 - 3RD AVENUE			Summary Total					53.24			
		35-32-25-31-0057 RP 2025 PR TX	PV	131217	001	09101	4/29/2025	25 PROP TAX B	55.88			
	ANOKA MN 55303			Summary Total					55.88			
		20-32-25-44-0094 RP 2025 PR TX	PV	131218	001	09101	4/29/2025	25 PROP TAX C	508.54			
				Summary Total					508.54			
		20-32-25-44-0078 RP 2025 PR TX	PV	131219	001	09101	4/29/2025	2025 PROP TAX D	469.14			
				Summary Total					469.14			
		00066-2001 PP 2025 PROP TAX	PV	131220	001	09410	4/29/2025	2025 PROP TAX E	11,070.42			
				Summary Total					11,070.42			
		00066-2003 PP 2025 PROP TAX	PV	131221	001	09410	4/29/2025	2025 PROP TAX F	21,570.52			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					21,570.52			
		00066-2009 PP 2025 PROP TAX	PV	131222	001	09410	4/29/2025	2025 PROP TAX G	33,728.68			
				Summary Total					33,728.68			
		00066-2011 PP 2025 PROP TAX	PV	131223	001	09410	4/29/2025	2025 PROP TAX H	6,108.00			
				Summary Total					6,108.00			
		00066-2012 PP 2025 PROP TAX	PV	131224	001	09410	4/29/2025	2025 PROP TAX I	1,604.62			
				Summary Total					1,604.62			
		14-32-25-21-0003 RP 2025 PR TX	PV	131225	001	09101	4/29/2025	2025 PROP TAX J	69.14			
				Summary Total					69.14			
		16-32-25-23-0001 RP 2025 PR TX	PV	131226	001	09101	4/29/2025	2025 PROP TAX K	69.14			
				Summary Total					69.14			
		20-32-25-44-0002 RP 2025 PR TX	PV	131227	001	09101	4/29/2025	2025 PROP TAX L	545.16			
				Summary Total					545.16			
		23-32-25-41-0047 RP 2025 PR TX	PV	131228	001	09101	4/29/2025	2025 PROP TAX M	545.16			
				Summary Total					545.16			
		25-32-25-44-0012 RP 2025 PR TX	PV	131229	001	09101	4/29/2025	2025 PROP TAX N	69.14			
				Summary Total					69.14			
		27-32-25-34-0013 RP 2025 PR TX	PV	131230	001	09101	4/29/2025	2025 PROP TAX P	136.29			
		27-32-25-34-0013 RP 2025 PR TX	PV	131230	002	09101	4/29/2025	2025 PROP TAX P	136.29			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		27-32-25-34-0013 RP 2025 PR TX	PV	131230	003	09101	4/29/2025	2025 PROP TAX P	136.29			
		27-32-25-34-0013 RP 2025 PR TX	PV	131230	004	09101	4/29/2025	2025 PROP TAX P	136.29			
				Summary Total					545.16			
		28-32-25-31-0017 RP 2025 PR TX	PV	131231	001	09101	4/29/2025	2025 PROP TAX R	545.16			
				Summary Total					545.16			
		28-32-25-42-0024 RP 2025 PR TX	PV	131232	001	09101	4/29/2025	2025 PROP TAX S	545.16			
				Summary Total					545.16			
		34-32-25-12-0008 RP 2025 PR TX	PV	131233	001	09410	4/29/2025	2025 PROP TAX T	155.54			
				Summary Total					155.54			
		20-32-25-32-0051 RP 2025 PR TX	PV	131234	001	09101	4/29/2025	2025 PROP TAX W	1.14			
				Summary Total					1.14			
		20-32-25-32-0053 RP 2025 PR TX	PV	131235	001	09101	4/29/2025	2025 PROP TAX X	1.14			
				Summary Total					1.14			
		20-32-25-32-0139 RP 2025 PR TX	PV	131236	001	09101	4/29/2025	2025 PROP TAX Y	1.14			
				Summary Total					1.14			
		20-32-25-32-0140 RP 2025 PR TX	PV	131237	001	09101	4/29/2025	2025 PROP TX Z	6.62			
				Summary Total					6.62			
		20-32-25-33-0037 RP 2025 PR TX	PV	131238	001	09101	4/29/2025	2025 PROP TAX AA	1.14			
				Summary Total					1.14			

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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
		20-32-25-33-0139 RP 2025 PR TX	PV	131239	001	09101	4/29/2025	2025 PROP TAX BB	1.14			
				Summary Total					1.14			
		28-32-25-31-0023 RP 2025 PR TX	PV	131240	001	09214	4/29/2025	2025 PROP TAX CC	3,543.38			
				Summary Total					3,543.38			
		29-32-25-23-0062 RP 2025 PR TX	PV	131241	001	09101	4/29/2025	2025 PROP TAX DD	1,466.52			
				Summary Total					1,466.52			
		29-32-25-32-0048 RP 2025 PR TX	PV	131242	001	09101	4/29/2025	2025 PROP TAX EE	60.16			
				Summary Total					60.16			
		29-32-25-32-0050 RP 2025 PR TX	PV	131243	001	09101	4/29/2025	2025 PROP TAX FF	123.54			
				Summary Total					123.54			
		30-32-25-14-0037 RP 2025 PR TX	PV	131244	001	09101	4/29/2025	2025 PROP TAX GG	890.16			
				Summary Total					890.16			
				Payment Amount					84,353.88			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	131159	001	00999	4/15/2025	B250414M	492.00		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029			Summary Total					492.00			
				Payment Amount					492.00			
119022	BADGEANDWALLET.COM		PV	131212	001	00999	4/24/2025	725400	183.70		119022	BADGEANDWALLET.COM

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BADGEANDWALLET.COM PO BOX 783 ARMONK NY 10504			Summary Total					183.70			
				Payment Amount					183.70			
101084	BATTERIES PLUS BULBS		PV	131324	001	00999	4/29/2025	P82133188	208.83		101084	BATTERIES PLUS BULBS
	BATTERIES PLUS BULBS 138 SOUTH DALE MABRY HWY TAMPA FL 33609			Summary Total					208.83			
				Payment Amount					208.83			
106346	BAUER BUILT INCORPORATED		PV	131289	001	00999	4/24/2025	940119543	40.00		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR NE BLAINE MN 55449			Summary Total					40.00			
			PV	131385	001	00999	4/29/2025	940119665	303.04			
				Summary Total					303.04			
			PV	131386	001	00999	4/29/2025	940119674	4,769.82			
				Summary Total					4,769.82			
				Payment Amount					5,112.86			
100647	BOLTON AND MENK INC		PV	131176	001	00999	4/11/2025	0360439	3,427.00		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					3,427.00			
			PV	131187	001	00999	4/11/2025	0360437	1,367.00			
				Summary Total					1,367.00			
			PV	131188	001	00999	4/11/2025	0360441	488.50			

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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	5/14/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					488.50			
			PV	131189	001	00999	4/11/2025	0360436	856.50			
				Summary Total					856.50			
			PV	131190	001	00999	4/11/2025	0360440	392.00			
				Summary Total					392.00			
			PV	131209	001	00999	4/11/2025	0360438	652.50			
				Summary Total					652.50			
				Payment Amount					7,183.50			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	131249	001	00999	4/24/2025	108414	2,778.76		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104 PLYMOUTH MN 55447			Summary Total					2,778.76			
			PV	131392	001	00999	5/1/2025	108565	572.92			
				Summary Total					572.92			
			PV	131393	001	00999	5/1/2025	108564	39.00			
				Summary Total					39.00			
				Payment Amount					3,390.68			
119332	CARAHSOFT TECHNOLOGY CORPORATION		PV	131095	001	00999	4/14/2025	43557968INV	1,118.00		119332	CARAHSOFT TECHNOLOGY CORPORATION
	CARAHSOFT TECHNOLOGY CORPORATION 11493 SUNSET HILLS ROAD RESTON VA 20190			Summary Total					1,118.00			
				Payment Amount					1,118.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117484	CHETS SHOES LLC		PV	131162	001	00999	4/14/2025	LLC192245	186.96		117484	CHETS SHOES LLC
	CHETS SHOES LLC 8355 UNIVERSITY AVENUE NE SPRING LAKE PARK MN 55432			Summary Total					186.96			
				Payment Amount					186.96			
116197	CINTAS CORPORATION		PV	131141	001	00999	4/11/2025	4227124953	45.50		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838			Summary Total					45.50			
			PV	131163	001	00999	4/17/2025	4227708544	101.55			
				Summary Total					101.55			
			PV	131292	001	00999	4/24/2025	4228424592	45.01			
				Summary Total					45.01			
			PV	131390	001	00999	5/1/2025	4229191183	101.55			
				Summary Total					101.55			
				Payment Amount					293.61			
112194	CLASS C COMPONENTS		PV	131167	001	00999	3/4/2025	433339	49.58		112194	CLASS C COMPONENTS
	CLASS C COMPONENTS 6825 SUNWOOD DR NW RAMSEY MN 55303			Summary Total					49.58			
				Payment Amount					49.58			
100120	CONTINENTAL RESEARCH CORP		PV	131194	001	00999	4/22/2025	0062590	333.00		100120	CONTINENTAL RESEARCH CORP
	CONTINENTAL RESEARCH CORP PO BOX 15204			Summary Total					333.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ST LOUIS MO 63110											
				Payment Amount					333.00			
114117	CRAWFORD'S EQUIPMENT INC	Kubota deck mower trade-in	PV	131320	001	00999	4/25/2025	01-103988	15,313.74		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008			Summary Total					15,313.74			
				Payment Amount					15,313.74			
100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	131290	001	00999	4/17/2025	212552	888.79		100127	CROW RIVER FARM EQUIPMENT COMPANY
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374			Summary Total					888.79			
				Payment Amount					888.79			
100134	CUTTER SALES INC		PV	131184	001	00999	4/17/2025	176252	47.75		100134	CUTTER SALES INC
	CUTTER SALES INC 8844 ZEALAND AVENUE NORTH BROOKLYN PARK MN 55445			Summary Total					47.75			
				Payment Amount					47.75			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	131158	001	00999	4/22/2025	INV291212	1,092.96		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					1,092.96			

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	9401 JAMES AVENUE SOUTH SUITE 162											
	BLOOMINGTON MN 55431-2549											
				Payment Amount					1,092.96			
100144	DEHN OIL COMPANY		PV	131165	001	00999	4/11/2025	114065	2,417.50		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					2,417.50			
	6735 141ST AVENUE NW		PV	131171	001	00999	4/17/2025	25242045	300.00			
	RAMSEY MN 55303			Summary Total					300.00			
			PV	131179	001	00999	4/18/2025	112204	2,771.30			
				Summary Total					2,771.30			
			PV	131180	001	00999	4/18/2025	112203	2,511.80			
				Summary Total					2,511.80			
			PV	131293	001	00999	4/25/2025	25242334	277.42			
				Summary Total					277.42			
			PV	131295	001	00999	4/24/2025	112237	2,472.30			
				Summary Total					2,472.30			
			PV	131391	001	00999	4/30/2025	115791	2,436.00			
				Summary Total					2,436.00			
				Payment Amount					13,186.32			
100158	ECM PUBLISHERS INC		PV	131145	001	00999	4/11/2025	1043753	49.50		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC			Summary Total					49.50			
	4095 COON RAPIDS BLVD		PV	131146	001	00999	4/11/2025	1043752	55.00			
	COON RAPIDS MN 55433			Summary Total					55.00			
			PV	131195	001	00999	4/13/2025	1044055	175.00			
				Summary Total					175.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	131199	001	00999	4/4/2025	1042836	450.00			
				Summary Total					450.00			
				Payment Amount					729.50			
114680	ELECTRICAL PRODUCTION SERVICES INC		PV	131327	001	00999	4/30/2025	10270	220.50		114680	ELECTRICAL PRODUCTION SERVICES INC
	ELECTRICAL PRODUCTION SERVICES INC			Summary Total					220.50			
	4201 NOREX DRIVE SUITE 200		PV	131328	001	00999	4/30/2025	10269	2,110.50			
	CHASKA MN 55318			Summary Total					2,110.50			
				Payment Amount					2,331.00			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	Squad 343	PV	131107	001	00999	4/4/2025	DL040425-22	128.92		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					128.92			
	2755 GENEVA AVE N	Squad 343	PV	131108	001	00999	4/7/2025	DL040725-20	345.81			
	OAKDALE MN 55128			Summary Total					345.81			
				Payment Amount					474.73			
119655	FAIRCHILD EQUIPMENT, INC		PV	131156	001	00999	4/16/2025	PWO098039-1	493.16		119655	FAIRCHILD EQUIPMENT, INC
	FAIRCHILD EQUIPMENT, INC			Summary Total					493.16			
	PO BOX 856386		PV	131183	001	00999	4/16/2025	PWO098012-1	386.40			
	MINNEAPOLIS MN 55485-6386			Summary Total					386.40			
				Payment Amount					879.56			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100143	FERGUSON WATERWORKS # 2518		PV	131100	001	00999	4/11/2025	0545099	50.06		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516			Summary Total					50.06			
	P O BOX 802817		PV	131207	001	00999	4/21/2025	0545408	190.58			
	CHICAGO IL 60680-2817			Summary Total					190.58			
			PV	131301	001	00999	4/25/2025	0543727	1,437.00			
				Summary Total					1,437.00			
				Payment Amount					1,677.64			
106870	FIRE EQUIPMENT SPECIALTIES, INC		PV	131200	001	00999	4/21/2025	21458	397.66		106870	FIRE EQUIPMENT SPECIALTIES, INC
	FIRE EQUIPMENT SPECIALTIES, INC			Summary Total					397.66			
	425 BERKSHIRE LANE N											
	PLYMOUTH MN 55441											
				Payment Amount					397.66			
100186	FRANKENSIGNS INC		PV	131155	001	00999	4/9/2025	283660	59.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS			Summary Total					59.00			
	9991 GOODHUE STREET NE											
	P O BOX 490301											
	BLAINE MN 55449											
				Payment Amount					59.00			
100650	GRAINGER		PV	131192	001	00999	4/21/2025	9481106574	155.40		100650	GRAINGER
	GRAINGER INC			Summary Total					155.40			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	DEPT. 806511127		PV	131193	001	00999	4/21/2025	9479586373	105.68			
	PALATINE IL 60038-0001			Summary Total					105.68			
				Payment Amount					261.08			
116933	GREAT PLAINS FIRE INC		PV	131319	001	00999	4/30/2025	8849	6,674.58		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC 17277 230TH STREET FERGUS FALLS MN 56537			Summary Total					6,674.58			
				Payment Amount					6,674.58			
112564	GROUP HEALTH INC WORKSITE		PV	131099	001	00999	4/11/2025	7096042	241.02		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					241.02			
				Payment Amount					241.02			
100211	HAWKINS INC		PV	131091	001	00999	4/15/2025	7035750	110.00		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263			Summary Total					110.00			
			PV	131092	001	00999	4/8/2025	7034745	2,910.69			
	MINNEAPOLIS MN 55486-0263			Summary Total					2,910.69			
				Payment Amount					3,020.69			
121841	HEARTLAND BUSINESS SYSTEMS LLC		PV	131096	001	00999	4/15/2025	786081-H	4,864.27		121841	HEARTLAND BUSINESS SYSTEMS LLC

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	HEARTLAND BUSINESS SYSTEMS LLC PO BOX 856846 MINNEAPOLIS MN 55485-6846			Summary Total					4,864.27			
				Payment Amount					4,864.27			
119617	HIRSHFIELD'S		PV	131360	001	00999	4/30/2025	22193474	138.33		119617	HIRSHFIELD'S
	HIRSHFIELD'S 725 2ND AVENUE N MINNEAPOLIS MN 55405			Summary Total					138.33			
				Payment Amount					138.33			
112160	HOLIDAY COMPANIES		PV	131363	001	00999	5/1/2025	046801052500	191.25		112160	HOLIDAY COMPANIES
	HOLIDAY COMPANIES 6000 CLEARWATER DR STE 300 MINNETONKA MN 55343			Summary Total					191.25			
				Payment Amount					191.25			
119037	HOLSTAD & KNAAK, PLC	April 2025	PV	131298	001	00999	4/29/2025	04292025	4,150.00		119037	HOLSTAD & KNAAK, PLC
	HOLSTAD & KNAAK,/ NORTH STAR LAW GROUP 1295 BANDANA BLVD N STE 335 ST PAUL MN 55101			Summary Total					4,150.00			
				Payment Amount					4,150.00			
104027	INK WIZARDS INC		PV	131201	001	00999	4/22/2025	11604	172.00		104027	INK WIZARDS INC
	INK WIZARDS INC 9958 HIGHWAY 10 NW			Summary Total					172.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330											
				Payment Amount					172.00			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	131150	001	00999	4/17/2025	IN4817374	132.72		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					132.72			
	LOCKBOX 131434	S27569	PV	131203	001	00999	4/15/2025	IN4816070	635.22			
	P O BOX 1414			Summary Total					635.22			
	MINNEAPOLIS MN 55480-1414	S27569	PV	131323	001	00999	4/30/2025	IN4827696	223.18			
				Summary Total					223.18			
				Payment Amount					991.12			
100258	LEAGUE OF MINNESOTA CITIES		PV	131151	001	00999	4/11/2025	428485	15.00		100258	LEAGUE OF MINNESOTA CITIES
	LEAGUE OF MN CITIES			Summary Total					15.00			
	FINANCE DEPT											
	145 UNIVERSITY AVE WEST											
	ST PAUL MN 55103-2044											
				Payment Amount					15.00			
100266	LOGIS		PV	131205	001	00999	4/1/2025	138003	77,492.00		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					77,492.00			
	5750 DULUTH STREET		PV	131303	001	00999	4/30/2025	145004	13,427.94			
	GOLDEN VALLEY MN 55422-4036			Summary Total					13,427.94			
			PV	131317	001	00999	4/30/2025	148027	2,023.33			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					2,023.33			
				Payment Amount					92,943.27			
100283	MENARDS COON RAPIDS		PV	131164	001	00999	4/14/2025	39970	19.98		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS			Summary Total					19.98			
	3045 MAIN STREET		PV	131168	001	00999	4/11/2025	39786	104.39			
	COON RAPIDS MN 55448			Summary Total					104.39			
			PV	131174	001	00999	4/18/2025	40254	16.74			
				Summary Total					16.74			
				Payment Amount					141.11			
100284	MENARDS ELK RIVER		PV	131252	001	00999	4/24/2025	14196	169.54		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					169.54			
	19521 EVANS STREET NW		PV	131282	001	00999	4/20/2025	13983	204.76			
	ELK RIVER MN 55330-1077			Summary Total					204.76			
			PV	131304	001	00999	4/24/2025	14201	218.63			
				Summary Total					218.63			
				Payment Amount					592.93			
119825	METRO CREATIVE GRAPHICS INC		PV	131358	001	00999	4/30/2025	389618	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC			Summary Total					99.00			
	PO BOX 2085											
	LIVINGSTON NJ 07039											
				Payment Amount					99.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
108208	METRO PRODUCTS LLC METRO PRODUCTS LLC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432		PV	131166	001	00999	4/9/2025	185736	63.52		108208	METRO PRODUCTS LLC
				Summary Total					63.52			
			PV	131178	001	00999	4/16/2025	185828	42.84			
				Summary Total					42.84			
			PV	131387	001	00999	4/23/2025	185946	631.46			
				Summary Total					631.46			
				Payment Amount					737.82			
103915	MICHAEL BASICH INC. MICHAEL BASICH INC. 1761 THIRD STREET WHITE BEAR LAKE MN 55110		PV	131350	001	00999	4/30/2025	43025-1	148,342.00		103915	MICHAEL BASICH INC.
				Summary Total					148,342.00			
				Payment Amount					148,342.00			
119138	MIDWEST MOBILE WATERJET MIDWEST MOBILE WATERJET 555 BARGE CHANNEL ROAD SAINT PAUL MN 55107		PV	131182	001	00999	4/14/2025	25-4436	1,889.60		119138	MIDWEST MOBILE WATERJET
				Summary Total					1,889.60			
				Payment Amount					1,889.60			
113909	MOBILE VEHICLE INTEGRATION MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW		PV	131256	001	00999	4/28/2025	25-041334	2,999.75		113909	MOBILE VEHICLE INTEGRATION
				Summary Total					2,999.75			
			PV	131257	001	00999	4/28/2025	25-041335	2,999.75			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330			Summary Total					2,999.75			
				Payment Amount					5,999.50			
100345	NAPA AUTO PARTS ELK RIVER		PV	131208	001	00999	4/24/2025	290772	15.42		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					15.42			
	17137 YALE STREET NW		PV	131365	001	00999	5/1/2025	291819	80.58			
	ELK RIVER MN 55330			Summary Total					80.58			
				Payment Amount					96.00			
100363	NORTHERN SANITARY SUPPLY CO		PV	131093	001	00999	4/15/2025	210853	456.86		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					456.86			
	341 COON RAPIDS BLVD		PV	131215	001	00999	4/25/2025	210923	451.74			
	MINNEAPOLIS MN 55433			Summary Total					451.74			
			PV	131348	001	00999	5/1/2025	210966	345.27			
				Summary Total					345.27			
				Payment Amount					1,253.87			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	131098	001	00999	4/15/2025	24935	50.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					50.00			
	7533 SUNWOOD DRIVE NW SUITE 212		PV	131326	001	00999	4/30/2025	25084	150.00			
	RAMSEY MN 55303			Summary Total					150.00			
			PV	131349	001	00999	5/1/2025	25105	150.00			

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				Summary Total					150.00			
				Payment Amount					350.00			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	131204	001	00999	4/22/2025	136967	269.00		110547	NORTHWEST LIGHTING SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175			Summary Total					269.00			
				Payment Amount					269.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv #250357	PV	131144	001	00999	4/12/2025	250357	308.72		110480	OPUS 21 MANAGEMENT SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					308.72			
				Payment Amount					308.72			
112421	PERRILL		PV	131170	001	00999	4/1/2025	264152	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
114134	PHASOR ELECTRIC COMPANY		PV	131173	001	00999	4/18/2025	051268	279.00		114134	PHASOR ELECTRIC COMPANY
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE			Summary Total					279.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BLAINE MN 55449											
				Payment Amount					279.00			
100384	PLAISTED COMPANIES INC		PV	131250	001	00999	4/25/2025	92260	1,884.80		100384	PLAISTED COMPANIES INC
	PLAISTED COMPANIES INC			Summary Total					1,884.80			
	PO BOX 332		PV	131251	001	00999	4/25/2025	92259	1,827.20			
	11555 - 205TH AVENUE NW			Summary Total					1,827.20			
	ELK RIVER MN 55330		PV	131314	001	00999	4/23/2025	92185	200.27			
				Summary Total					200.27			
			PV	131389	001	00999	4/30/2025	92392	120.04			
				Summary Total					120.04			
			PV	131395	001	00999	5/2/2025	92452	932.60			
				Summary Total					932.60			
				Payment Amount					4,964.91			
111488	POPP.COM INC		PV	131394	001	00999	4/30/2025	992876670	467.64		111488	POPP.COM INC
	POPP.COM INC			Summary Total					467.64			
	620 MENDELSSOHN AVE NO SUITE 101											
	GOLDEN VALLEY MN 55427											
				Payment Amount					467.64			
113444	PRECISE		PV	131285	001	00999	4/22/2025	IN200-2005039	1,242.00		113444	PRECISE
	PRECISE			Summary Total					1,242.00			
	501 EAST CLIFF ROAD SUITE 100											
	BURNSVILLE MN 55337											

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					1,242.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	6781 Hwy 10 Prop Mgmt	PV	131103	001	00999	4/7/2025	10097	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
121170	RIDGEWAY AND ASSOCIATES		PV	131329	001	00999	4/30/2025	3200	450.00		121170	RIDGEWAY AND ASSOCIATES
	RIDGEWAY AND ASSOCIATES 1030 COUNTY ROAD E WEST #140 SHOREVIEW MN 55126			Summary Total					450.00			
				Payment Amount					450.00			
117285	RUM RIVER CONSULTANTS		PV	131315	001	00999	4/17/2025	923	28,132.00		117285	RUM RIVER CONSULTANTS
	RUM RIVER CONSULTANTS 32134 111 1\2 STREET PRINCETON MN 55371			Summary Total					28,132.00			
				Payment Amount					28,132.00			
107711	SCHINDLER ELEVATOR		PV	131325	001	00999	5/1/2025	8106891644	850.74		107711	SCHINDLER ELEVATOR
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					850.74			

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				Payment Amount					850.74			
117483	TAFT STETTINIUS AND HOLLISTER LLP		PV	131299	001	00999	4/25/2025	6652797	2,500.00		117483	TAFT STETTINIUS AND HOLLISTER LLP
	TAFT STETTINIUS AND HOLLISTER LLP P O BOX 64591 ST PAUL MN 55164-0591			Summary Total					2,500.00			
				Payment Amount					2,500.00			
119474	THE MPX GROUP		PV	131402	001	00999	4/30/2025	437695	302.67		119474	THE MPX GROUP
	THE MPX GROUP 7105 MEDICINE LAKE ROAD GOLDEN VALLEY MN 55427			Summary Total					302.67			
				Payment Amount					302.67			
121883	THUL SPECIALTY CONTRACTING INC		PV	131378	001	00999	4/25/2025	3359	4,100.00		121883	THUL SPECIALTY CONTRACTING INC
	THUL SPECIALTY CONTRACTING INC PO BOX 322 ELK RIVER MN 55330			Summary Total					4,100.00			
				Payment Amount					4,100.00			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	131147	001	00999	4/14/2025	30298	172.00		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N			Summary Total					172.00			
			PV	131148	001	00999	4/14/2025	30297	172.00			

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	FOREST LAKE MN 55025			Summary Total					172.00			
			PV	131149	001	00999	4/14/2025	30305	355.39			
				Summary Total					355.39			
			PV	131353	001	00999	4/30/2025	30383	253.00			
				Summary Total					253.00			
			PV	131354	001	00999	4/30/2025	30323	376.75			
				Summary Total					376.75			
			PV	131355	001	00999	4/30/2025	30384	253.00			
				Summary Total					253.00			
			PV	131356	001	00999	4/30/2025	30324	263.01			
				Summary Total					263.01			
			PV	131357	001	00999	4/30/2025	30382	172.00			
				Summary Total					172.00			
				Payment Amount					2,017.15			
106990	USABLUEBOOK		PV	131214	001	00999	4/24/2025	INV00691018	169.90		106990	USABLUEBOOK
	USA BLUE BOOK PO BOX 9004			Summary Total					169.90			
			PV	131245	001	00999	4/25/2025	INV00692649	263.22			
	GURNEE IL 60031-9004			Summary Total					263.22			
				Payment Amount					433.12			
121813	VERIFIED FIRST LLC		PV	131396	001	00999	4/30/2025	INV-000538423	121.75		121813	VERIFIED FIRST LLC
	VERIFIED FIRST LLC PO BOX 246 SPOKANE WA 99210			Summary Total					121.75			
				Payment Amount					121.75			

Payment Group Control Number	3999		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/14/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name

Total Amount to be Processed	487,831.72	
Total Number of Payments to be Processed	69	

Checks - 74,599.86
ACH - 487,831.72
Total A/P - 562,431.58

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-114

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 17, 2025 THROUGH MAY 7, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 17, 2025 through May 7, 2025 in the amount of $1,360,156.46 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 17, 2025 through May 7, 2025 in the amount of $1,360,156.46.

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:

Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Not Applicable

Title

Adopt Resolution #25-091 Approving Participation in Anoka County's HUD Programs

Purpose/Background:

The City entered into a Cooperative Agreement with Anoka County in 2007, and approved an amendment to the agreement in 2019 for the purpose of participating in the County's HUD Programs. Two programs the City would be eligible for under this agreement are the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME).

Attached to the case are historical approvals by the City of Ramsey for reference.

Time Frame/Observations/Alternatives:

If the City chooses not to participate through Anoka County, the City would be eligible to apply for grants directly through the HUD Small Cities or State CDBG and HOME programs.

Recommendation:

Staff recommends adoption of Resolution #25-091.

OutcomeAction:

Motion to approve Resolution #25-091 Approving Participation in Anoka County's HUD Programs

---

Attachments

Res #25-091
Letter from Anoka County
2007 Cooperative Agreement
2019 Amendment #1 to Cooperative Agreement
2019 Opt-In Letter

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 03:23 PM
Form Started By: Stephanie Hanson		Started On: 04/18/2025 10:38 AM
Final Approval Date: 05/08/2025		

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #25-091

RESOLUTION TO APPROVE PARTICIPATION IN ANOKA COUNTY'S HUD PROGRAM

WHEREAS, under the Housing and Community Development Act of 1974 and the Granston-Gonzales National Affordable Housing Act of 1990, every three (3) years Anoka County must complete the Urban Requalification process in order to continue receiving and administering Housing and Urban Development (HUD) funds for the Community Development Block Grant and HOME Programs; and

WHEREAS, as part of the requalification process the County is required to notify participating communities of their option to be excluded from the Anoka County "Urban County" qualification of the funding years 2026-2028; and

WHEREAS, the County's population, among other factors, is determinant of the eligibility of the County and the number of resources which may be made available to the County; and

WHEREAS, Ramsey has chosen to remain a participating community in the past; and

WHEREAS, it is herein determined that it is in Ramsey's best interest to have its population counted together with other municipalities of Anoka County.

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

1) City staff notify Anoka County of the intent to remain a participating community for the funding years 2026-2028.

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

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council the 13th day of May, 2025.

_____

Mayor

ATTEST:

_____

City Clerk

Anoka County
COUNTY ADMINISTRATION
Community & Governmental Relations

April 15, 2025

City of Ramsey
ATTN: Brian Hagen, Administrator
7550 Sunwood Drive NW
Ramsey, MN 55303

VIA: Email

RE: 2026-2028 Urban County Requalification for participation in the following HUD Programs:
-CDBG (Community Development Block Grant Program); and
-HOME (HOME Investment Partnerships Program)

Dear Mr. Hagen:

Every three years Anoka County must complete an Urban Requalification process to continue receiving and administering HUD funds from the CDBG and HOME programs. We are currently preparing our requalification for federal fiscal years 2026 through 2028; and the county is required to notify participating communities of their option to be excluded from Anoka County's "Urban County" funding cycles for the next three years. **The city's options are:**

If you choose to OPT-IN and remain a participant with Anoka County, the following will apply:

- The grant process for your city will remain the same as it is now for CDBG and HOME programs; AND
- Your city will continue to be ineligible to apply for individual grants through the HUD Small Cities or State CDBG and HOME programs; AND
- The current *Cooperation Agreement* will automatically renew for another three-year period.

If you choose to OPT-OUT and NOT remain a participant with Anoka County, the following will apply:

- Your city will be able to apply for grants individually through the HUD Small Cities or State CDBG and HOME programs, BUT you will not be eligible to receive funds through Anoka County for federal fiscal years 2026 through 2028; AND
- If you elect to be excluded, this will be effective for the entire 3-year period for which Anoka County qualifies unless you specifically elect to be included in a subsequent year for the remainder of the county's 3-year qualification period.

We would prefer that you notify Anoka County (by letter and/or Resolution) no later than May 30, 2025, of your intent to continue (Opt-In) OR terminate (Opt-Out) the *Cooperation Agreement* currently in effect. **Failure to respond by the deadline means your city will remain a participant in Anoka County's CDBG program for the 2026-2028 qualification period.**

Mail your notification to: Anoka County
ATTN: Ruth Thompson
2100 3rd Avenue, Suite 700
Anoka, MN 55303-5024

Email your notification to: Ruth.Thompson@anokacountymn.gov

If you'd like to receive a scanned copy of the *Cooperative Agreement* to review or if you have any questions, please contact me at 763-324-4601 or Ruth.Thompson@anokacountymn.gov

Thank you for your prompt attention to this matter.

Sincerely,

Ruth Thompson
Community Development Specialist
Direct Dial: 763.324.4601
E-mail: ruth.thompson@anokacountymn.gov

cc: Stephanie Hanson, Community Development Director

ANOKA COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT and
HOME INVESTMENT PARTINERSHIP PROGRAM
COOPERATION AGREEMENT

THIS AGREEMENT is made and entered into under the requirements of the federal Community Development Block Grant (CDBG) program and HOME Investment Partnership Program by and between the COUNTY OF ANOKA, State of Minnesota, hereinafter referred to as "COUNTY" and the CITY OF RAMSEY hereinafter referred to as "COOPERATING COMMUNITY", said parties to this Agreement each being governmental units of the State of Minnesota, and is made pursuant to Minnesota Statutes, Section 471.59.

WITNESSETH:

WHEREAS, Title I of the Housing and Community Development Act of 1974, as amended, provides for a program of community development block grants, as implemented by Part 570, Title 24, Code of Federal Regulations, governing the applicability and use of funds under Title I; and

WHEREAS, Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, and as amended provides for a program known as the HOME Investment Partnership program. Part 92 of Title 24 of the Code of Federal Regulations sets forth regulations governing the applicability and use of funds under Title II; and

WHEREAS, Anoka County, Minnesota qualifies under said law as an "urban county" eligible to receive community development block grants funds; and

WHERAS, the County's population, among other factors, is determinant of the eligibility of the County and the amount of resources which may be made available to the County to undertake activities under the afore-referenced law; and

WHEREAS, Section 24 CFR 570.307, titled "urban counties" provides that computation of the County's population may include persons residing in "unincorporated areas" and in "its included parts of general local government with which it has entered into cooperative agreements to undertake or to assist in the undertaking of essential activities pursuant to community development block grants"; and

WHEREAS, it is in the interest of the Cooperating Community, to have its population counted together with other municipalities of Anoka County who similarly agree;

NOW, THEREFORE, in consideration of mutual covenants and promises contained in this Agreement, the parties mutually agree to the following terms and conditions.

SECTION I. DEFINITIONS

For the purpose of this Agreement, the terms defined in this section have the meanings given to them:

A. "The Act" means the Housing and Community Development Act of 1974, Title I, of Public Law 93-383, as amended (42 USC 5301 et seq.)

B. "Regulations" means the rules and regulations promulgated pursuant to the Act, including but not limited to 24 CFR Part 570.

C. "HUD" means the United States Department of Housing and Urban Development

D. "Cooperating Community" means any city or township in Anoka County, which has entered into a cooperation agreement which is identical to this Agreement.

E. "CDBG Program" means federal program instituted under 42 U.S.C. 5301, et seq. as amended.

F. "HOME Investment Partnership Program" means the federal program instituted under Title II of the Cranston-Gonzales National Affordable Housing Act, 42 U.S.C. 12701 et seq. as amended

The definitions contained in 42 U.S.C. 5302 of the Act and 24 CFR 570.3 of the Regulations are incorporated herein by reference and made a part hereof.

SECTION II. PURPOSE

The Cooperating Community and the County have determined that it is desirable and in the interests of its citizens that the County qualifies as an urban county within the provisions of the Act. This Agreement contemplates that identical agreements will be executed between the County and other cities and townships within the County, thus enabling the County to qualify under the Act.

The purpose of this Agreement is to authorize the County to participate with the Cooperating Community in undertaking, or to assist in undertaking, essential community development and housing assistance activities pursuant to the CDBG Entitlement Program and the HOME Investment Partnership Program.

SECTION III. TERM OF AGREEEMNT

This Agreement shall be in effect upon execution and terminate no sooner than the end of the third program year covered by the application for the basic grant amount and approved after the effective date. This Agreement shall be effective for the federal fiscal years 2008 through 2010.

This Agreement shall renew automatically for subsequent three-year program periods, unless written notice of termination to be effective at the end of the current three-year program period is given by the Cooperating Community to the County following the same schedule as the opt-out notification requirements as established by HUD. A copy of all notices must be sent to the HUD Field Office. Since this Agreement has an automatic renewal provision, the County shall, prior to the "opt-out" date, provide written notification to the Cooperating Community of the community's rights under this "opt-out" provision. The County shall have the right to "opt-out" of future renewal of the Agreement.

The parties agree that this Agreement will remain in effect until CDBG and HOME Investment Partnership Program funds and program income received for activities carried out during the three-year qualification period (and any successive periods under the automatic renewal provision) are expended and the funded activities completed, and that the County and Cooperating Community cannot terminate or withdraw from this Agreement during this period. Notwithstanding any other provision of this Agreement, this Agreement shall be terminated at the end of any program year during which HUD withdraws its designation of Anoka County as an urban county under the Act.

SECTION IV. METHOD

The Cooperating Community and County hereby agree that it will cooperate to undertake or assist in undertaking community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing. The County shall prepare and submit to HUD and appropriate reviewing agencies, all necessary applications for basic grant amount under the CDBG and HOME Investment Partnership Program requirements. In making the application, the County shall address the goals and needs of County as developed in meetings between the Community, its citizens and the County, and also addressing the Act and other relevant Minnesota and/or federal statutes and regulations. The parties agree to cooperate fully in establishing priorities and in preparation of the application for a basic grant amount. The Cooperating Community and the County agree that the County shall establish a reasonable time schedule for the development of the grant application.

It is anticipated by the parties that the party ultimately implementing a project funded by monies received from the grant may be either the Cooperating Community or the County. The determination of which party will implement the project will be made by the parties after consideration of the nature and scope of the project, and the ability of each party to undertake the project, though it is understood by the Cooperating Community that the County shall have final responsibility for selecting projects and filing annual grant requests. The County is hereby authorized to distribute to the Cooperating Community such funds as are determined appropriate for the Community to use in implementing a project and the County is hereby authorized to undertake projects within the Cooperating Community as are determined appropriate for the County to undertake.

SECTION V. SPECIAL PROVISIONS

A. Nothing in this Agreement is intended to prevent or otherwise modify or abrogate the right of the Cooperating Community or the County to submit individual applications for discretionary funds in the event County does not receive designation as an urban county entity under the Act.

B. The Cooperating Community and the County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses, or damages resulting from the acts of omissions of their respective officers, agents, and employees relating to activities conducted by either under this Agreement, the Act or the Regulations.

C. In the event that there is a revision of the Act and/or Regulation which would make this Agreement out of compliance with the Act or Regulations, both parties will review this Agreement and renegotiate those items necessary to bring the Agreement into compliance.

D. All funds received by the County under the Act shall be deposited in the County treasury.

E. The Cooperating Community and the County shall maintain financial and other records and accounts in accordance with requirements of the Act and Regulations. Such records and accounts will be in such form as to permit reports required of the County to be prepared therefrom and to permit the tracing of grant funds and program income to final expenditure.

F. The Cooperating Community and the County agree to make available all records and accounts with respect to matters covered by this Agreement at all reasonable times to their respective personnel and duly authorized federal officials. Such records shall be retained as provided by law, but in no event for a period of less than (5) five years from the date of completion of any activity funded under the Act or less than (5) five years from the last receipt of program income resulting from activity implementation. The County shall perform all audits of the basic grant amounts and resulting program income as required under the Act and Regulation.

G. The county, as the CDBG grant recipient, either for the urban county or a joint recipient (Metropolitan City/Urban County Joint Recipients) has full responsibility for the execution of the community development program, for following its Consolidated Plan, and for meeting the requirements of other applicable laws (e.g., National Environmental Policy Act, Uniform Relocation Act, Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of Title I of the Housing and Community Development Act of 1974, the Americans with Disabilities Act of 1990, and for affirmatively furthering fair housing). The Counties responsibilities must include these functions even where, as a matter of administrative convenience or State law, the county permits the participation units of general local government to carry out essential community development and housing assistance activities. The county will be held accountable for the accomplishment of the community development program, for

following the Consolidated Plan, and for ensuring that actions necessary for such accomplishments are taken by cooperating units of general local government.

H. The parties agree to take all actions necessary to assure compliance with the urban county's certification required by section 104(b) of Title 1 of the Housing and Community Development Act of 1974, as amended including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 109 of Title 1 of the Housing and Community Development Act of 1974, and other applicable laws. The agreement also prohibits urban county funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the county's action to comply with the county's fair housing certification. This provision is required because noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e., the entire urban county) that can, in turn, provide cause for funding sanctions or other remedial actions by the department.

I. The parties further agree that pursuant to 24 CFR 570.501 (b), the Cooperating Community is subject to the same requirements applicable to subrecipients, including a written agreement as set forth in 24 CFR 570.503. Such agreements are only entered into when a Cooperating Community chooses to propose a project and actually will receive funds from the County's entitlement allocation.

J. The parties further agree that the cooperating Community has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.

K. The Cooperating Community acknowledges that by executing this Agreement it may not apply for grants from appropriations under the Small Cities or State Community Development Block Grant Programs for fiscal years during the period in which it participates in the County's CDBG Program. The Cooperating Community further acknowledges that during the period in which it participates in the County's CDBG Program it may only participate in the HOME Program (24 USC 12701 et seq. and regulations promulgated thereto) through the County and is precluded from forming a HOME Consortium for participation in the HOME Program, except through the County.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed.

COUNTY OF ANOKA
STATE OF MINNESOTA

Dennis D. Berg,
Chair, Anoka County Board of Commissioners

Terry L. Johnson,
Anoka County Administrator

APPROVED AS TO FORM
AND EXECUTION

Anthony C. Palumbo,
Assistant Anoka County Attorney

15 June 07
Date

CITY OF RAMSEY
STATE OF MINNESOTA

By: _____

Its: Mayor

Date: 3-28-07

By: _____

Its: INTERIM CITY ADMINISTRATOR

Date: 4/6/2007

I hereby certify that the provisions of this agreement are fully authorized under state and local law and that the agreement provides full legal authority of the County.

Anthony C. Palumbo
Assistant Anoka County Attorney.

AMENDMENT NO. 1
TO COMMUNITY DEVELOPMENT BLOCK GRANT and
HOME INVESTMENT PARTNERSHIPS PROGRAM
COOPERATION AGREEMENT

THIS AMENDMENT is made and entered into this 17th day of July, 2019 ("Effective Date"), by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota, 55303 ("County"), and the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, 7550 Sunwood Drive NW, Ramsey, MN 55303 ("Cooperating Community").

WITNESSETH:

WHEREAS, the Cooperating Community and the County have determined that it is desirable and in the interests of its citizens that the County qualifies as an urban county within the provisions of the Housing and Community Development Act of 1974, Title I, of Public Law 93-383, as amended (42 USC 5301 et seq) (the "Act").

WHEREAS, the Cooperating Community and the County previously entered into an auto-renewable Cooperation Agreement ("Agreement") which authorizes the County to participate with the Cooperating Community in undertaking, or to assist in undertaking, essential community development and housing assistance activities pursuant to the CDBG Entitlement Program and the HOME Investment Partnerships Program; and

WHEREAS, the parties' Cooperation Agreement provides that, from time to time, as federal laws and regulations change, updates to the Agreement may be required to bring the terms into compliance with federal HUD regulations; and

WHEREAS, the County intends that identical amendments to cooperation agreements will be executed between the County and other cities and townships within the County, thus enabling the County to continue to qualify under the Act and remain in compliance with HUD guidance, CPD 19-04 issued on March 8, 2019.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter stated and those contained in the original Cooperation Agreement, the parties agree to amend the Agreement as follows:

1. Section V. entitled "Special Provisions," paragraph C. is amended to add the following language at the end of the provision:

   "If either party refuses to adopt an amendment incorporating changes necessary to meet requirements for cooperation agreements set for in an Urban County Qualification Notice applicable for a subsequent three-year county qualification period, such failure to comply will void the automatic renewal for such qualification period."

2. Section V. entitled "Special Provisions," paragraph G. is amended to add the following language at the end of the provision:

"A unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly received CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act."

3. This Amendment is hereby made a part of and shall be amended to the Cooperation Agreement of the parties.

4. All other terms and conditions of the original Cooperation Agreement, not modified by this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands on the dates indicated.

COUNTY OF ANOKA

By: _____
Scott Schulte, Chair
County Board of Commissioners

Dated: 7-17-19

CITY OF RAMSEY

By: _____
~~John LeTourneau~~ CHRIS RILEY
Its: Mayor (ACTING)

Dated: 7/16/19

ATTEST

By: _____
Rhonda Sivarajah
County Administrator

Dated: 7-17-19

ATTEST

By: _____
~~Kurt Ulrich~~ TIM GLADHILL
Its: Administrator (ACTING)

Dated: _____

APPROVED AS TO FORM

By: _____
Christine Carney
Assistant County Attorney

Dated: 7-17-19

APPROVED AS TO FORM

By: _____

Dated: _____

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

RECEIVED MAY 02 2019

April 29, 2019

AC Community and Government Relations
Attn: Renee Sande
Anoka County Courthouse
2100 3rd Avenue, Suite W250
Anoka, MN 55303

RE: 2020-2022 Urban County Requalification for CDBG and HOME

Renee:

This letter is to respond that the City of Ramsey will be opting in to the Cooperation Agreement and remain a participant with Anoka County.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Community Development Director

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-093 Approving a Development Agreement for PleasureLand RV Center's Parking Lot Expansion and Connection to Municipal Utilities at 7900 Riverdale Drive NW (Project No. 25-102); Case of PleasureLand RV Center - North Metro

Purpose/Background:

On April 8, 2025, the City Council approved a Site Plan and Stormwater Maintenance Agreement for a proposed parking lot expansion and connection to the City's municipal utilities for PleasureLand RV Center (the "Applicant"). At the time of those approvals, Staff had not received the Engineer's Estimate of the cost of the site improvements and therefore, could not finalize the Development Agreement for consideration at the same meeting. Staff has since received the Engineer's Estimate and drafted the Development Agreement, which is the final City action needed for this project to commence.

Funding Source:

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

Recommendation:

Staff recommends approving the Development Agreement.

Outcome/Action:

Motion to adopt Resolution #25-093 approving the Development Agreement for PleausreLand RV Center.

Attachments

Site Location Map
Site Plan
Development Agreement
Resolution #25-093: Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:33 PM
Form Started By: Chris Anderson		Started On: 04/24/2025 09:42 AM
Final Approval Date: 05/08/2025		

Pleasureland RV

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

Site Location Map



Print Date: February 19, 2025

0 0.02 0.04 0.07 0.11 0.14
mi

LEGEND:

PROPOSED BITUMINOUS PAVEMENT

PROPOSED POND LINER (PER POND DETAIL)

PROPOSED CONCRETE CURB AND GUTTER

SITE PLAN INFORMATION:

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

STORMWATER REQUIREMENTS:

Volume Reduction Requirement:

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

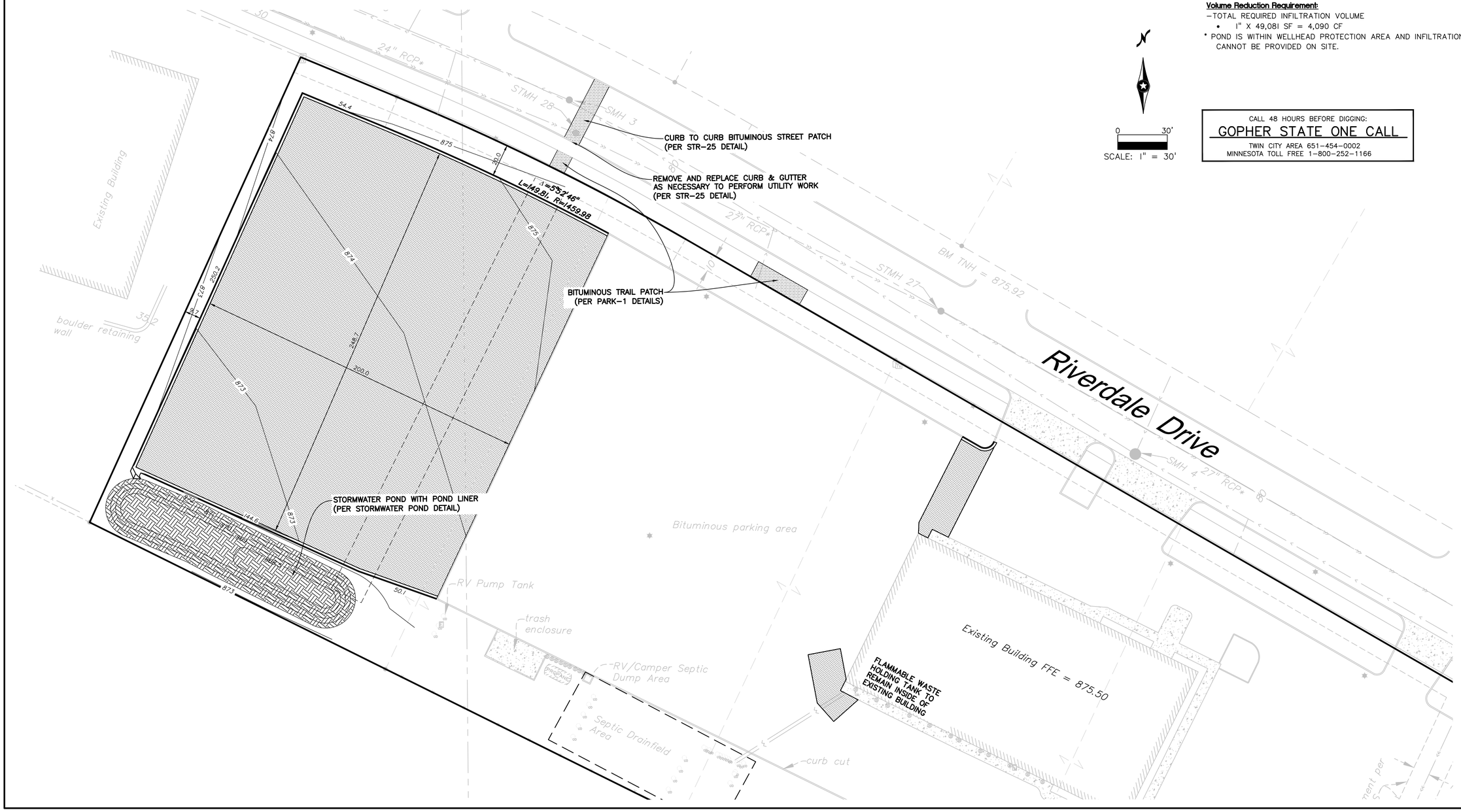
* POND IS WITHIN WELLHEAD PROTECTION AREA AND INFILTRATION CANNOT BE PROVIDED ON SITE.

N

0 30'

SCALE: 1" = 30'

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



REV NO.	DATE	DESCRIPTION

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

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

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

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

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

Site & Dimension Plan

SHEET NO.
C3.0

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR PEARSON INVESTMENTS, LLC

This Agreement (hereinafter the "**Agreement**") is dated as of this 13th day of May, 2025 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Pearson Investments, LLC, a Limited Liability Company under the laws of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 7900 Riverdale Drive NW, Ramsey, MN 55303, and legally described as:

Lots 2-6 (inclusive), Block 5 Alpaca Estates, Anoka County, Minnesota

(the "**Subject Property**").

B. That on February 18, 2025, the **CITY** received an application for site plan review from the **PERMITTEE** for a proposed parking lot expansion and connecting the building on the **Subject Property** to both the **CITY's** sanitary sewer system and the municipal water system.

C. The **PERMITTEE** intends to complete these improvements to the **Subject Property** without financial participation by the **CITY**.

Agreement

SECTION 1
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance**. The **CITY** approves the site plan (the "**Site Plan**") conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with applicable provisions of City Code.

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the civil plans (the "**Plans**") prepared by Bogart, Pederson & Associates, Inc., dated February 11, 2025, with individual plan sheet final revision dates as outlined in Exhibit A, and the Photometric Plan prepared by Pulse, with a final plan sheet revision date also outlined in Exhibit A. 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, Zoning Code, and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated by reference.

4. **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 Marshall.

5. **Required 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 are as follows:

   a. Storm drainage facilities
   b. Stormwater maintenance
   c. Sanitary sewer and municipal water utilities
   d. Bituminous parking lot / maneuvering area(s)
   e. Concrete curb and gutter
   f. Lot grading
   g. Landscaping
   h. Lighting
   i. Installation and removal of temporary erosion control measures

   (the "**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.

6. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twelve (12) months from the date of Site Plan approval.

7. **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 Three Hundred Fifty-Six Thousand Seven Hundred Eighty-Four Dollars and No Cents (**$356,784.00**), which is 75% of the **CITY's** estimated cost of the **Required Improvements**. Prior to the commencement of any site improvements, the financial guaranty must be provided as required herein.

   Upon completion of the construction of the **Required Improvements** and written acceptance 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 II Landscaping Paragraph #10 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.

8. **Inspection Fees**. The **PERMITTEE** shall be responsible for all 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 Twenty-Three Thousand Seven Hundred Eighty-Six Dollars and No Cents **($23,786.00**) (5% x $475,712.00). 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**.

9. **Payment of Connection Fees**. The **PERMITTEE** is responsible for paying certain fees to not only connect to the City's sanitary sewer, water, and storm sewer systems, but also the estimated cost of constructing an infiltration basin. The applicable fees are outlined in Exhibit B.

SECTION II
LANDSCAPING

10. **Maintenance Guarantee for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty to ensure the survival of the plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **Three Thousand Six Hundred Sixty-Eight Dollars and No Cents** (**$3,668.00**). [# plantings (30 trees) x cost/planting ($300/tree x 30% average non-survival rate, (43 shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the **PERMITTEE** shall request a final inspection by the **CITY** to determine that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced. Upon approval of this final inspection, the landscape maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the landscape maintenance guaranty for payment. Only the City Council shall have the authority to direct replacement of the plantings and draw upon the landscape maintenance guaranty. 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's** default.

SECTION III
GENERAL

11. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the grading operation in accordance with the **Plans**.

12. **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. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

13. **Construction Hours and Entrance Signs**. The **CITY** restricts construction and delivery hours to Monday through Saturday from 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. Said signs must be on the **Subject Property** and not in the public road right-of-way.

14. **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.

15. **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**. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this **Agreement** for payment.

16. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this **Agreement**.

17. **Written Amendments Only**. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this **Agreement**. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the City Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this **Agreement** shall not be a waiver or release.

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. **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:
Pearson Investments, LLC
Attn: Bradley Bacon
PO Box 669
St. Cloud, MN 56302-0669

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

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

THE PERMITTEE:

Pearson Investments, LLC

By:_____, Bradley Bacon
Its: Chief Executive Officer & President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Bradley Bacon, the Chief Executive Officer and President of Pearson Investments, LLC, a Minnesota Limited Liability Company (Domestic), under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

DRAFT

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
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

DRAFT

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

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

EXHIBIT A

Plan Sheet Revision Dates

Prepared By	Sheet Name	Final Revision Date
Bogart, Pederson & Associates, Inc.	C8.2	March 10, 2025
Bogart, Pederson & Associates, Inc.	V1.0	March 10, 2025
Bogart, Pederson & Associates, Inc.	C2.0	March 10, 2025
Bogart, Pederson & Associates, Inc.	C3.0	March 10, 2025
Bogart, Pederson & Associates, Inc.	C4.0	March 10, 2025
Bogart, Pederson & Associates, Inc.	C5.0	April 2, 2025
Bogart, Pederson & Associates, Inc.	C6.0	April 2, 2025
Pulse	Photometric Plan	XXXXXXX

DRAFT

EXHIBIT B

Fees Payable to the City

1. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Twenty-Eight Thousand Six Hundred Twenty-Five Dollars and Forty Cents (**$28,625.40**) (6.84 acres x $4,185.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when this **Agreement** is recorded will be collected.

2. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of Fifty-One Thousand Seven Hundred Thirty-One Dollars and Ninety-Two Cents (**$51,731.92**) (6.84 acres x $7,563.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when this **Agreement** is recorded will be collected.

3. Stormwater Regional Basin (Infiltration) Contribution. The **Subject Property** is located within a Drinking Water Supply Management Area (DWSMA) and a 10-year capture. Thus, in lieu of constructing an on-site infiltration basin (infiltration is not permitted within the 10-year capture zone), the **PERMITTEE** shall contribute an amount equal to the estimated cost of constructing an on-site infiltration basin to the **CITY** for use of the regional stormwater basin in the amount of Six Thousand Eighty Dollars and Forty Cents (**$6,080.40**). This amount is based on the Engineer's Estimate prepared by Bogart, Pederson & Associates, Inc., dated April 15, 2025.

DRAFT

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

RESOLUTION #25-093

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR PLEASURELAND RV CENTER – NORTH METRO

RECITALS

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

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

   ("Subject Property")

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

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

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

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

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

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

8. That the City Council reviewed the Development Agreement on May 13, 2025.

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

That the Ramsey City Council hereby grants approval of the Development Agreement for the proposed improvements on the Subject Property, contingent upon the following conditions:

CONDITIONS

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 13th day of May, 2025.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2025, before me a Notary Public personally appeared Ryan Heineman and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and Ryan Heineman and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

CC Regular Session **5. 10.**

Meeting Date: 05/13/2025

By: Sean Sullivan, Community Development

Title:

Adopt Resolution #23-094 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of Building at 6701 Hwy 10 NW

Purpose/Background:

Mille Lacs Motor Sports II, Inc. has presented an offer to lease the rear 18,200 square feet of 6701 Highway 10 NW from June 1, 2025 - January 31, 2026. The timing of lease works well with the proposed improvements coming to Hwy 10 as it concludes just after its completion. Power Lodge is also trying to figure out a permanent solution here in Ramsey and this extension allows them the time needed to crunch some numbers. The City has negotiated directly with the Tenant and have agreed to the lease under consideration. The City Attorney has approved this lease as to form. Staff supports the request to assist a growing Ramsey business that would possibly expand in Ramsey. Mille Lacs Motor Sports II, Inc. currently leases space in 6781 Hwy 10 NW, 6745 Hwy 10 NW and 6701 Hwy 10 NW and has proven to be a reliable tenant.

Notification:

N/A

Observations/Alternatives:

The duration of the lease works well with Hwy 10 construction as it terminates January 31, 2026. This timing would allow for the property to be put for sale on the open market after the improvements to Hwy 10 are completed. The extension of the lease includes a 3% increase from the previous lease. The City Attorney has reviewed the lease and approves it as to form.

Key Lease Terms

Location: 6701 Hwy 10 NW - Cold Storage (Rear 18,200 SF)
Lease Duration: June 1, 2025 - January 31, 2026
Lease Rate :

Lease Period - (6/1/25 through 1/31/26): $6,639.20 / month

Utilities: Tenant paid
Snow Plowing / Sidewalks: Tenant paid (Tenant has agreed to paying "pro-rata" share)
Maintenance responsibilities are clearly outlined.
No political signage allowed.
Early termination clause with 90 days written notice included.

Alternatives:

1. Approve Resolution #25-094 as presented; subject to City Attorney review.
2. Approve Resolution #25-094 with changes; subject to City Attorney review.
3. Something else.

Funding Source:

Lease Revenue. The revenue received from the lease is applied to City administrative costs, property maintenance and to reimburse the Right-of-Away Acquisition Loan Fund (RALF).

Recommendation:

Staff recommendation is to approve Resolution #25-094 as presented.

Action:

Motion to adopt Resolution #25-094 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of 6701 Hwy 10 NW (as presented); subject to City Attorney review.

Attachments

Site Location Map

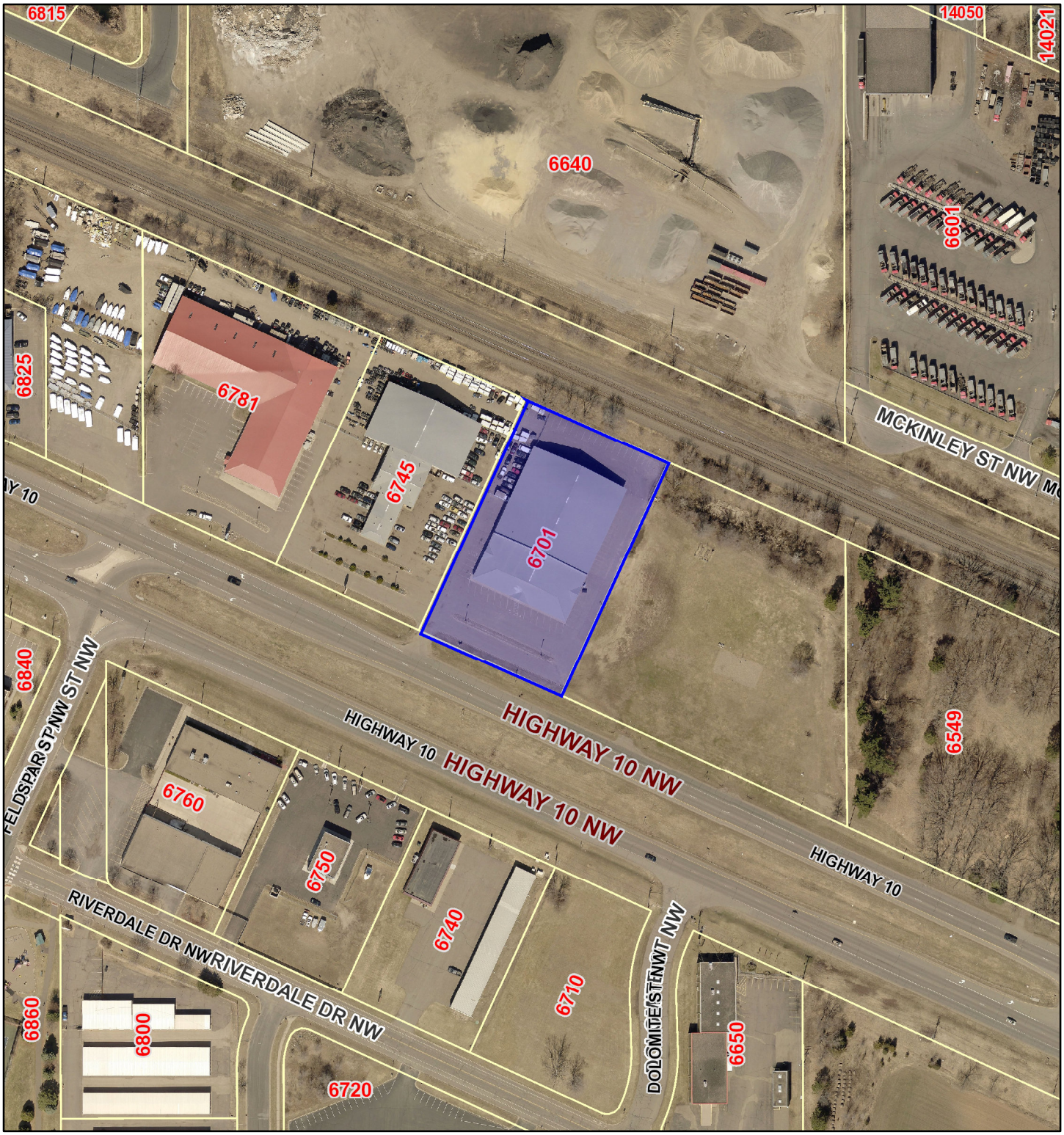
ACTION - Resolution 25-094

ACTION - Lease 6701 Hwy 10 18200 SF Cold Storage

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/06/2025 10:29 AM
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Sean Sullivan		Started On: 04/28/2025 03:39 PM
Final Approval Date: 05/08/2025		

Site Location Map - 6701 Hwy 10 NW



September 28, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

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

RESOLUTION #25-094

RESOLUTION APPROVING LEASE WITH MILLE LACS MOTOR SPORTS II, INC. FOR REAR 18,200 SQUARE FEET OF 6701 HWY 10 NW

WHEREAS, the Mille Lacs Motor Sports II, Inc. is a growing business that currently leases other properties in Ramsey and is in good standing; and

WHEREAS, Mille Lacs Motor Sports II, Inc has asked the city to consider a lease extension in order to figure out a long-term solution for Powerlodge in Ramsey; for the 18,200 square foot, rear portion of the building at 6701 Hwy NW as depicted on the lease agreement (the "Lease Space"); and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement (3% Increase) including but not limited to the terms below:

- Lease Period - June 1, 2025 – January 31, 2026 - $6,639.20 / month

WHEREAS, Mille Lacs Motor Sports II, Inc. is in Good Standing with the Secretary of State of Minnesota as of 4/28/25.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement for 18,200 square feet of cold storage in the rear of the building at 6701 Hwy 10 with Mille Lacs Motor Sports II, Inc.; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this _____ day of May, 2025, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and **Mille Lacs Motor Sports II, Inc.**, a Minnesota corporation ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use as a place of worship and related uses. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** The "Premises" consists of the rear 18,200 square feet located in the building located at 6701 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building for access. The Tenant's employees and invitees shall not be permitted to the use of those parking areas which interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto, and is labeled "Lease Area 18,200 SF". Exhibit A is incorporated herein as if fully set forth in this Lease.

3. **Term.** The term of this Lease is:

Lease Period – June 1, 2025 – January 31, 2026

The Lease begins on June 1, 2025 (the "Commencement Date") and ending at midnight on January 31, 2026.

If Tenant desires to end this Lease, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.** The Premises shall be used by Tenant for the storage of ATV's, boats, snowmobiles, Golf cars, personal water craft and side by side ATV's. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

Lease Period: (6/1/2025 through 1/31/2026): $6,639.20

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the Rent by the fifth day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as an additional rent. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Six Thousand Six Hundred Thirty-nine and 10/100 Dollars ($6,639.20) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal.** Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. A submeter for electricity for the Premises will be used to calculate the monthly payment for this utility. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises.

Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks and parking areas free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. Landlord shall have the plumbing, heating, air conditioning, and electrical systems in working order on the Commencement Date. Tenant shall be responsible to keep sidewalks adjacent to the Premises neat and clean and in sanitary condition, free from ice and snow, waste or debris and shall neither commit or permit and waste or nuisance thereon. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, except that Landlord shall be responsible for all lawn (grass) maintenance on the grassy areas around the Building. Tenant shall also be responsible for any flower, shrubbery plantings, and or tree pruning it may choose on the front and east side of the Building. Except for lawn (grass) maintenance above referenced, Tenant shall pay 100% of all costs and expenses for such maintenance of any plantings it chooses and/or tree pruning. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession. Provided, however, that Landlord shall be responsible for repair of the foundation, the exterior walls excluding glass and doors, the roof and any defect that is pre-existing as of the date hereof.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Building without the prior written consent of Landlord.

11. **Signage.** Tenant is permitted signage above the Premises. Costs for signage to be at that expense of the Tenant and must be compliant with sign code and obtain required City approvals.

12. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

13. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord shall restore within said 90-day time limit, whereupon payment of full Rent shall re-commence. In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

14. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

15. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

16. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole,

and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

17. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

18. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Building or the Premises.

19. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

20. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by

fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

21. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions.** The captions and headings herein are for convenience and reference only.

29. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith.

30. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord: City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

Landlord's Agent	Premier Commercial Realty 299 Coon Rapids Blvd. NW Coon Rapids, MN 55433
Tenant:	Mille Lacs Motor Sports II, Inc. 6781 Highway 10 NW Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

32. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

33. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

34. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

35. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

36. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such

provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

37. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

38. **Security And Damage Deposit.** Tenant has deposited with Landlord the sum of Four Thousand Five Hundred Fifty and 00/100 Dollars ($4,550.00), receipt of which is hereby acknowledged by Landlord, which deposit is to be held by Landlord, as a security and damage deposit for the faithful performance by Tenant during the term hereof or any extension hereof. Prior to the time when Tenant shall be entitled to the return of this security deposit, Landlord may commingle such deposit with Landlord's own funds and to use such security deposit for such purpose as Landlord may determine. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the term hereof or any extension hereof, then Landlord, either with or without terminating this Lease may (but shall not be required to) apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach on the part of Tenant, including, but not limited to overdue and unpaid rent, any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Leased Property, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, in accordance with the provisions of this paragraph, Tenant upon written demand by landlord, shall remit forthwith to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and tenant's failure to do so within five (5) days after receipt of such demand shall constitute a breach of this Lease. Said security deposit shall be returned to Tenant, less any depletion thereof as the result of the provisions of this paragraph, at the termination of this Lease. Tenant shall have no right to anticipate return of said deposit by withholding any amount required to be paid pursuant to the provision of this Lease or otherwise.

39. **Leasing Fee.** None.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

Tenant's Address:
6781 Highway 10 NW
Ramsey, MN 55303

Mille Lacs Motor Sports II, Inc.
a Minnesota Corporation

By: _____
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of May, 2025, by Ryan Heineman, the Mayor, and Brian Hagen, the City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of May, 2025, by Tom Dehn, the President of Mille Lacs Motor Sports II, Inc., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

EXHIBIT A
6701 Hwy 10 NW – the “Premises”



CC Regular Session **5. 11.**

Meeting Date: 05/13/2025

By: Sean Sullivan, Community Development

Title:

Adopt Resolution #25-095 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW

Purpose/Background:

Mille Lacs Motor Sports (Power Lodge) has requested extension of the lease behind the building at 6701 Hwy 10 for temporary storage of boats and inventory for its business. The use makes sense with Mille Lacs also requesting to lease the rear 18,200 SF for their operations. The timing of lease works well with the proposed improvements coming to Hwy 10 as it concludes just after its completion. Power Lodge is also trying to figure out a permanent solution here in Ramsey and this extension allows them the time needed to crunch some numbers. The City has negotiated directly with the Tenant and have agreed to the lease under consideration. The City Attorney has approved this lease as to form. Staff supports the request to assist a growing Ramsey business that would possibly expand in Ramsey.

Notification:

N/A

Observations/Alternatives:

Observations:

The terms of the lease are straight-forward and include a 3% increase from the previous lease. Here are some of the specifics:

1. Lease. Landlord leases to Tenant the area outlined in Exhibits A and B along the rear property line of the property located at 6701 Highway 10 (PID 34-32-25-12-0009) (the Leased Area).
2. Term and Rent.
   Lease Period - June 1, 2025 – January 31, 2026 - $428.98 / month
3. Maintenance responsibilities are clearly outlined.
4. No political signage allowed.
5. Early termination clause with 90 days notice included.

Alternatives:

1. Approve Lease Agreement, as presented
2. Approve Lease Agreement, with modifications
3. Something else

Funding Source:

Lease Revenue. The revenue received from the lease is applied to City administrative costs, property maintenance and to reimburse the Right-of-Away Acquisition Loan Fund (RALF).

Recommendation:

Staff supports the proposed lease agreement as presented and recommends adoption of Resolution #25-095 as presented; subject to City Attorney review.

Action:

Motion to adopt Resolution #25-095 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW; subject to City Attorney review.

Attachments

Site Location Map

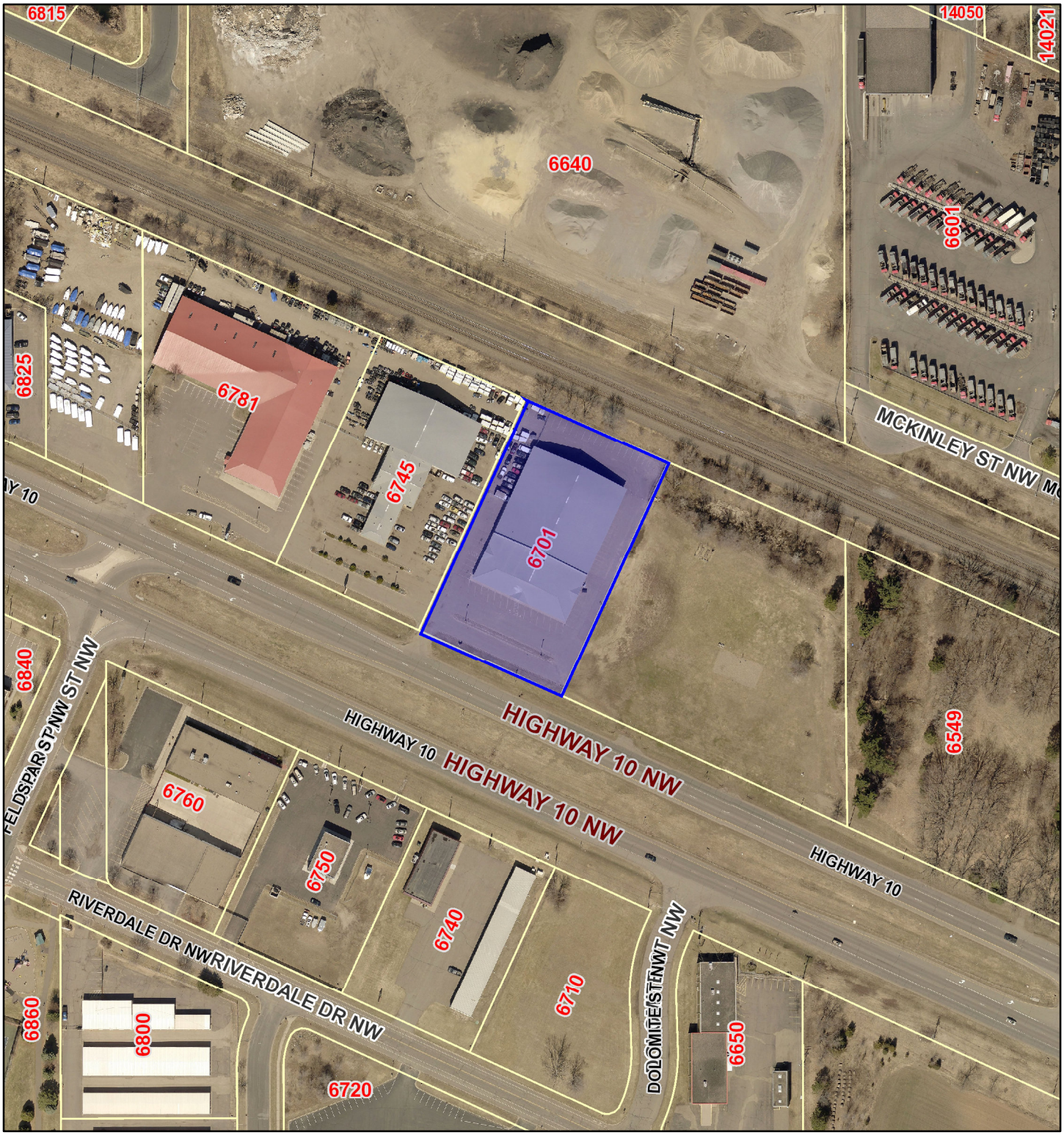
ACTION - Resolution #25-095

ACTION - Lease 6701 Hwy 10 Outside Storage

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/06/2025 10:29 AM
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Sean Sullivan		Started On: 04/28/2025 03:38 PM
Final Approval Date: 05/08/2025		

Site Location Map - 6701 Hwy 10 NW



September 28, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

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

RESOLUTION #25-095

APPROVING LEASE WITH MILLE LACS MOTOR SPORTS II, INC. FOR OUTSIDE STORAGE AT 6701 HWY 10 NW

WHEREAS, the normal business operations of Mille Lacs Motor Sports II, namely their ability orderly have customer pick-up and drop off their boats and vehicles for seasonal transition times has increased in volume; and

WHEREAS, Mille Lacs Motor Sports II has asked the city to consider a lease extension in order to figure out a long-term solution for Powerlodge in Ramsey for Outside Storage on rear portion of 6701 Hwy NW as depicted on the lease agreement (the "Lease Space"); and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement (3% increase) including but not limited to the terms below:

- Lease Period - June 1, 2025 – January 31, 2026 - $428.98 / month

WHEREAS, Mille Lacs Motor Sports II is in Good Standing with the Secretary of State of Minnesota as of April 28, 2025.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement for outside storage behind 6701 Hwy 10 with Mille Lacs Motor Sports II; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY

STORAGE LEASE AGREEMENT

This Storage Lease Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (Landlord) and **Mille Lacs Motor Sports II, Inc.**, a Minnesota corporation (Tenant).

Recitals

A. Landlord currently leases to Tenant real property located at 6781 Highway 10 in Ramsey, which contains Tenant's "Power Lodge" motorsports business.

B. Tenant provides winter boat storage services to its customers.

C. Landlord owns the two parcels to the southeast, namely 6745 and 6701 Highway 10. Pursuant to the existing Lease Agreement, Tenant leases Outdoor Storage Areas C and D behind and adjacent to the building located at 6745 Highway 10 as depicted on Exhibit B.

D. Tenant desires to store customer boats and/or inventory in the row of parking spaces at the rear of the 6701 Highway 10 property.

E. Landlord is willing to allow storage of customer boats and/or inventory in said parking area pursuant to the terms of this temporary lease agreement.

Agreement

1. Lease. Landlord leases to Tenant the area outlined in Exhibit A along the rear property line of the property located at 6701 Highway 10 (PID 34-32-25-12-0009) (the Leased Area).

2. Term. The term of this Lease is from:

   Lease Period: June 1, 2025, through January 31, 2026,

   If Tenant desires to end this Lease, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

3. Use. The Leased Area may only be used for storage of Tenant's inventory and/or customer's boats. The Leased Area may not be used for employee parking or any other use without Landlord's written permission. No signage shall be installed by

Tenant in or on the Leased Area. Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord or Landlord's employees and agents in its operation of the 6701 Highway 10 property. Tenant acknowledges that the Leased Area is not fenced except along the rear of the property or otherwise secured in any manner and Landlord makes no representations as to the security of the Leased Area.

4. Access. To the extent reasonably practicable, the Leased Area shall be accessed by Tenant through the gate on the east fence of Outdoor Storage Area D (See attached Exhibit B) located at the rear of 6745 Highway 10 and through the fence located at the northeast corner of the Building located at 6701 Hwy 10 NW (See attached Exhibit A). A 15-foot-wide through lane between the rear of the building at 6701 Highway 10 and the Leased Area must be maintained at all times for emergency vehicle access and for City access to the rear of the 6701 building.

5. Rent. Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

   - Lease Period - June 1, 2025, through January 31, 2026 - $428.98 / month

   All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the Rent by the fifth day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as an additional rent. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

   First month's gross rent of $428.98 is due upon execution of the lease.

6. Maintenance and Improvements. Tenant is solely responsible for routine maintenance of the Leased Area during the term of the Lease, including trash removal. Tenant shall not damage the existing parking surface, normal wear and tear excepted. Any damage to the Leased Area by Tenant, its employees, agents, customers or guests shall be repaired by Tenant at its sole cost. In the event Tenant does not complete said repairs, Landlord may do so and invoice the cost of such repairs to Tenant plus 15% for overhead incurred by Landlord. The Leased Area is provided "as is" and Landlord is not obligated to make any improvements to the existing property as part of this Lease. Tenant shall not make any improvements to the Leased Area without Landlord's written permission.

7. Assignment or subletting. Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Leased Area, or any part thereof, by any third party.

8. Entry by Landlord. Landlord, its employees, agents or representatives may enter the Leased Area at all reasonable hours to inspect or make repairs. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

9. Hold Harmless and Liability Insurance. Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Leased Area. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, fire or for any other cause occurring on or about the Leased Area. All property kept, stored or maintained within the Leased Area shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to defend and indemnify Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

   During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

10. Hazardous Materials. Tenant shall not bring hazardous materials onto, or otherwise store hazardous materials on, the Leased Area other than the fuel that is properly contained and secured in fuel tanks in the boats and other equipment stored in the Leased Area. For purposes of this paragraph, Hazardous Material means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for the purpose of) the Comprehensive Environmental Response, Compensation and Liability Act, and so-called Superfund law, or any federal state or local statute, law, ordinance, code rule regulation, order or decree relating to or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of

Tenant's introduction into or onto the Premises, of any Hazardous Material. This paragraph shall survive expiration or termination of this Lease.

11. Default. If Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for five days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Leased Are, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for any breach of covenants contained in this Lease.

12. Notices. All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:	City Administrator City of Ramsey 7550 Sunwood Drive Ramsey, Minnesota 55303
Landlord's Agent	Premier Commercial Realty 299 Coon Rapids Blvd. NW Coon Rapids, MN 55433
Tenant:	Mille Lacs Motor Sports II, Inc. 6781 Highway 10 N.W. Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the

newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

13. Entire Agreement. This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by both parties.

CITY OF RAMSEY

By: _____ Date: _____
Ryan Heineman, Mayor

By: _____ Date: _____
Brian Hagen, City Administrator

MILLE LACS MOTOR SPORTS II, INC.

By: _____ Date: _____
Tom Dehn, President

Exhibit A

Lease Area - 6701 Hwy 10 NW



October 7, 2020

1:600

0 25 50 100 ft

0 5 10 20 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Exhibit B

Lease Reference Map

A: 22,000 SF, Power Lodge, Outdoor

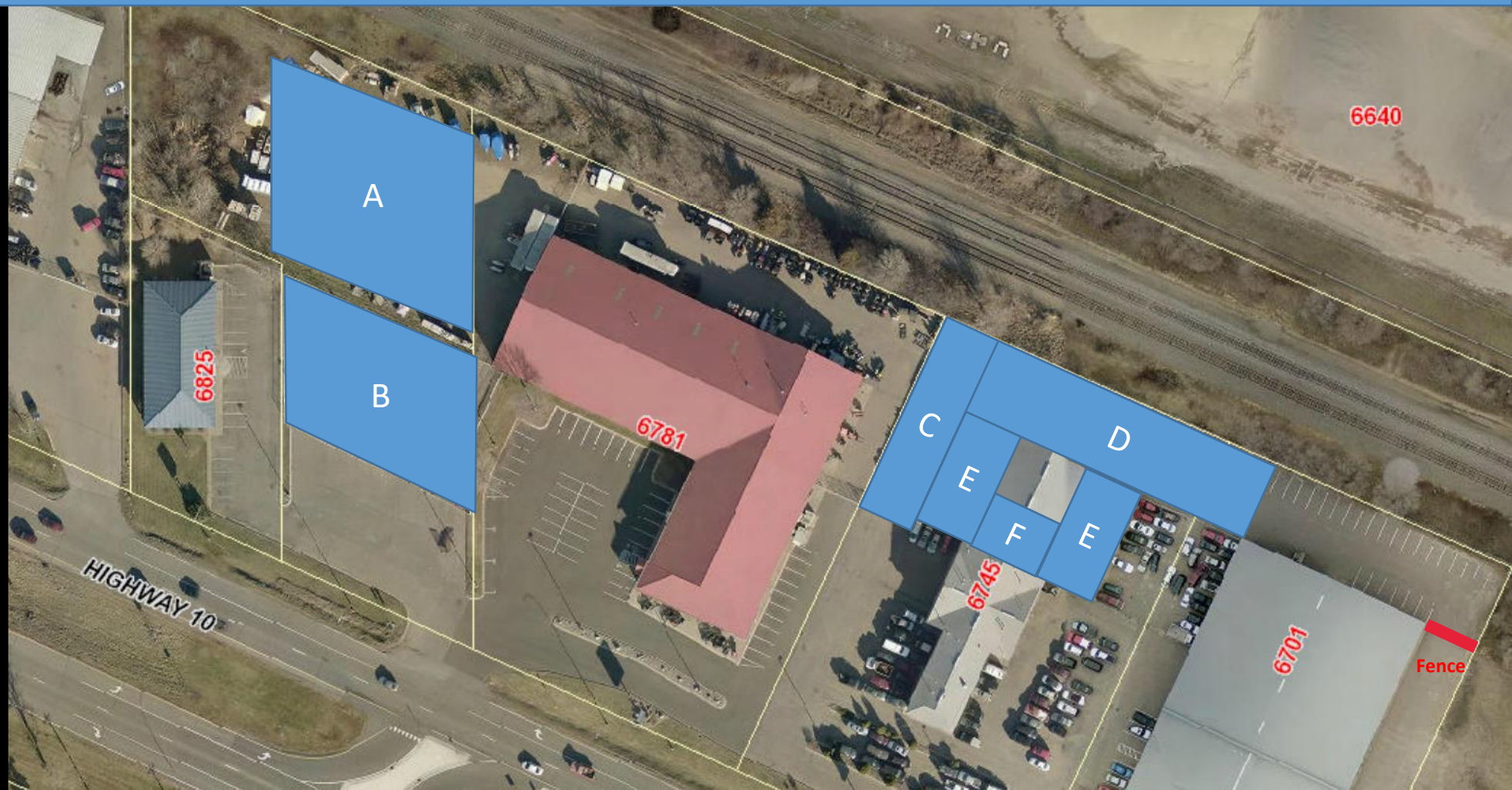
B: 15,000 SF, Power Lodge, Outdoor

C: 3,200 SF, Power Lodge, Outdoor

D: 12,000 SF, Power Lodge, Outdoor

E: 7,900 SF, Power Lodge, Indoor

F: 2,150 SF, RM Golf Carts, Indoor



CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title

Adopt Resolution #25-096 Approving Lease Agreement of 6781 and 6745 Highway 10 NW with Mille Lacs Motor Sports II

Purpose/Background:

PURPOSE:

Approve the attached lease agreement with Mille Lacs Motor Sports II for use of city owned storage space located at 6745 Highway 10 and 6781 Highway 10.

BACKGROUND:

Mille Lacs Motor Sports II's primary location in Ramsey is 6781 Highway 10. Mille Lacs Motor Sports II has been leasing storage space from the city for several years. The timing of lease works well with the proposed improvements coming to Hwy 10 as it concludes just after its completion. Power Lodge is also trying to figure out a permanent solution here in Ramsey and this extension allows them the time needed to crunch some numbers. The City has negotiated directly with the Tenant and have agreed to the lease under consideration. The City Attorney has approved this lease as to form. Staff supports the request to assist a growing Ramsey business that would possibly expand in Ramsey.

Notification:

N/A

Time Frame/Observations/Alternatives:

The attached lease agreement is generally consistent with the city's other lease agreements and policy for leasing city owned property. The attached lease agreement template was drafted by the City Attorney and reviewed by Staff and includes a 3% increase for the 7 month term. Specific notes below:

Description of Lease Area: Indoor and outside storage space located at 6781 and 6745 Hwy 10 NW and depicted as “Area A, B, C, D and E” (the “Lease Space”)

Lease Terms/Rate :

- Lease Period - June 1, 2025 – January 31, 2026 - $5,717.85 / month

Maintenance responsibilities are clearly outlined.
No political signage allowed.
Early termination clause with 90 days written notice included.

Funding Source:

Lease Revenue. The revenue received from the lease is applied to City administrative costs, property maintenance and to reimburse the Right-of-Away Acquisition Loan Fund (RALF).

Recommendation:

Adopt Resolution #25-096 Approving Lease Agreement of 6781 and 6745 Hwy10 NW with Mille Lacs Motor Sports II; subject to review by the City Attorney.

OutcomeAction:

Motion to Adopt Resolution #25-096 Approving Lease Agreement of 6781 and 6745 Hwy10 NW with Mille Lacs Motor Sports II; subject to review by the City Attorney.

Attachments

Site Location - Lease Reference Map

ACTION - Resolution #25-096

ACTION - Lease 6781 Hwy 10

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Sean Sullivan		Started On: 04/28/2025 03:40 PM
Final Approval Date: 05/08/2025		

Lease Reference Map

A: 22,000 SF, Power Lodge, Outdoor

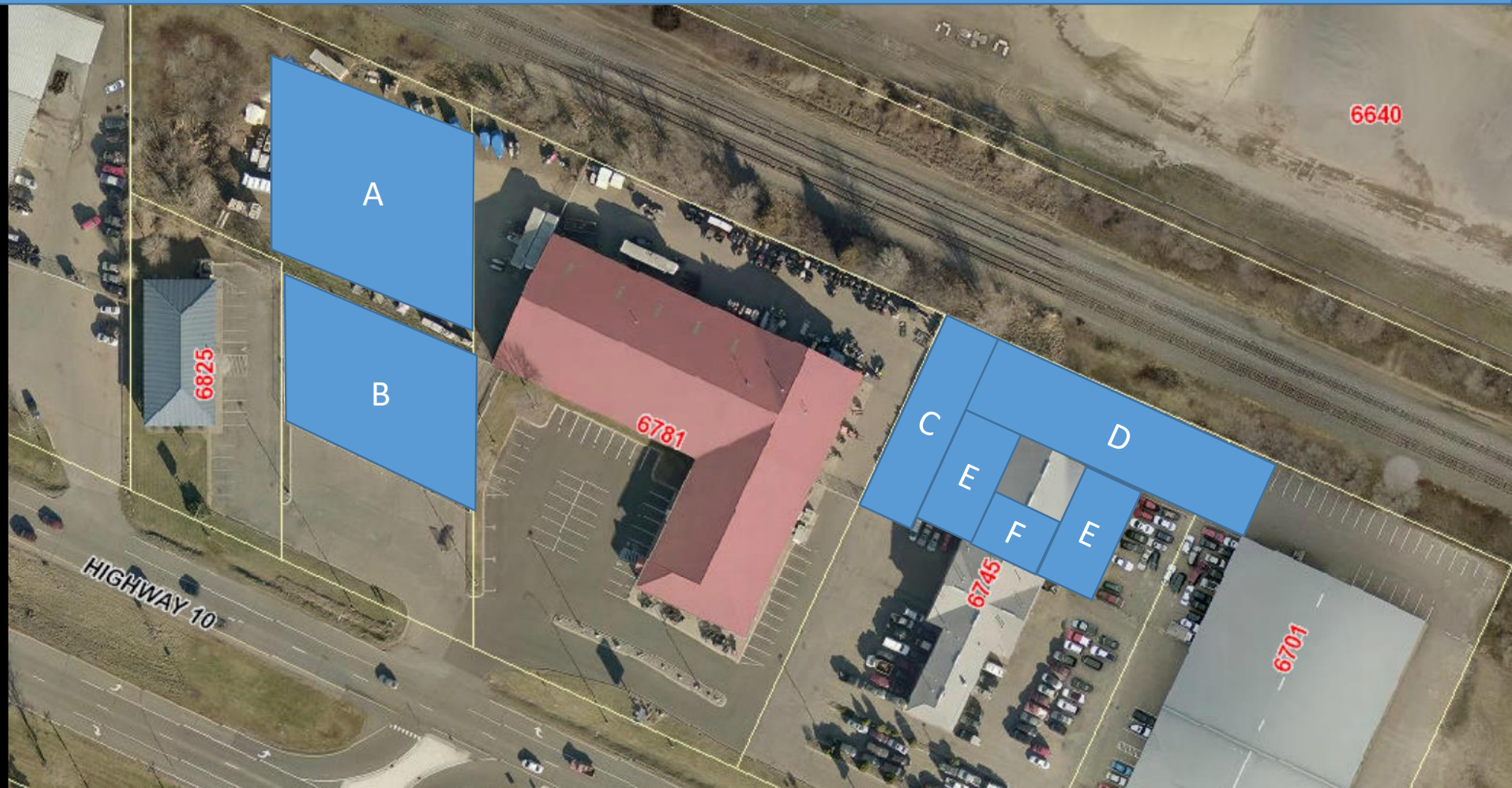
B: 15,000 SF, Power Lodge, Outdoor

C: 3,200 SF, Power Lodge, Outdoor

D: 12,000 SF, Power Lodge, Outdoor

E: 7,900 SF, Power Lodge, Indoor

F: 2,150 SF, RM Golf Carts, Indoor



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

RESOLUTION #25-096

RESOLUTION APPROVING LEASE AGREEMENT OF 6781 and 6745 HWY 10 NW WITH MILLE LACS MOTOR SPORTS II INC

WHEREAS, Mille Lacs Motor Sports, Inc. (the "Tenant") has leased indoor and outside storage space located at 6781 and 6745 Hwy 10 NW and depicted as "Area A, B, C, D and E" (the "Lease Space") on the attached lease agreement for several years; and

WHEREAS, Mille Lacs Motor Sports, Inc. has asked the City to consider a lease extension in order to figure out a long-term solution for Powerlodge in Ramsey of the Lease Space; and

WHEREAS, Mille Lacs Motor Sports, Inc. (Power Lodge) has been a good tenant for the duration of its previous leases with the City; and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement (3% increase) including but not limited to the terms below:

- Lease Period - June 1, 2025 – January 31, 2026 - $5,717.85 / month

WHEREAS, Mille Lacs Motor Sports II, Inc. is in Good Standing with the Secretary of State of Minnesota as of April 28, 2025.

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

1) That the City of Ramsey authorizes execution of the Lease Agreement with Mille Lacs Motor Sports, Inc.; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this _____ day of May, 2025, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and **Mille Lacs Motor Sports II, Inc.**, a Minnesota corporation, 6781 Highway 10, Ramsey, Minnesota 55303 ("Tenant").

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use for recreational equipment sales and service. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** Collectively, the "Premises" consists of the following five areas:

   A. Outdoor storage area "A" consisting of a 22,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

   B. Outdoor storage area "B" consisting of a 15,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

   C. Outdoor storage area "C" consisting of 3,200 square foot area within a parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

   D. Outdoor storage area "D" consisting of 12,000 square foot area within a parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

   E. Indoor storage area "E" consisting of 7,900 square feet split between two areas within the rear building on the parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

3. **Term.** The term of this Lease is for a period of seven months, commencing on June 1, 2025 (the "Commencement Date") and ending at midnight on January 31, 2026, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term"). If Tenant desires to end this Lease, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.**

a. The Premises shall be used by Tenant as a commercial use for motor sports sales and service (boats, ATVs, UTVs, snowmobiles, golf carts, etc.). Auto and motorcycle sales are not permitted.

b. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

c. Tenant's use of the Premises shall be consistent with Exhibit A.

    i. Outdoor Storage Area A is largely unimproved as of the commencement date of this Lease and does not comply with City zoning requirements. Within two years from the commencement of this Lease, the Tenant shall make all required improvements to bring Area A into compliance with city zoning ordinances. The Tenant is responsible for funding and constructing the required improvements which include, but are not limited to: grading, storm water, asphalt paving, concrete curb/ gutter, screening, land use permit fees, land use application fees, and third-party professional service fees. If the Tenant defaults on this requirement, it shall immediately vacate Lease Area A.
    ii. The area to the west of Outdoor Storage Area A is not part of this lease and cannot be used for any purpose by Tenant. Any vehicles or other items belonging to Tenant found on this non-leased area, or on any other property owned by Landlord but not leased by Tenant, is subject to removal by Landlord at Tenant's cost.

iii. The non-leased area south of Outdoor Storage Area B is a through way for movement of traffic. This area is not to be used for parking by Tenant, its agents, employees or invitees.
iv. A 15-foot-wide through lane must be maintained at all times in Outdoor Storage Areas A, B, C and D for emergency vehicles to get through the storage areas.
v. Tenant shall install a gated fence on the east side of Outdoor Storage Area D and provide a gate key to Landlord for emergency access.
vi. RM Golf Carts leases Indoor Storage Area F. Tenant shall provide a license to RM Golf Carts for ingress/egress through Outdoor Storage Area D to allow access to Area F.

d. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Premises and visible from public areas must be approved by Landlord, which approval shall not be unreasonably withheld, and installed at Tenant's expense. Political signs are prohibited on the Premises. If this subparagraph is violated, Landlord may remove the sign(s) without liability and may charge the expense incurred by such removal to Tenant.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's Agent Office without demand, monthly rent in the following amounts:

Lease Term (June 1, 2025 through January 31, 2026): $5,717.85

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the full Rent by the fifth day of the month at 3:00 p.m., at the Landlord's Agent Office, Tenant must pay a $200.00 late fee as an additional rent. Rent is "paid" when Landlord receives it, not when mailed by the Tenant, date stamped by the Tenant, or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Five Thousand Seven Hundred Seventeen and 85/100 Dollars ($5,717.85.) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal.** Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term. Tenant is responsible to pay the City's quarterly Stormwater Management Fee.

9. **Repair and Maintenance.** Except as otherwise provided herein, Tenant shall keep in good order and repair the entire Premises, at its sole cost, ordinary wear and tear excepted. Tenant shall keep the abutting parking areas free of ice and snow. The Tenant is responsible for snow removal. Tenant accepts the Premises AS IS as of the date of commencement of this Agreement. Tenant may, but is not obligated to, maintain and repair the roof, building foundation and parking lot. Tenant acknowledges that the indoor and outdoor areas are leased to Tenant AS IS and Landlord is not obligated to repair those portions of the Premises absent a separate, mutual, written agreement with Tenant. Notwithstanding any other term of this Agreement, if the roof or building foundation fails so as to render the Premises substantially unusable, Tenant may terminate this Agreement.

If Tenant fails, refuses or neglects to maintain or repair the Premises as required in this Lease after written notice is given to the Tenant by Landlord, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs plus 15% overhead incurred by Landlord in making such repairs upon presentation to Tenant of the bill therefore.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Indoor Storage Area (Area E) without the prior written consent of Landlord.

11. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party without Landlord's written consent; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease. Tenant is solely responsible for any acts or omissions of any sublessee that violate the terms of this Lease Agreement, and any enforcement of the Lease Agreement by Landlord shall be brought against Tenant.

12. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord shall restore within said 90-day time limit, whereupon payment of full Rent shall re-commence.

In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

13. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in or on the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

14. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

15. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

16. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

17. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Premises.

18. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises, including occupancy or use by Tenant's sublessee. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further

agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

19. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

Tenant shall, at its expense, maintain a policy or policies of insurance insuring the Premises against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of Tenant's improvements to the Premises and Tenant's personal property.

20. Security and Damage Deposit. Tenant's has an existing deposit $2,500.00 with Landlord as security and damage deposit for the faithful performance of this Lease Agreement, with a credit for any amount previously deposited. Tenant shall supplement Landlord may commingle the deposit with its own funds and use such deposit for any purpose. In the event Tenant fails to perform or fulfill any of the terms of this Lease Agreement, Landlord, either with or without terminating this Lease Agreement, may apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach by Tenant, including overdue and unpaid rent and any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Premises, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, Tenant, upon written demand by Landlord, shall remit to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and Tenant's failure to do so within 30 days after receipt of such demand shall constitute a breach of this Lease. Said security deposit together with any interest thereon as required by law shall be returned to Tenant less any depletion as a result of the provisions of this paragraph, at the end of the term of this Lease or any renewal thereof, or upon the earlier termination of this Lease.

21. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions.** The captions and headings herein are for convenience and reference only.

29. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease other than Premier Commercial Realty; which represents the Landlord. Both parties agree to indemnify the other against, and hold it harmless from, all liabilities arising from any other such claims including, without limitation, reasonable attorney's fees in connection therewith.

30. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Hazardous Materials.** In the event Hazardous Material is brought or caused to be brought into or onto the Premises by Tenant, Tenant shall handle any such material in compliance with all applicable federal, state and/or local regulations. For purposes of this paragraph, Hazardous Material means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for the purpose of) the Comprehensive Environmental Response, Compensation and Liability Act, and so-called Superfund law, or any federal state or local statute, law, ordinance, code rule regulation, order or decree relating to or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Premises, of any Hazardous Material. This paragraph shall survive expiration or termination of this Lease.

32. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:	City Administrator City of Ramsey 7550 Sunwood Drive Ramsey, Minnesota 55303
Landlord's Agent	Premier Commercial Realty 299 Coon Rapids Blvd. NW Coon Rapids, MN 55433
Tenant:	Mille Lacs Motor Sports II, Inc. 6781 Highway 10 N.W. Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

33. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

34. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

35. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

36. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

37. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

38. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

39. **Keys.** Unless expressly permitted by Landlord, no additional locks or similar devices shall be attached to any door or window and no keys other than those provided by Landlord shall be made for any door. If more than two keys for one lock are desired by Tenant, landlord may provide the same upon payment by Tenant. Upon termination of this Lease or of Tenant's possession, Tenant shall surrender all keys of the Premises and shall explain to Landlord all combination locks on safes, cabinets and vaults.

40. **Movement of Tenant.** During the term of the Lease, Landlord may require Tenant to move from the Tenants Premises to an adjacent Property called 6701 Highway 10, Ramsey, Minnesota. Tenant would be required to move at Tenant's sole expense. Landlord will provide Tenant similar access, ingress/egress and Premises conditions as the current Premises at 6745 Highway 10. The Lease rates in the new Premises will not change upon Tenant's relocation. The new Premises will not have interior walls demarking the respective leased areas and Landlord will be allowed to lease the additional area to other Tenants.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

ATTEST:

By: _____
Brian Hagen, City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____
Notary Public

Tenant's Address:

6781 Highway 10 N.W.
Ramsey, Minnesota 55303

MILLE LACS MOTOR SPORTS, INC.

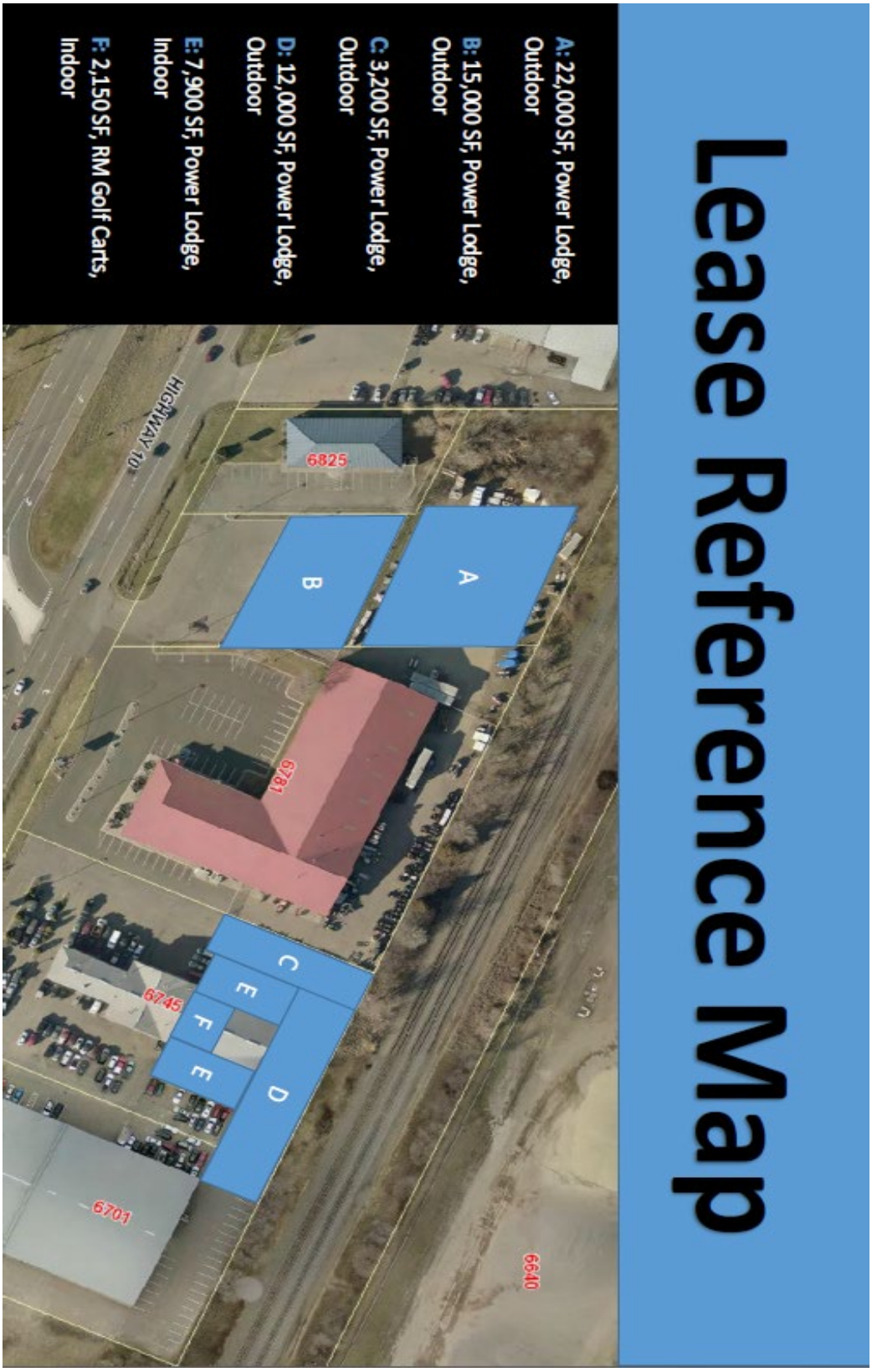
By: _____
Tom Dehn
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of May, 2025, by Tom Dehn, the President of Mille Lacs Motor Sports, Inc., a Minnesota corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

Exhibit A


Lease Reference Map
A: 22,000 SF, Power Lodge, Outdoor
B: 15,000 SF, Power Lodge, Outdoor
C: 3,200 SF, Power Lodge, Outdoor
D: 12,000 SF, Power Lodge, Outdoor
E: 7,900 SF, Power Lodge, Indoor
F: 2,150 SF, RM Golf Carts, Indoor
HIGHWAY 10
6825
6781
6745
6701
6640
A
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D
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E
F

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title

Adopt Resolution #25-097 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II

Purpose/Background:

PURPOSE:

To consider a lease for the front portion of 6745 Hwy 10 NW.

BACKGROUND:

Mille Lacs Motor Sports II's primary location in Ramsey is at 6781 Hwy 10. They also currently lease a portion of 6701 Hwy NW and the rear portion of 6745 Hwy 10 NW. This company is growing and needs additional space to operate efficiently. The City filled in the "old Pit Area" in 2021 and worked with the tenant to conduct needed maintenance and the building is in condition to rent as verified by the building official and Fire. The leases premises would be used to conduct repairs on boats and ATV vehicles and the fenced in area would be used for outside storage of product for its business (ATV's, boats, etc.). Originally the City did not include an option to extend the lease past May 31, 2025 and recommended that the building be demolished after the lease was over. However, this arrangement has gone well and City Staff supports leasing it out until the Highway 10 Construction is completed in late 2025. In addition, discussions with Met Council have determined that the City Cannot use Lease Revenue to demolish the building and that that building must remain in place for ultimate sale. Power Lodge is also trying to figure out a permanent solution here in Ramsey and this extension allows them the time needed to crunch some numbers. The City has negotiated directly with the Tenant and have agreed to the lease under consideration. The City Attorney has approved this lease as to form. Staff supports the request to assist a growing Ramsey business that would possibly expand in Ramsey. Staff believes that this building should be demolished for any future development on this site.

Notification:

N/A

Time Frame/Observations/Alternatives:

The timing of the proposed lease (7 month extension) works well with Hwy 10 construction as it terminates January 31, 2026. The lease under consideration includes a 3% increase from the previous lease period.

Key Lease Terms

Location: 6745 Hwy 10 (Front 4,864 SF)
Lease Duration: June 1, 2025 - January 31, 2026
Lease Rate :

Lease Period - (6/1/25 through 1/31/26): $5,009.92 / month

Utilities: Tenant paid
Snow Plowing / Sidewalks: Tenant paid
Maintenance responsibilities are clearly outlined.
No political signage allowed.
Early termination clause with 90 days written notice included.

Other Special items of consideration include:

- The front portion of the building (Old Siding) has been repaired and repainted by the Tenant at the cost of the Tenant.
- The Pylon Sign has been removed by Tenant at the cost of the Tenant.
- All required items have been completed that were identified in the Building Memo and the Building Official has granted occupancy for the Leased Premises.

Alternatives:

1) Adopt Resolution #25-097 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (as presented); subject to City Attorney review.
2) Adopt Resolution #25-097 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (with changes); subject to City Attorney review.
3) Something Else.

Funding Source:

Lease Revenue, RALF.

Recommendation:

Staff recommendation is to approve Resolution #25-097 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (as presented); subject to review by the City Attorney.

OutcomeAction:

Motion to:

Adopt Resolution #25-097 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II (as presented); subject to review by the City Attorney.

Attachments

Site Location Map
ACTION - #25-097
ACTION - Lease 6745 Hwy 10 (Front)
Lease Reference Map
Building Official Memorandum 4.6.21

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Sean Sullivan		Started On: 04/28/2025 03:41 PM
Final Approval Date: 05/08/2025		

Site Location Map - 6745 Hwy 10 NW



September 27, 2019

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

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

RESOLUTION #25-097

APPROVING LEASE AGREEMENT OF 6745 HWY 10 NW (FRONT) WITH MILLE LACS MOTOR SPORTS II, INC

WHEREAS, Mille Lacs Motor Sports II, Inc. (the "Tenant") has leased indoor and outside storage space located at 6781, 6701 and 6745 Hwy 10 NW for several years; and

WHEREAS, Mille Lacs Motor Sports II, Inc. has asked the City to consider a lease extension in order to figure out a long-term solution for Powerlodge in Ramsey for the front portion of 6745 Hwy 10 NW (as depicted on Exhibit A "Lease Reference Map") from June 1, 2025-January 31, 2026; and

WHEREAS, Mille Lacs Motor Sports II, Inc. (Power Lodge) has been a good tenant for the duration of its previous leases with the City; and

WHEREAS, improvements identified in a memo dated April 6, 2021 by the Building Official have been made to the Lease Property prior to the Tenant move in and operation (including fill for Pit Area); and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Lease Agreement including but not limited to the terms below:

- Lease Period - June 1, 2025 – January 31, 2026 - $5,009.92 / month

WHEREAS, Mille Lacs Motor Sports II, Inc. is in Good Standing with the Secretary of State of Minnesota as of April 28, 2025; and

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

1) That the City of Ramsey authorizes the execution of the Lease Agreement with Mille Lacs Motor Sports II, Inc.; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this _____ day of May, 2025, is entered into by and between the **City of Ramsey**, a Minnesota Municipal Corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") **and Mille Lacs Motor Sports II,** a Minnesota Corporation, 6781 Highway 10 Ramsey, MN 55303 ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose**. Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use as a place for servicing ATV's, boats and trailers. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises**. The "Premises" consists of the 4,864 square feet of office and warehouse area (excluding the pit area service bay) located in the building located at 6745 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

   Lot 2, Block 2, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building, excluding the fenced in area. The Tenant's employees and invitees shall not be permitted to the use of those parking areas which interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto. Exhibit A is incorporated herein as if fully set forth in this Lease.

3. **Term**. The term of this Lease is for a period of seven months, commencing on June 1, 2025 (the "Commencement Date") and ending at midnight on January 31, 2026, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term").

   If Tenant desires to end this Lease, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord’s sole option upon 90 days prior written notice to Tenant.

4. **Use**. The Premises shall be used by Tenant as a commercial use for servicing ATV's, boats and trailers. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for

such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

June 1, 2025 – January 31, 2026: $5,009.92

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the Rent by the fifth day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as an additional rent. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Five Thousand Nine and 92/100 Dollars ($5,009.92) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

6. **Additional Rent**. In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal**. Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Tenant is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair or replace all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks and parking areas free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain or replace the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. Tenant shall be responsible to keep sidewalks adjacent to the Premises neat and clean and in sanitary condition, free from ice and snow, waste or debris and shall neither commit or permit and waste or nuisance thereon. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, all lawn (grass) maintenance on the grassy areas around the Building. Tenant shall also be responsible for any flower, shrubbery plantings, and or tree pruning it may choose on the front of the Building. Tenant shall pay

100% of all costs and expenses for such maintenance of any plantings it chooses and/or tree pruning. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant.

11. **Signage**. Tenant will remove the pylon sign at Tenant's expense.

12. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

13. **Destruction of Premises**. If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord shall restore within said 90-day time limit, whereupon payment of full Rent shall re-commence. In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

14. **Removal of Fixtures**. Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

15. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

16. **Default**. If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of

such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

17. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

18. **Nuisance**. Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Building or the Premises.

19. **Hold Harmless and Liability Insurance**. Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination. During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

20. **Hazard Insurance**. It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

21. **Time of the Essence**. Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties**. This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over**. If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain**. If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination**. Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver**. No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions**. The captions and headings herein are for convenience and reference only.

29. **Brokers**. Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith, with exception to Premier Commercial Properties, who represents the Landlord.

30. **No Partnership**. This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Notices**. All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:	Premier Commercial Properties, LLC Property Manager for the City of Ramsey 299 Coon Rapids Blvd, Suite 200 Coon Rapids, MN 55433
Tenant:	Mille Lacs Motorsports II, Inc 6781 Highway 10 NW Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

32. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

33. **Minnesota Law**. This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

34. **Entire Agreement**. This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

35. **Equal Drafting**. In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

36. **Savings Clause**. Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

37. **Counterparts**. This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

38. **Security and Damage Deposit.** Tenant has previously deposited with Landlord the sum of Three Thousand Four Hundred Forty-Five and 33/100 Dollars ($3,445.33), receipt of which is hereby acknowledged by Landlord, which deposit is to be held by Landlord, as a security and damage deposit for the faithful performance by Tenant during the term hereof or any extension hereof. Prior to the time when Tenant shall be entitled to the return of this security deposit, Landlord may commingle such deposit with Landlord's own funds and to use such security deposit for such purpose as Landlord may determine. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the term hereof or any extension hereof, then Landlord, either with or without terminating this Lease may (but shall not be required to) apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach on the part of Tenant, including, but not limited to overdue and unpaid rent, any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Leased Property, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, in accordance with the provisions of this paragraph, Tenant upon written demand by landlord, shall remit forthwith to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and tenant's failure to do so within five (5) days after receipt of such demand shall constitute a breach of this Lease. Said security deposit shall be returned to Tenant, less any depletion thereof as the result of the provisions of this paragraph, at the termination of this Lease. Tenant shall have no right to anticipate return of said deposit by withholding any amount required to be paid pursuant to the provision of this Lease or otherwise.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

Tenant's Address:

6781 Highway 10 NW
Ramsey, MN 55303

MILLE LACS MOTORSPORTS II, INC.

a Minnesota Corporation

By: _____
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of May, 2025, by Ryan Heineman, the Mayor, and Brian Hagen, the City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of May, 2025, by Tom Dehn, the President of Mille Lacs Motorsports II, Inc., a Minnesota Corporation.

_____
Notary Public

EXHIBIT A

"The Premises"

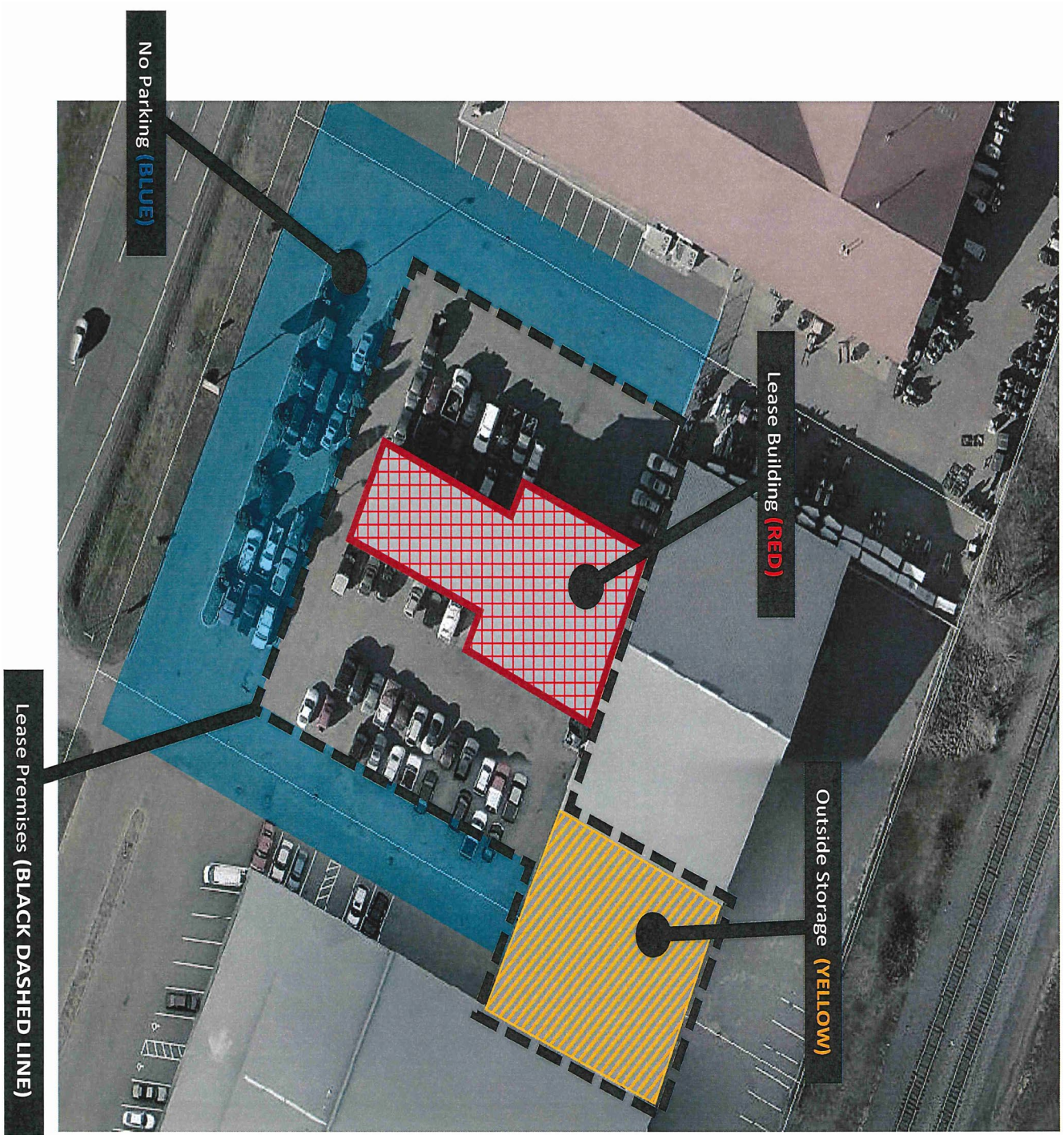
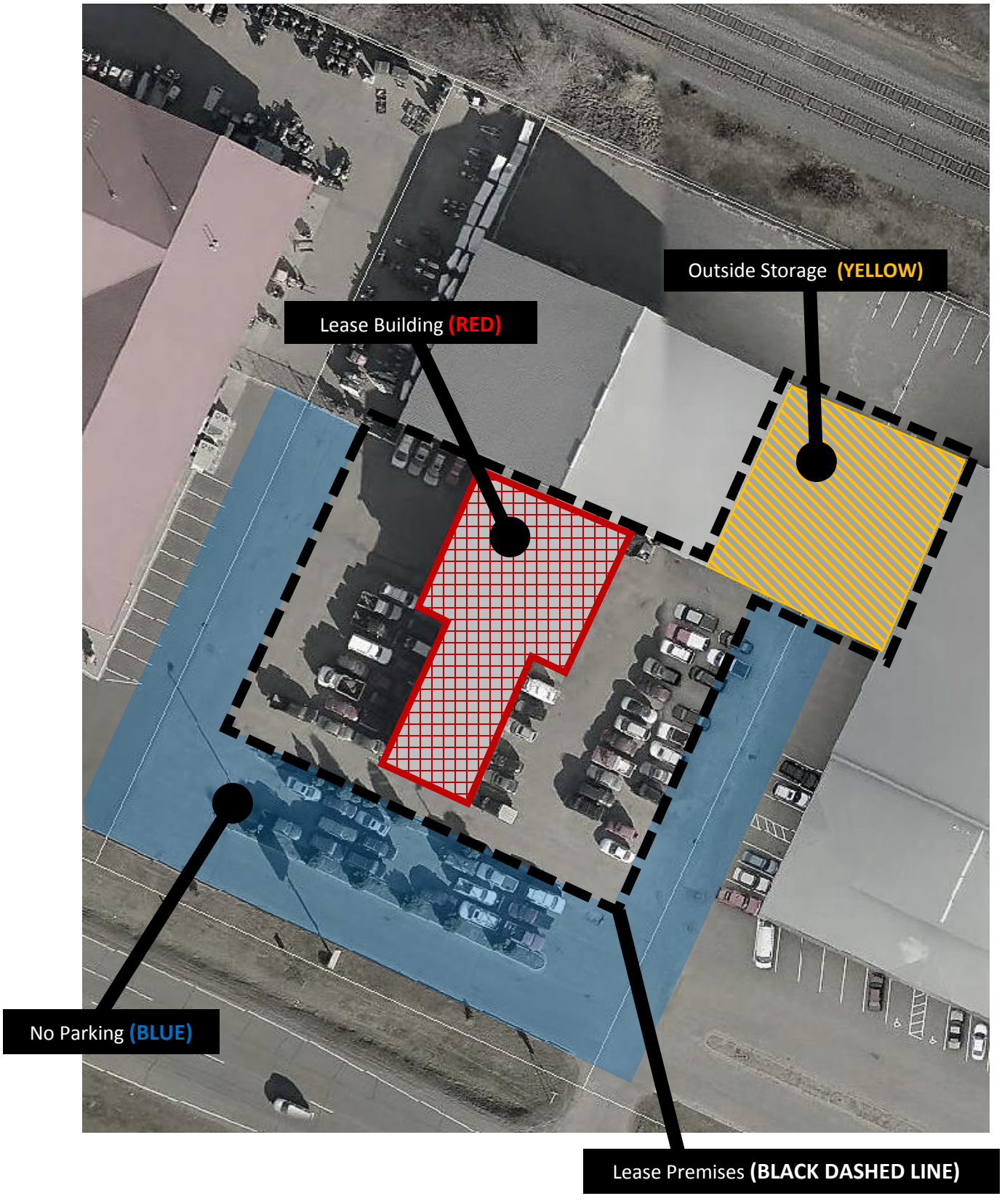


EXHIBIT A

Lease Premises



7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

MEMORANDUM

Date: April 6, 2021

From: City of Ramsey Building Division

Re: 6745 Highway 10

An internal request was made for the Building Division to conduct an on-site inspection of the building at 6745 Hwy. 10 to evaluate it for potential occupancy. The following list of items represents the minimum steps required for the type of use described at the time of the inspection. Completion of the work could allow for the minimum requirements needed to occupy the building.

Office Area:

- Properly terminate all open electrical wiring.
- Service bathroom fixtures to ensure they are functioning properly.

Two Bay Vehicle Service Area with Below Grade "Pits":

- Disconnect and eliminate all pit electrical wiring. Work to include confirming the electrical panel located in the two bay area does not service the three bay area.
- Disconnect and eliminate all non-gravity plumbing in the pit area. Work to include removal of fixtures and capping water lines as needed.
- Install a barrier to prevent access to the stairway leading to the pit area.
- Install structural covers over pit openings – designed to withstand the anticipated loads.
- Pump existing waste out of sump basket and dispose of properly. Work to include providing an electrical outlet at the grade level for the sump pump and a means to service to the pump if needed.
- Provide a structural evaluation of the steel beam located in the pit area supporting the concrete planks and the cracked plank perpendicular to the beam by a Licensed Design Professional.

Three Bay Lease Area:

- Pump existing waste out of each trench drain and dispose of properly.
- Service the flammable waste interceptor.
- Properly terminate all open electrical wiring. Remove extension cord servicing the overhead garage door opener.
- Eliminate all trip hazards projecting from the floor.
- Provide a detailed description of the intended use and occupancy to the Building Division and Fire Department for further code compliance analysis.

The outline provided by the Building Division is not intended to be all inclusive of steps needed to gain occupancy. Other code related or structural deficiencies could be discovered at any time while the work is being conducted.

Regards,

Jesse Szykulski | jszykulski@cityoframsey.com
Building Official
City of Ramsey | Community Development
P: 763-433-9849 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

CC:
Tim Gladhill – Deputy City Administrator
Carey Schiferli – Assistant Fire Chief / Fire Marshal
Sean Sullivan – Economic Development Manager
Property File

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-098 Approving the Final Plat and Development Agreement for Riverstone South Sixth Addition (Project No. 24-127); Case of Pearson Properties of Ramsey, LLC

Purpose/Background:

The City has received a Land Use Application from Development Consulting Services, LLC, on behalf of their client, Pearson Properties of Ramsey, LLC (the "Applicant"), for consideration of a Final Plat for Riverstone South Sixth Addition, located south of Riverdale Drive and between Bowers Drive and Pearson Street (the "Subject Property").

Notification:

Notification is not required. However, for the Preliminary Plat, Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Public Hearing held by the Planning Commission on January 23, 2025. A "proposed development" sign was also placed on the Subject Property in advance of the Public Hearing, and a notice was also published in the Anoka County Union Herald Newspaper.

Time Frame/Observations/Alternatives:

General Project Overview

The Applicant is proposing a fourteen (14) lot, single-family residential development, similar to previous additions in Riverstone South. The Subject Property is approximately 6.2 acres in size and is located south of Riverdale Drive, between Bowers Drive and Pearson Street. The new lots will be accessed by the extension of 147th Avenue, which will terminate in a cul-de-sac just south of Riverdale Drive. All lots will be served by municipal water and sanitary sewer. The Final Plat also includes a long, narrow outlot abutting Riverdale Drive, which will be owned and maintained by the Riverstone South HOA. This outlot will include the continuation of a vinyl privacy fence and landscaping similar to the area east of Snowy Owl Street (earlier phases of Riverstone South).

Zoning and Land Guidance

The Subject Property is zoned R-1B, which is a single-family zoning district that requires a minimum lot size of 6,500 square feet, a minimum lot width of sixty-five (65) feet, and a minimum road frontage of forty-five (45) feet. The parcels to the east are zoned R-1C (also a single-family residential zoning district allowing slightly smaller lots). The parcels to the west are zoned R-1A (the 'standard' single-family residential district, requiring a minimum lot area of 10,000 square feet and a minimum lot width of eighty [80] feet) and P (Parks and Open Space). The parcel north of Riverdale Drive is zoned B-2 Community Business. The 2040 Comprehensive Plan guides the Subject Property as Low Density Residential. In fact, all the surrounding parcels south of Riverdale Drive are guided Low Density Residential. The parcels north of Riverdale Drive are guided Commercial. Development in areas guided as Low Density Residential must develop with a density not less than 2.25 units per acre and not more than 4 units per acre. As proposed, the net density of this project is 2.25 units per acre.

The Subject Property is within the Mississippi River Corridor Critical Area (MRCCA) and, more specifically, it is within the Separated from River subdistrict. However, per the Minnesota Department of Natural Resources' (DNR) mapping tools, there are no native plant communities on the Subject Property nor does the Subject Property provide a connection to a regional park. Therefore, the dedication of open space (different from the standard park dedication requirements), as outlined in the MRCCA standards, does not apply. Staff sent the

preliminary plat plans to the DNR for review and comment and the DNR had no objections with the project.

Roads/Access

Access to the lots will be via an extension of 147th Avenue, which will terminate in a cul-de-sac just short of Riverdale Drive. Due to the proximity of 148th Avenue to the west and Pearson Street to the east, and the fact that there is a fairly significant curve in Riverdale Drive between these two intersections, the preference is for this road to end in a cul-de-sac rather than connecting to Riverdale Drive. However, this results in a cul-de-sac that is approximately 640 feet in length. City Code restricts cul-de-sac length to a maximum length of 600 feet. Reducing the length of the cul-de-sac to 600 feet would likely result in the loss of one lot, which would drop the density of the project below the minimum required. Thus, due to limited spacing between existing intersections and the curve in Riverdale Drive, the Planning Commission, at their January 23, 2025 meeting, approved a variance for the cul-de-sac length. There is an existing, short segment of sidewalk along the south side of the 147th Avenue stub. This sidewalk will be extended along the south/west side of 147th Avenue and will terminate at the start of the cul-de-sac bulb.

Utilities

The Subject Property is within the 2040 MUSA boundary and, therefore, must be served with municipal water and sanitary sewer. Utilities were stubbed to the Subject Property as part of Riverstone South 4th Addition, and these lines will simply be extended to serve these fourteen (14) lots.

Natural Resources

There are no wetlands or floodplain on the Subject Property. The southern portion is heavily wooded. However, per the Tree Inventory and Preservation Plan, about forty-five percent (45%) of the total existing, significant tree inches will be preserved. This complies with tree preservation standards. The northern part of the woodland is where tree removal will occur, leaving intact a large, contiguous woodland corridor (including the fifty [50] foot-wide corridor the City obtained as part of the Pearson Place subdivision and the seven [7] acre wooded parcel the City acquired as part of the Riverstone South preliminary plat). Enuring that this natural corridor does not get fragmented is much more beneficial for wildlife than preserving scattered trees across the site.

The Environmental Policy Board (EPB) reviewed the natural resources aspects of this project at their January 13, 2025, meeting. The EPB recommended approval of the Landscape Plan and the Tree Inventory and Preservation Plan, contingent upon compliance with Staff's review comments.

The Planning Commission conducted a Public Hearing regarding the Preliminary Plat on January 23, 2025. While there were no public comments received at the Public Hearing, Staff did receive both verbal and written comments in advance of that meeting. A resident came to the Planning Division counter with questions about stormwater management (he wanted to verify that this development would not result in more runoff entering his property). Staff also received written comments, which generally noted a preference to see less housing development along Riverdale Drive and more ecological enhancements. The Planning Commission did approve a variance to cul-de-sac length and unanimously recommended approval of the Preliminary Plat.

The City Council reviewed and approved the Preliminary Plat at their February 25, 2025 meeting.

Alternatives

Alternative 1: Approve the Final Plat and Development Agreement for Riverstone South Sixth Addition. The Final Plat mirrors the approved Preliminary Plat, with just a minor tweak to Outlot A. The project appears to meet or exceed all standards outlined in City Code. Staff supports this alternative.

Alternative 2: Approve the Final Plat and Development Agreement for Riverstone South Sixth Addition with modifications. This alternative would be based on discussion by the City Council.

Alternative 3: Do not approve the Final Plat and Development Agreement. The Final Plat meets all bulk standards for the R-1B zoning district. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approving both the Final Plat and the Development Agreement.

Outcome/Action:

Motion to adopt Resolution #25-098 approving the Final Plat and Development Agreement for Riverstone South Sixth Addition.

Attachments

Site Location Map

Final Plat

Landscape Plan

Final Plat

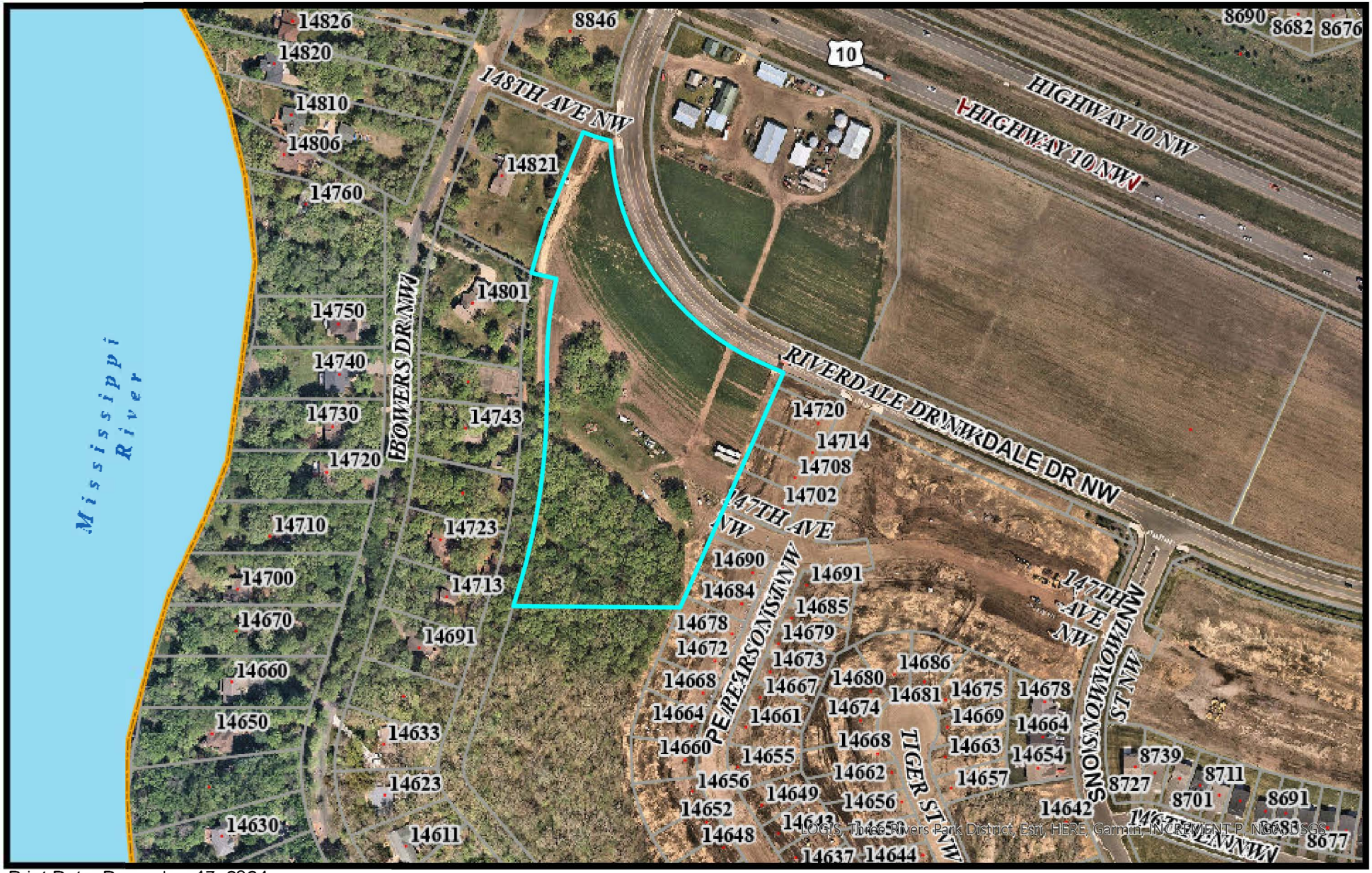
Resolution #25-098: Final Plat and Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Chris Anderson		Started On: 04/29/2025 08:06 AM
Final Approval Date: 05/08/2025		

30-32-25-11-0035

Riverstone South 6th Addition
Preliminary Plat



Print Date: December 17, 2024

0 0.02 0.04 0.07 0.11 0.14 mi

RIVERSTONE SOUTH SIXTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 30, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVERSTONE SOUTH SIXTH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

PEARSON PROPERTIES OF RAMSEY, LLC

_____
Alan R. Pearson, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Alan R. Pearson, president of Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, on behalf of said company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

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

Dated this _____ day of _____, 20____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas R. Balluff, Licensed Land Surveyor.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By: _____, Deputy

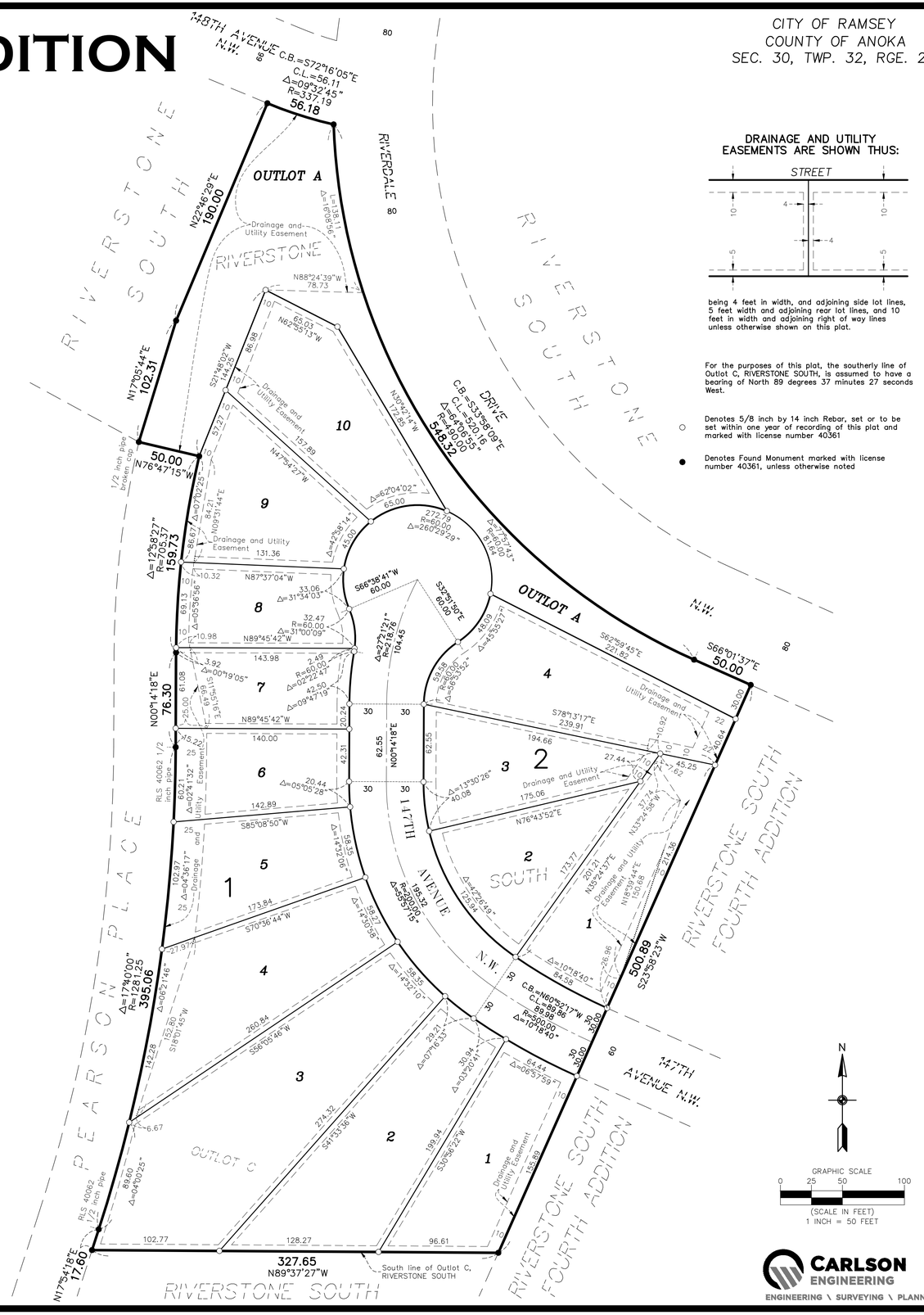
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE SOUTH SIXTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____
County Recorder/Registrar of Title

By: _____, Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 4 feet in width, and adjoining side lot lines, 5 feet width and adjoining rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

For the purposes of this plat, the southerly line of Outlot C, RIVERSTONE SOUTH, is assumed to have a bearing of North 89 degrees 37 minutes 27 seconds West.

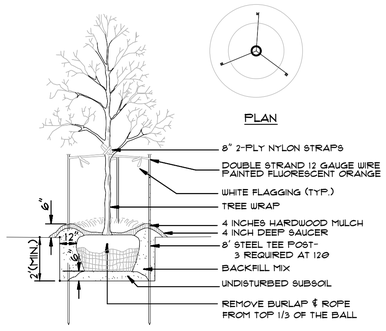
○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument marked with license number 40361, unless otherwise noted

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	5	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	FM	6	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B
	HB	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	WO	5	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	6	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B
CONIFEROUS TREES						
	BF	9	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	13	Pinus strobus	White Pine	6` Ht.	B&B
GROUND COVERS						
	SOD	58,502 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	18,806 sf	Type I - Low Maint. Turf Seed Refer to notes for acceptable seeding methods. Seeding Rate 330 lb/ac	MnDOT Seed Mix 25-131	seed	
	TII	3,926 sf	Type II - Stormwater Pond Pollinator Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 47.5 lb/ac	BWSR Stormwater Pond Pollinator NE	seed	



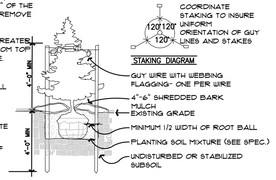
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

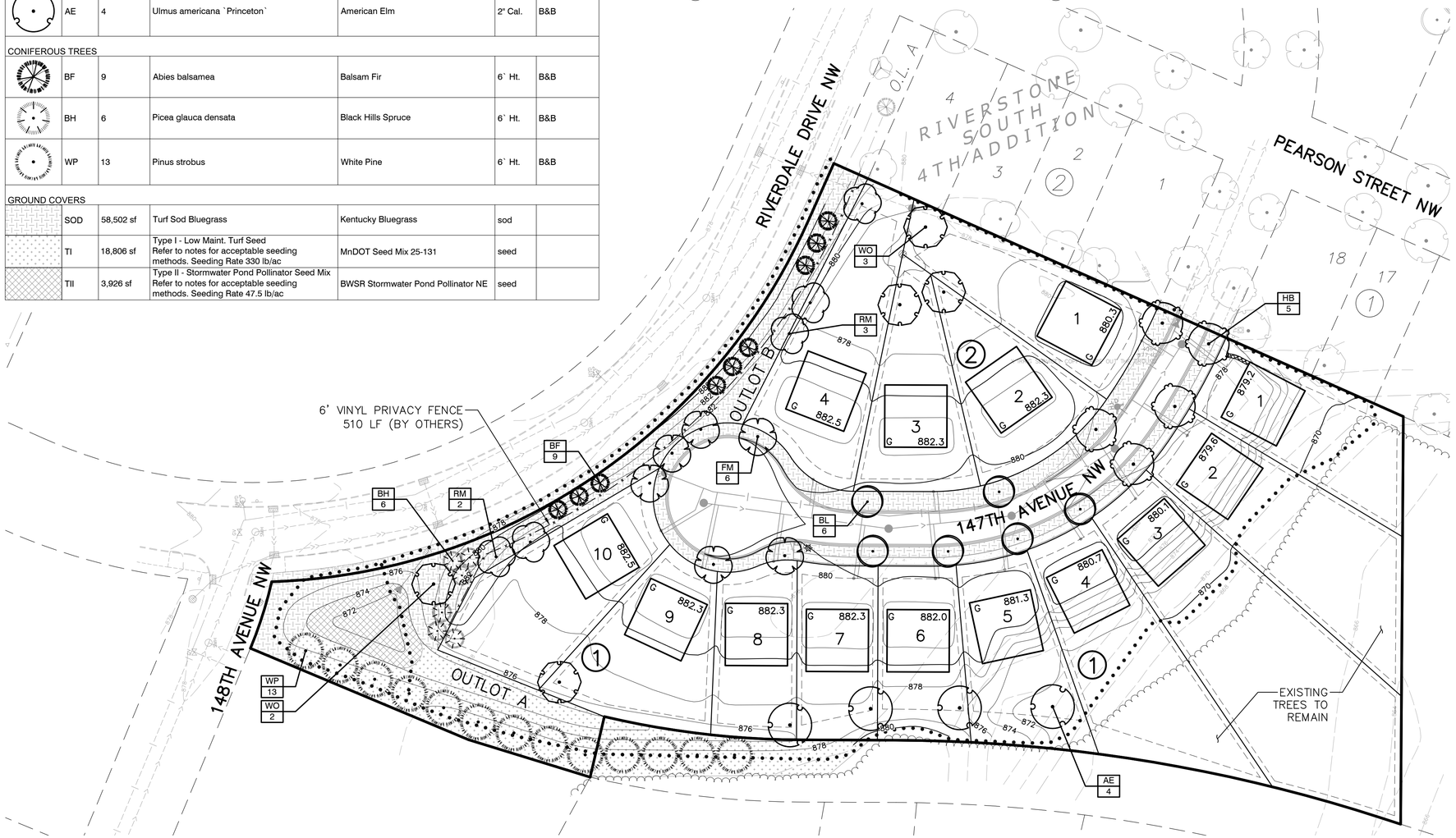
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED) INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY-16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 14 GA. WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B **CONIFEROUS TREE PLANTING DETAIL**
NOT TO SCALE



1 / L1 OVERALL LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

1. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW.
2. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
3. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT. SILT FENCE PER PLANS MAY COUNT AS TREE PROTECTION FENCING ON THIS PROJECT.
4. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
5. SOIL PREPARATION. EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED OR SEEDED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
6. TOPSOIL MATERIAL. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SEED OR SOD. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED.
7. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER OR DISC ANCHORED STRAW PER MNDOT SPECIFICATIONS. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
10. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3".
11. IRRIGATION (BY OTHERS). DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
12. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE.
13. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
14. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
15. GUARANTY. CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL

N
0 25 50 100
(IN FEET)

CALL BEFORE YOU DIG

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

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 03/26/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 03/26/25

Revisions:
1. 04/25/25 - Per City Comments

RIVERSTONE 6TH LLC
6995 - 55th Street N
Oakdale, MN 55128

RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

LANDSCAPE PLAN

L1 of 1

Save Date: 04/09/25 | F:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\landscape\final plans\8301_landscape_final.dwg

#8301

RIVERSTONE SOUTH SIXTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 30, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVERSTONE SOUTH SIXTH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

PEARSON PROPERTIES OF RAMSEY, LLC

_____
Alan R. Pearson, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Alan R. Pearson, president of Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, on behalf of said company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

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

Dated this _____ day of _____, 20____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas R. Balluff, Licensed Land Surveyor.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By: _____, Deputy

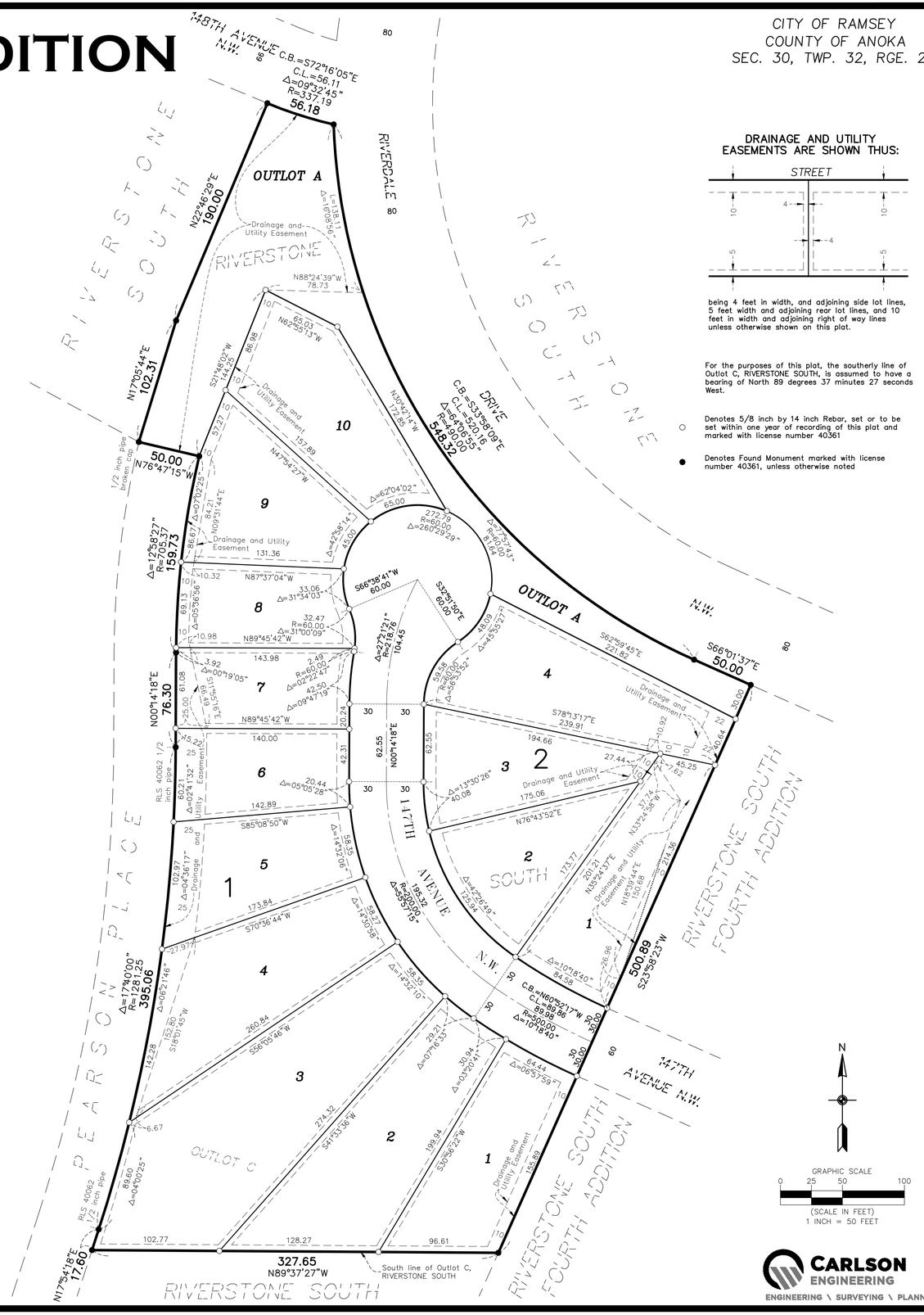
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE SOUTH SIXTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____
County Recorder/Registrar of Title

By: _____, Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 4 feet in width, and adjoining side lot lines, 5 feet width and adjoining rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

For the purposes of this plat, the southerly line of Outlot C, RIVERSTONE SOUTH, is assumed to have a bearing of North 89 degrees 37 minutes 27 seconds West.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument marked with license number 40361, unless otherwise noted

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

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

RESOLUTION #25-098

RESOLUTION APPROVING THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR RIVERSTONE SOUTH SIXTH ADDITION

WHEREAS, Mr. John Dobbs of Development Consulting Services, LLC, on behalf of Riverstone 6th L.L.C., hereafter referred to as "Applicant", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Outlot C, Riverstone South

-or upon recording of the Riverstone South Sixth Addition final plat-

Lots 1-10, Block 1; Lots 1-4, Block 2; and Outlot A, Riverstone South Sixth Addition

(the 'Subject Property'); and

WHEREAS, the proposed plat of Riverstone South Sixth Addition is consistent with the requirements set forth in the Comprehensive Plan's land use designation of Low Density Residential; and

WHEREAS, the Subject Property is zoned R-1B, Single-Family Residential District; and

WHEREAS, the Subject Property was reviewed as part of the Environmental Assessment Worksheet (EAW) that was prepared for Riverstone South, and the proposed subdivision is consistent with the findings of the EAW; and

WHEREAS, 147th Avenue will be extended to provide access to the fourteen (14) lots and will terminate in a cul-de-sac with a length of approximately 640 feet; and

WHEREAS, the Planning Commission held a Public Hearing on January 23, 2025, to review the Preliminary Plat and to consider a Variance to cul-de-sac length; and

WHEREAS, the Planning Commission approved the variance to cul-de-sac length and recommended the City Council approve the Preliminary Plat; and

WHEREAS, the City Council approved the Preliminary Plat on February 25, 2025; and

WHEREAS, the City Council reviewed the Final Plat and Development Agreement on May 13, 2025.

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

1) That the Ramsey City Council hereby approves the Final Plat and Development Agreement for Riverstone South Sixth Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with staff review comments.
    b) The Applicant enters into a Development Agreement with the City.
    c) The Applicant obtains all necessary permits from outside agencies, including the Lower Rum River Watershed Management Organization (LRRWMO).
    d) Review and approval as to legal form by the City Attorney.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-100 Approving Change Order #1 for High Point Street Reconstructions, Improvement Project #25-05

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-100 approving Change Order #1 for High Point Street Reconstructions, Improvement Project #25-05.

Background:

Included in the High Point Street Reconstructions project is the replacement of surface drainage and bituminous flumes with below ground storm sewer piping and direct outlets to off-street drainage swales. The drainage swales carry storm water runoff to existing ponds and wetlands within the subdivision.

During shop drawing review it was discovered the last storm sewer manhole before the outlets did not include a sump. Sumps are placed in the last manhole as a standard practice to collect sediment and reduce other pollutants. The sediment is vacuumed out of the manholes on an annual basis preventing sediment from entering drainage swales and stormwater treatment ponds, thereby providing long-term maintenance savings realized by vacuuming the sediment from manhole sumps versus dredging the sediment from pond bottoms and hauling the resulting hazardous waste to landfills and paying to dispose of it.

Change Order #1 adds 4-foot sumps to four proposed manholes. Dewatering will be required to construct the sumps for two of the manholes.

Notification:

Notification is not required.

Time Frame/Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #25-100 approving Change Order #1 for High Point Street Reconstructions, Improvement Project #25-05.

Observations:

Ideally the manholes would have been designed to have these sumps at the time of bidding. In the future, staff will make additional stormwater review a priority to avoid change orders of this nature.

Staff have reviewed the unit prices for the change order and feels the prices are reasonable based on current construction costs. The change order adds depth to proposed structures. If not approved, the storm sewer would function, but without stormwater quality improvements provided by the sumps, and ongoing maintenance costs during the useful life of the manhole structures would increase for reasons noted earlier in this case.

Funding Source:

Funding for the work covered by Change Order #1 will be through Storm Water Utility Funds.

Change Order #1 increases the construction costs by $29,738.44.

Recommendation:

Staff recommends adopting Resolution #25-100 approving Change Order #1 for High Point Street Reconstructions, Improvement Project #25-05.

Outcome/Action:

Motion to adopt Resolution #25-100 approving Change Order #1 for High Point Street Reconstructions, Improvement Project #25-05.

Attachments

Res 25-100

25-05 Change Order #1

Revised Plan Sheets

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/07/2025 02:15 PM
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Joe Feriancek		Started On: 05/05/2025 10:18 AM
Final Approval Date: 05/08/2025		

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

RESOLUTION #25-100

RESOLUTION APPROVING CHANGE ORDER #1 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, pursuant to Ramsey City Council Resolution #25-071, adopted April 22, 2025, a contract was awarded to North Valley, Inc. of Nowthen, Minnesota, in the amount of $1,366,954.38 for said improvements; and

WHEREAS, Change Order #1 increases construction costs by $29,738.44 for the purpose of constructing manhole sumps at four project outfall locations.

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 Change Order #1 in the total amount of $29,738.44 for North Valley, Inc. to construct manhole sumps at four project outfall locations.

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 13th day of May, 2025.

Mayor

ATTEST:

City Clerk

CHANGE ORDER NO 1

Date: May 2, 2025
Project: High Point Street Reconstructions
City Improvement Project #25-05
Contractor: North Valley Inc
Award Date: April 22, 2025

Contract Modifications:

Item	MnDOT No.	Description	Unit	Estimated Quantity	CO UNIT PRICE	EXTENED TOTAL
C1	2106.602	DEWATERING	EA	2	$ 8,164.72	$ 16,329.44
C2	2506.503	DRAINAGE STRUCTURE DESIGN 48-4020 SUMP	LF	12	$ 753.25	$ 9,039.00
C3	2506.503	DRAINAGE STRUCTURE DESIGN 72-4020 SUMP	LF	4	$ 1092.50	$ 4,370.00
					TOTAL	$ 29,738.44

Cost of Change:

Original Contract Price: **$1,366,954.88**
Previous Change Orders: **$0.00**
Change in Contract Price due this Change Order: **$29,738.44**
Total Contract Price including this Change Order: **$1,396,693.32**

This document will become a supplement to the contract and all provisions will apply hereto.

Recommended: _____ City Engineer — 5/6/2025 Date

Approved by: _____ City Administrator — _____ Date

Accepted: _____ Contractor — _____ Date

CHANGE IN CONTRACT TIME
Due to this change, the Contract Time:

- ☐ is Increased by ☐ ____ Working Days
- ☐ is Decreased by ☐ ____ Calendar Days
- ☒ is not changed.
- ☐ May be revised if the work affected the controlling operation.

STORM SEWER TABULATION

STRUCTURE	STATION, OFFSET	STRUCTURE SIZE DIA. (IN.)	CASTING TYPE	RIM ELEV.	INVERT ELEV.	SUMP ELEV.	BUILD HEIGHT	INVERT DIRECTION	PIPE DIA. (IN.)	PIPE MATERIAL	PIPE GRADE (%)	PIPE LENGTH (LF)	STRUCTURE 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	17	CBMH3
FES4	18+42.12, 38.527 L	18	TG	N/A	869.55	N/A	N/A	SW	18	RCP	-1.00	22	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	872.42	868.46	864.46	7.96	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	872.42	868.53	868.53	3.89	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	876.67	873.21	873.21	3.46	N	15	RCP	-2.00	24	CBMH6
CBMH5	18+34.44, 11.792 L	48	R-3501TB	873.91	869.83	865.83	8.08	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	876.67	872.64	872.64	4.03	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	872.09	8.53	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	888.50	885.44	885.44	3.06	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	888.50	885.82	885.82	2.68	W	15	RCP	-1.00	28	CBMH14
CBMH16	5+75.00, 14.042 R	48	R-3246AL	889.22	886.36	886.36	2.86	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	889.22	886.60	886.60	2.62	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	84	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	877.47	873.42	869.42	8.06	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	877.47	873.80	873.80	3.68	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	877.49	874.14	874.14	3.35	S	15	RCP	-3.00	8	CBMH27

DATE	REVISION
05/02/25	ADDED MANHOLE SUMPS

May 02, 2025 - 8:32am
C:\Engineering\AutoCad Dwgs\Projects A-M\High Point Recon. 25-05\Plan Drawings\25-05 Alignment Layout.dwg

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

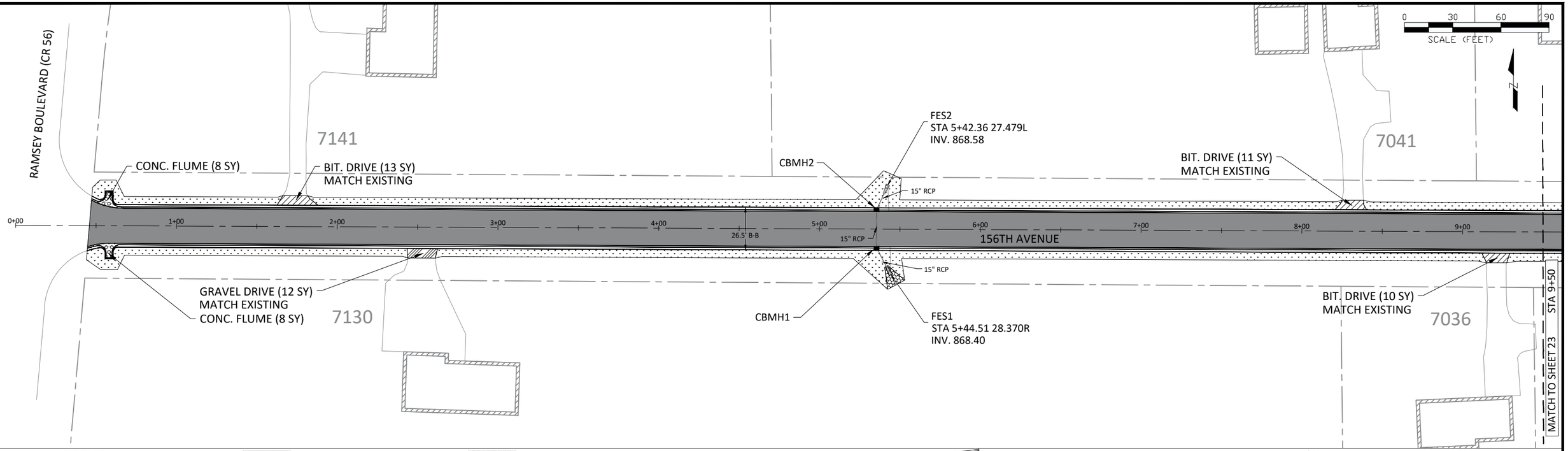
JOE FERIANCEK
Date 03/17/25 Lic. No. 57095

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

TABULATIONS

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

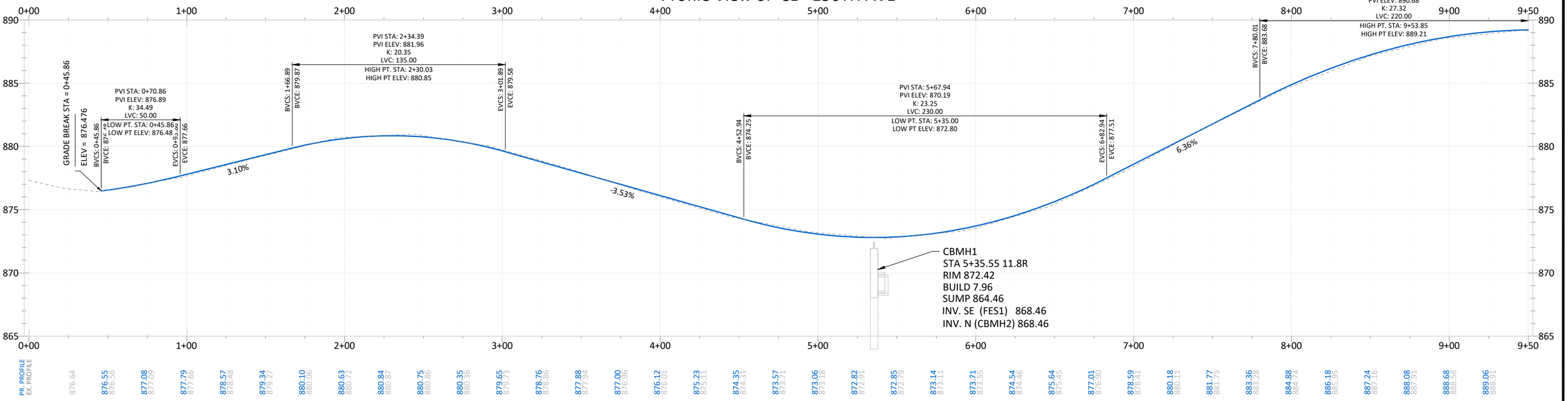


LEGEND

- 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
- PR. FLARED END SECTION

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.

Profile View of CL - 156TH AVE



PR. PROFILE	876.64	876.55	877.08	877.79	878.57	879.34	880.10	880.63	880.84	880.75	880.35	879.65	878.76	877.88	877.00	876.12	875.23	874.35	873.57	873.06	872.82	872.85	873.14	873.71	874.54	875.64	877.01	878.59	880.18	881.77	883.36	884.88	886.18	887.24	888.08	888.68	889.06
EX. PROFILE		876.56	877.09	877.66	878.48	879.27	880.06	880.72	880.87	880.86	880.36	879.73	878.86	877.94	876.96	876.01	875.11	874.31	873.71	873.18	872.91	872.79	873.11	873.55	874.46	875.45	876.90	878.41	880.11	881.75	883.28	884.74	885.95	887.16	887.91	888.58	888.91

DATE	REVISION
05/02/25	ADDED MANHOLE SUMPS

May 02, 2025 - 8:27am
I:\Engineering\AutoCad Dwgs\Projects A-M\High Point Recon. 25-05\Plan Drawings\25-05 Street Improvements.dwg

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

JOE FERIANCEK
Date 03/17/25 Lic. No. 57095

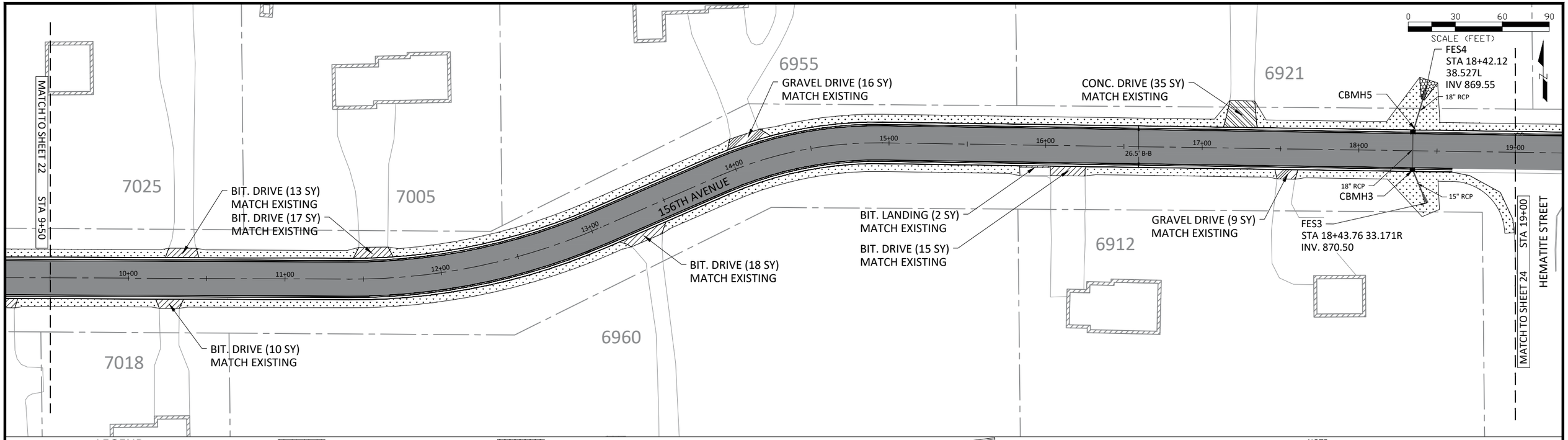
DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	03/17/25
CHECKED BY:	JJF	FILE:	25-05

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

SHEET 22 OF 55 SHEETS

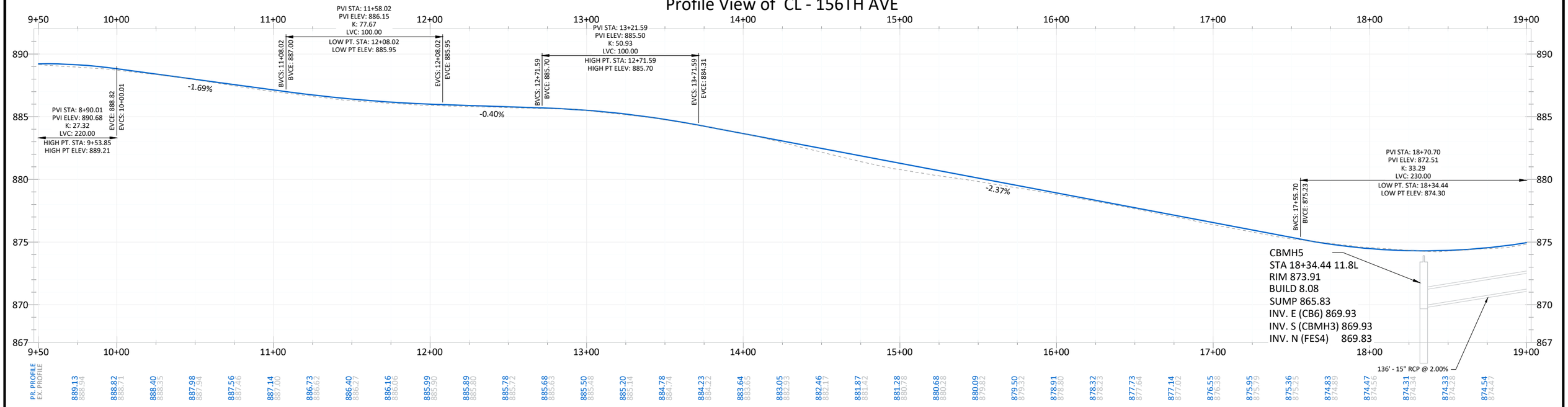


LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- B618 CURB & GUTTER
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- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
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- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- PR. FLARED END SECTION

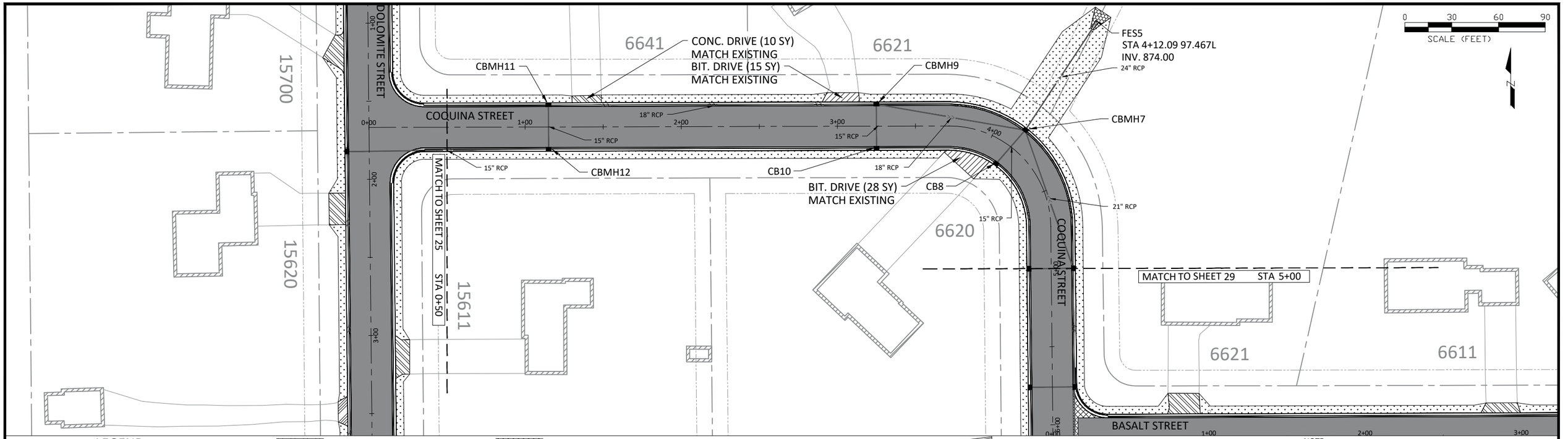
NOTE:
1. STREET WIDTHS ARE 31' B-B UNLESS OTHERWISE NOTED.
2. TYPICAL SECTION SEE SHEET 05.
3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

Profile View of CL - 156TH AVE



PR. PROFILE / EX. PROFILE

| | | |

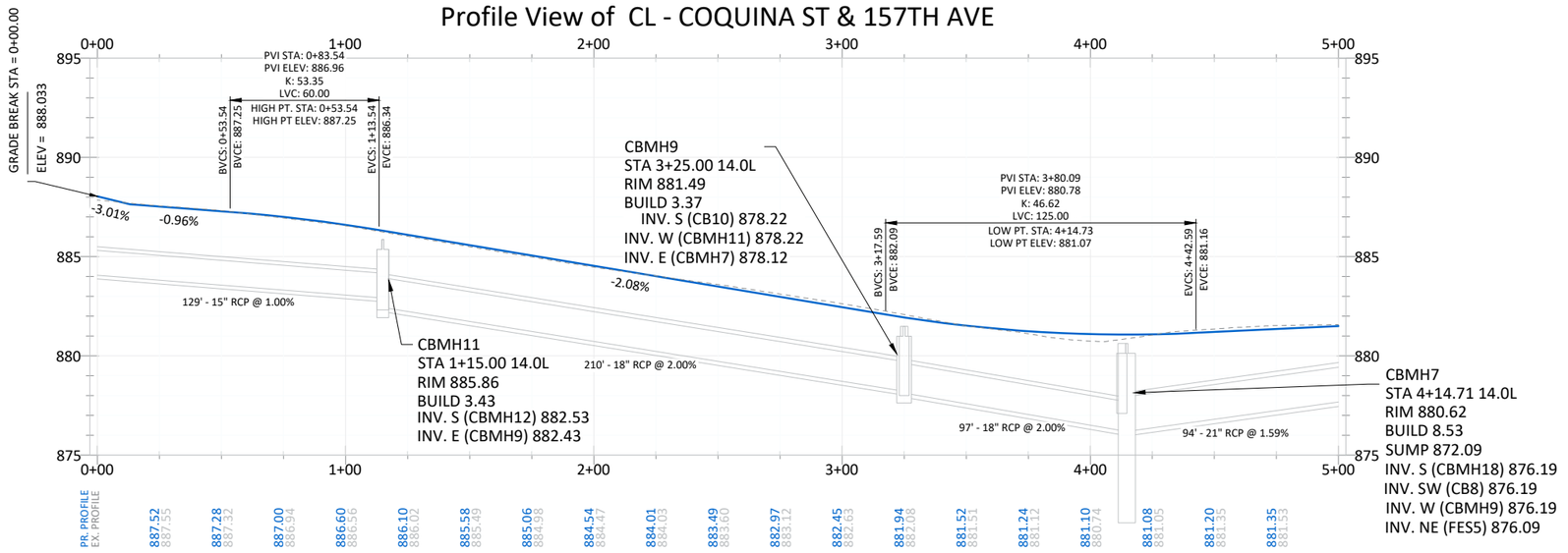


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4. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

Profile View of CL - COQUINA ST & 157TH AVE



DATE	REVISION
05/02/25	ADDED MANHOLE SUMPS

May 02, 2025 - 8:23am
G:\Engineering\AutoCad Dwgs\Projects A-M\High Point Recon. 25-05\Plan Drawings\25-05 Street Improvements.dwg

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

JOE FERIANCEK
Date 03/17/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/17/25
CHECKED BY:	JJF	FILE: 25-05

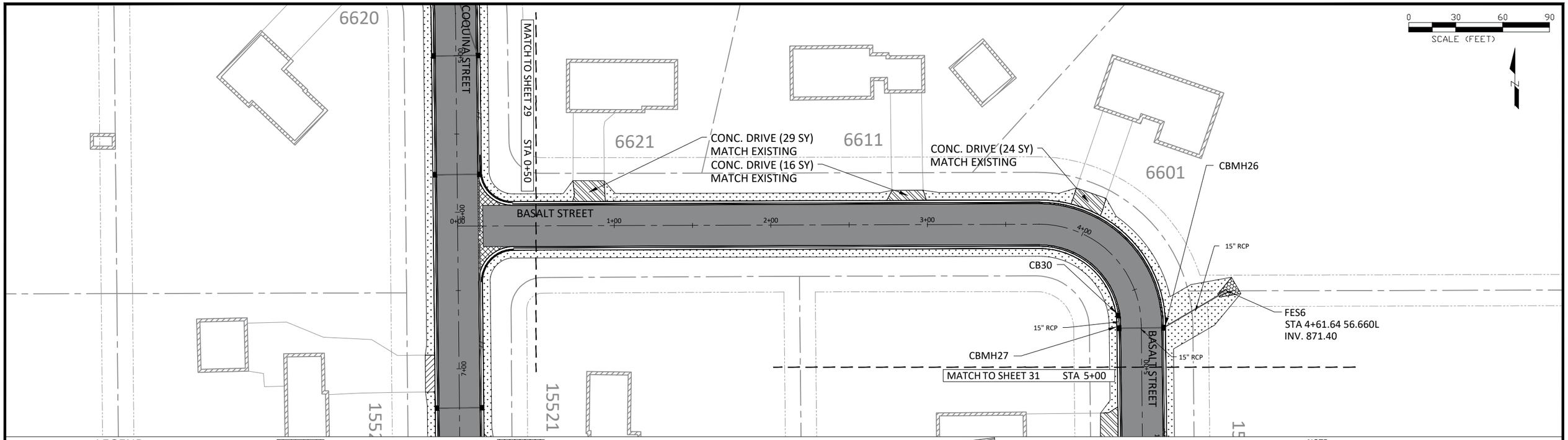
City of RAMSEY

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

SHEET 28 OF 55 SHEETS

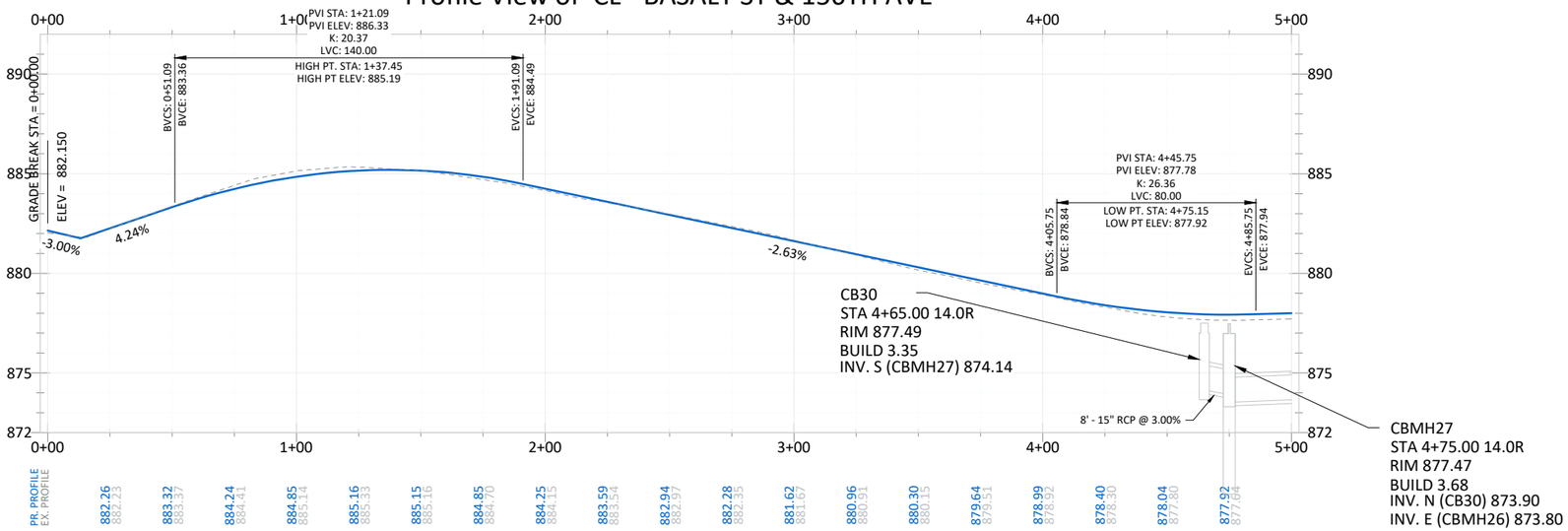


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Profile View of CL - BASALT ST & 156TH AVE



DATE	REVISION
05/02/25	ADDED MANHOLE SUMPS

May 02, 2025 - 8:32am
E:\Engineering\AutoCad Dwgs\Projects A-M\High Point Recon. 25-05\Plan Drawings\25-05 Street Improvements.dwg

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

JOE FERIANCEK
Date 03/17/25 Lic. No. 57095

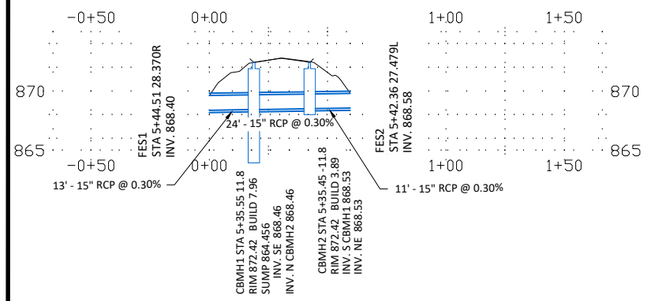
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 03/17/25
CHECKED BY:	JJF	FILE: 25-05

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

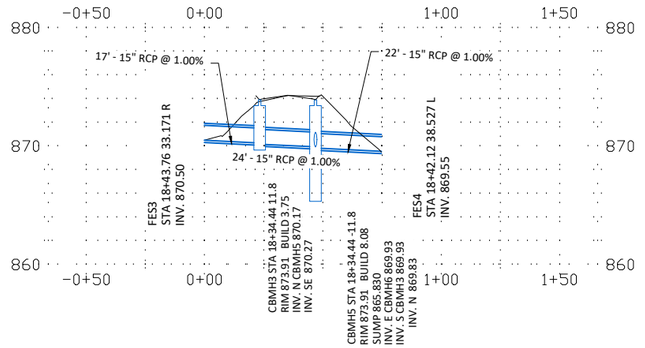
STREET CONSTRUCTION

HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

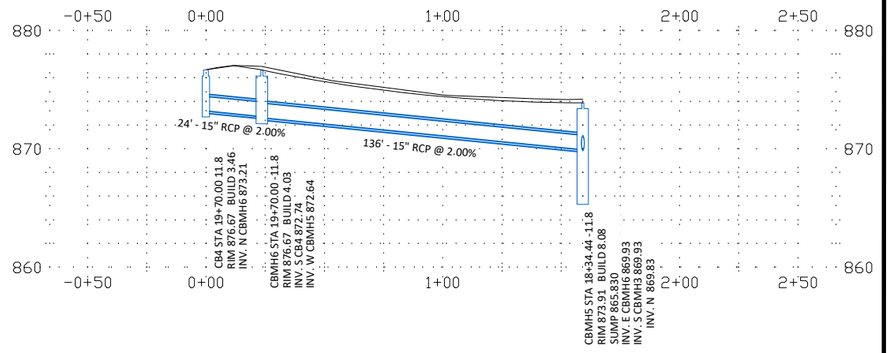
Profile View of FES1 - FES2



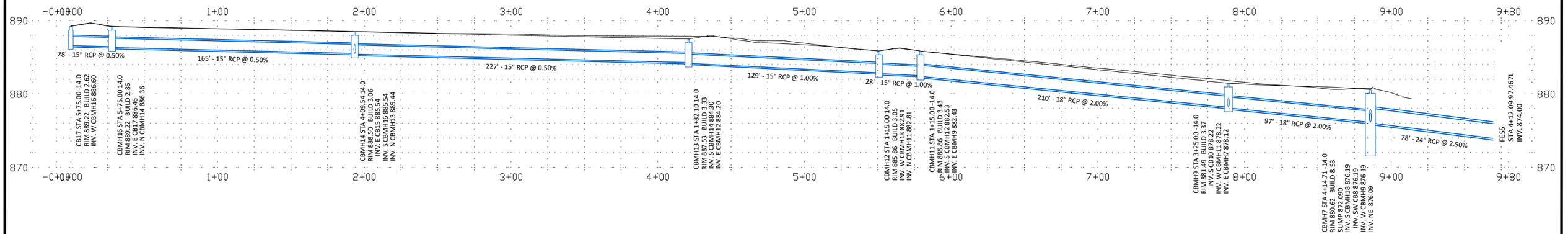
Profile View of FES3 - FES4



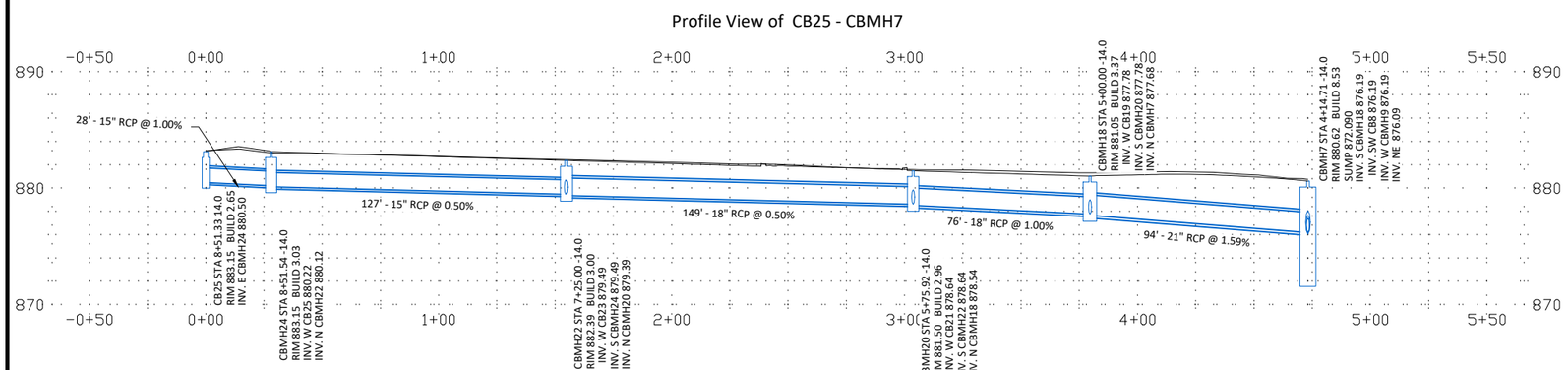
Profile View of CB4 - CBMH5



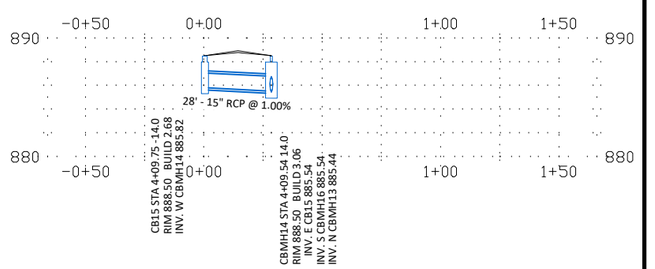
Profile View of CB17 - FES5



Profile View of CB25 - CBMH7



Profile View of CB15 - CBMH14



DATE	REVISION
05/02/25	ADDED MANHOLE SUMPS

May 02, 2025 - 8:51am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Ferlancek

JOE FERLANCEK
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

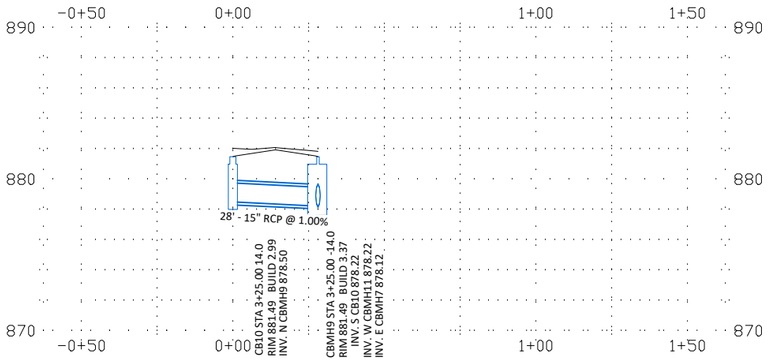
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STORM SEWER PROFILES

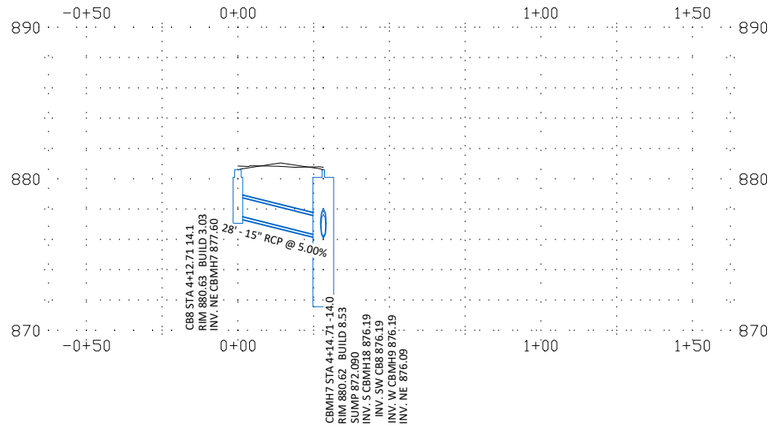
HIGH POINT STREET RECONSTRUCTIONS
CITY PROJECT NO. 25-05
CITY OF RAMSEY, MINNESOTA

SHEET 34 OF 55 SHEETS

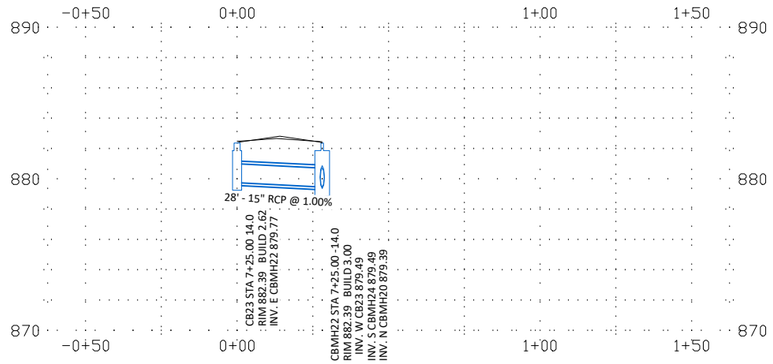
Profile View of CB10 - CBMH9



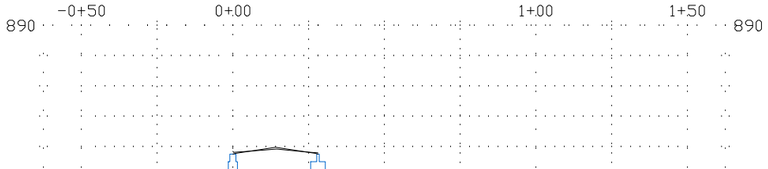
Profile View of CB8 - CBMH7



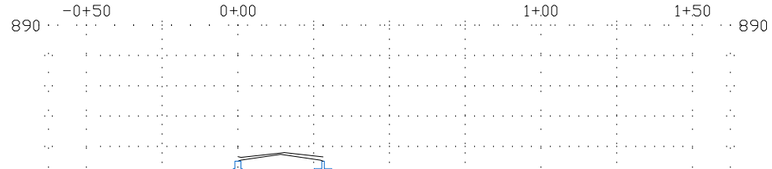
Profile View of CB23 - CBMH22



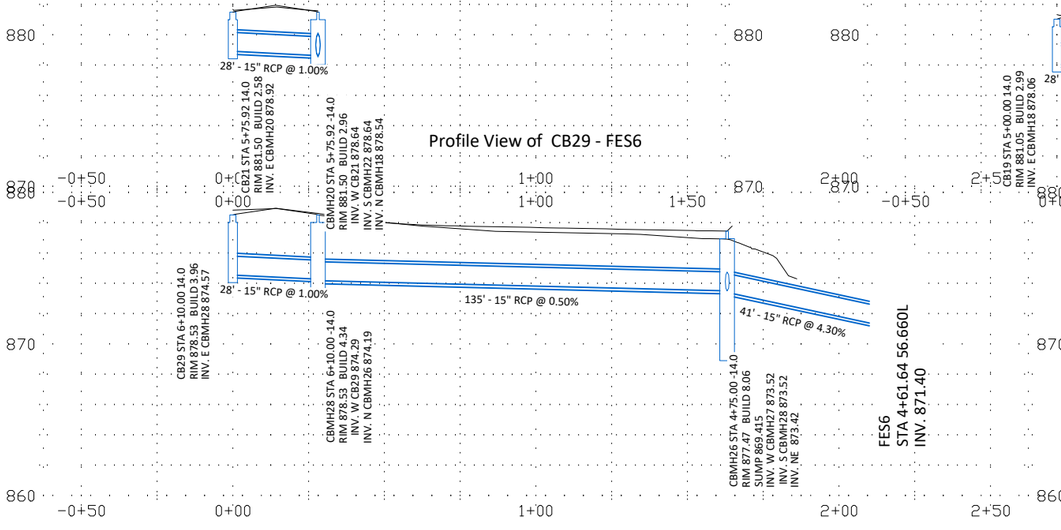
Profile View of CB21 - CBMH20



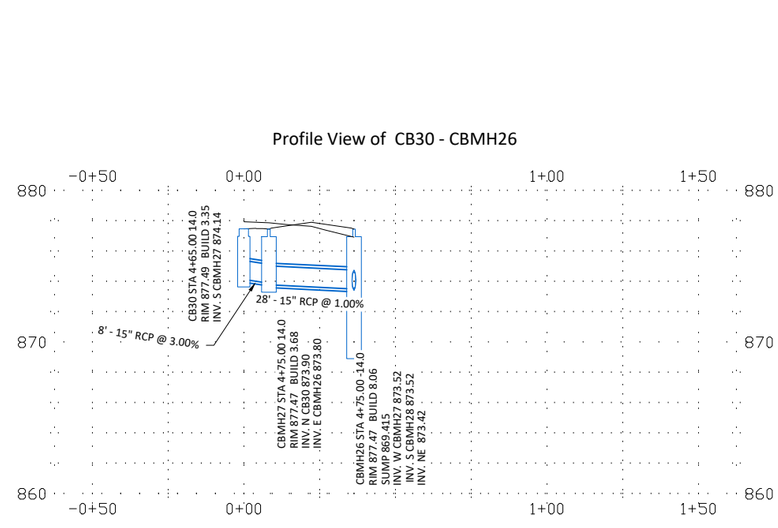
Profile View of CB19 - CBMH18



Profile View of CB29 - FES6



Profile View of CB30 - CBMH26



DATE	REVISION
05/02/25	ADDED MANHOLE SUMPS

May 02, 2025 - 8:30am
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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

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

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-101 Accepting Geotechnical Proposals for 2026 Pavement Management Program Projects

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-101 accepting geotechnical proposals for 2026 Pavement Management Program Projects.

Background:

Geotechnical reports inform staff of subsoil conditions, which is essential when designing the pavement section for the reconstructed streets. Also included are groundwater elevations and support capabilities of the soils for utilities and trenches, as well as associated backfilling recommendations.

Staff sent requests for proposals to six (6) firms, the quotes received are shown below.

Contractor	IP 26-01	IP 26-02	IP 26-03	IP 26-04	IP 26-05	IP 26-06	IP 26-07
American Engineering Technologies	$11,400.00	$11,700.00	$20,750.00	$40,950.00	$18,750.00	$9,200.00	$26,300.00
Braun Intertec	$12,697.96	$13,251.00	$14,833.94	$29,523.20	$13,350.94	$7,652.00	$19,196.80
Chosen Valley Testing, Inc.	$6,070.00	$6,100.00	$9,880.00	$19,390.00	$7,950.00	$4,725.00	$12,660.00
Haugo Geotechnical Services	$8,072.00	$10,290.00	$13,110.00	$24,990.00	$11,102.00	$6,590.00	$16,230.00
Independent Testing Technologies	**$5,260.00**	**$5,430.00**	**$7,715.00**	**$15,175.00**	**$6,825.00**	**$3,855.00**	**$9,895.00**

Independent Testing Technologies (ITT) submitted the lowest responsible quote for all seven improvement projects for a total amount of $54,155.00. ITT is required to complete their work per the schedule outlined in the request for proposal, which will allow staff to complete design work for these improvements in time for later winter 2025 / early spring 2026 bidding.

Notification:

Notification letters will be sent out to impacted residents to inform them of the geotechnical soil boring crews working in their neighborhood.

Time Frame/Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #25-101 accepting geotechnical proposals for 2026 Pavement Management Program Projects.

Funding Source:

Funding for this work is proposed to come from Pavement Management Funds.

Recommendation:

Staff recommends adopting Resolution #25-101 accepting geotechnical proposals for 2026 Pavement Management Program Projects.

Outcome/Action:

Adopt Resolution #25-101 accepting geotechnical proposals for 2026 Pavement Management Program Projects.

Attachments

Res 25-101

2026 Geo RFP

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/07/2025 02:23 PM
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Joe Feriancek		Started On: 05/05/2025 10:20 AM
Final Approval Date: 05/08/2025		

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

RESOLUTION #25-101

RESOLUTION ACCEPTING GEOTECHNICAL PROPOSALS FOR 2026 PAVEMENT MANAGEMENT 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 173rd Avenue and 175th Avenue between Armstrong Boulevard (CSAH 83) and Nowthen Boulevard (CSAH 5) is proposed to be milled and overlaid in 2026; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-044, adopted February 25, 2025, the City Engineer prepared request for proposals for geotechnical reports for 2026 pavement management projects; and

WHEREAS, request for proposals were submitted to six (6) firms for the purpose of obtaining quotes for completing the proposed geotechnical services; and

WHEREAS, the geotechnical quotes received are tabulated below; and

Contractor	IP 26-01	IP 26-02	IP 26-03	IP 26-04	IP 26-05	IP 26-06	IP 26-07
American Engineering Technologies	$11,400.00	$11,700.00	$20,750.00	$40,950.00	$18,750.00	$9,200.00	$26,300.00
Braun Intertec	$12,697.96	$13,251.00	$14,833.94	$29,523.20	$13,350.94	$7,652.00	$19,196.80
Chosen Valley Testing, Inc.	$6,070.00	$6,100.00	$9,880.00	$19,390.00	$7,950.00	$4,725.00	$12,660.00
Haugo Geotechnical Services	$8,072.00	$10,290.00	$13,110.00	$24,990.00	$11,102.00	$6,590.00	$16,230.00
Independent Testing Technologies, Inc.	$5,260.00	$5,430.00	$7,715.00	$15,175.00	$6,825.00	$3,855.00	$9,895.00

WHEREAS, the quote of Independent Testing Technologies, Inc. in the total amount of $54,155.00 for the geotechnical report of IP 2-01, IP 26-02, IP 26-03, IP 26-04, IP 26-05, IP 26-06 and IP 26-07 for said services in accordance with the prepared proposal is the lowest responsible quote and their quote 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 Independent Testing Technologies, Inc. for said geotechnical services 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 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

REQUEST FOR PROPOSAL
PAVEMENT MANAGEMENT PROGRAM
2026 PROJECTS
Geotechnical Reports
City of Ramsey

ISSUE DATE
April 2, 2025

PROPOSAL MUST BE RECEIVED BY:
4:00 p.m. on Friday, May 2, 2025

EMAIL PROPOSAL TO:
sdamjanovich@cityoframsey.com
or
DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Stacie Damjanovich
763-433-9895

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

1. IP 26-01 MSA Bunker Lake Boulevard Reconstruction
    a. Bunker Lake Blvd between Jackal St and Armstrong Blvd (CSAH 83)
    b. Project is approximately 0.47 miles in total length; ADT 714; Speed Limit 40 mph
        i. 28-feet wide, no existing parking lanes
        ii. Municipal sewer and water exist
    c. Scope of work includes:
        i. Seven (7) soil borings to a depth of 12-feet per the attached exhibit
            1. SB's on either side of median within 100 feet of Armstrong Blvd
        ii. Seven (7) pavement cores
        iii. Two (2) soil borings to a depth of 6-feet per the attached exhibit
            1. 6 to 10-feet south of existing pavement in ditch
        iv. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. MSA Road requires 10-ton pavement design
                a. Typically, City would do an FDR on this type of road
                b. Project will likely include converting to shared center lane, with additional EB lane added south of existing pavement
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of utilities
            5. Recommendations for management of groundwater for design of structures and pavements

2. IP 26-02 2026 MSA Overlay Improvements
    a. 173rd Avenue between Puma Street and Iguana Street
    b. Project area is approximately 0.48 miles in length; ADT 928; Speed Limit 55 mph
        i. 31-feet wide rural, minimal shoulders
        ii. No municipal utilities exist or are proposed
            1. Crossing culvert at county ditch proposed
    c. Scope of work includes:
        i. Ten (10) soil borings to a depth of 10-feet per the attached exhibit
        ii. Ten (10) pavement cores
        iii. A standard geotechnical report including construction feasibility for pavement section and soil corrections
            1. MSA Road requires 10-ton pavement design
                a. Project will likely include soil corrections
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of utilities
            5. Recommendations for management of groundwater for design of structures and pavements

3. IP 26-03 Carol-Rose Acres & Sports Haven Street Reconstructions
    a. Subdivision is generally located west of Variolite Street between 163rd Lane & 166th Avenue
        i. Streets are approximately 1.20 miles in total length
            1. 24-feet wide rural section
            2. No municipal sewer and water in the area, not proposed
                a. Project will include replacing storm sewer culverts
        ii. Scope of work includes:
            1. Eighteen (18) soil borings to a depth of 10-feet per the attached exhibit
            2. Eighteen (18) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Streets require a 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of storm sewer pipes and structures
            5. Recommendations for management of groundwater for design of structures and pavements

4. IP 26-04 Countryside Estates Street Reconstructions
    a. Subdivision is generally located east of Armstrong Boulevard (CSAH 83) north of 173rd Avenue
        i. Streets are approximately 3.17 miles in total length
            1. 24-feet wide rural section
            2. No municipal sewer and water in the area, not proposed
                a. Project will include replacing storm sewer culverts
        ii. Scope of work includes:
            1. Forty (40) soil borings to a depth of 10-feet per the attached exhibit(s)
            2. Forty (40) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Streets require a 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of storm sewer pipes and structures
            5. Recommendations for management of groundwater for design of structures and pavements

5. IP 26-05 Flintwood Hills 2nd & 3rd Street Reconstructions
    a. Subdivision is generally located east of Dysprosium Street between CSAH 116 and CSAH 5
        i. Streets are approximately 0.83 miles in total length
            1. 30-feet wide urban section
            2. Municipal sewer and water exist in the area
        ii. Scope of work includes:
            1. Fourteen (14) soil borings to a depth of 12-feet per the attached exhibit
            2. Fourteen (14) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Streets require a 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for utility support and design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of storm sewer pipes and structures
            5. Recommendations for management of groundwater for design of structures and pavements

6. IP 26-06 Riverside West Street Reconstructions
    a. Subdivision is generally located along Dolomite Street and 137th Avenue south of Riverdale Drive
        i. Streets are approximately 0.28 miles in total length
            1. 31-feet wide urban section
            2. Municipal sewer and water exist in the area
        ii. Scope of work includes:
            1. Five (5) soil borings to a depth of 15-feet per the attached exhibit
            2. Five (5) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Streets require a 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for utility support and design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of storm sewer pipes and structures
            5. Recommendations for management of groundwater for design of structures and pavements

7. IP 26-07 Section 01 Unplatted Street Reconstructions
    a. Subdivision is generally located west of CSAH 7 south of 179th Lane (CR 27)
        i. Streets are approximately 1.44 miles in total length
            1. 24-feet wide rural section
            2. No municipal sewer and water in the area, not proposed
                a. Project will include replacing storm sewer culverts
        ii. Scope of work includes:
            1. Twenty-four (24) soil borings to a depth of 10-feet per the attached exhibit(s)
            2. Twenty-four (24) pavement cores
        iii. A standard geotechnical report including construction feasibility for public utilities and pavement section
            1. Streets require a 7-ton pavement design
                a. Typically, City would do an FDR or full reconstruction
            2. Logs of soil borings with descriptions of nomenclature used for defining the site soils
            3. Estimated subgrade support strength parameters for design of the bituminous roadway and recommendations for soil corrections; Design R-Value estimate
            4. Recommendations for earthwork associated with installation of storm sewer pipes and structures
            5. Recommendations for management of groundwater for design of structures and pavements

SOIL BORING REQUIREMENTS: Soil borings to a depth called out above will be taken at stationing shown on the attached "Boring Hole Location" exhibits. Soil borings will alternate between drive lanes as practical. Cores of the existing bituminous pavement will be required. Cores will be taken to verify thickness and structural integrity of the existing pavement and base. Pictures of the cores will be included in the final report. Any additional depth beyond depth called out will be paid per lineal foot. The Contractor must perform sufficient survey work to locate holes approximately 5 feet horizontally and approximately 0.5 feet vertically. The Contractor is responsible for locating all utilities prior to starting boring operations.

SOIL BORING LOG REQUIREMENTS: A field boring log will be prepared by the Contractor for each boring with a copy included in the final report. The field boring logs will include;

- The project identification number
- Location of the boring referenced by centerline stationing
- Boring log number
- Method of drilling and sampling, diameter of bore hole
- Date, name of driller and crew
- Ground surface elevation and ground water elevation measured to the nearest 0.5 feet
- Definition of all symbols that are not otherwise self-explanatory
- Classification, thickness, color, moisture condition (dry, moist, wet, saturated), composition and degree of compactness
- Field number of any samples taken, type of sample and depth taken
- Depth at which obstacles were encountered in advancing the boring
- Any other unusual conditions encountered during drilling and sampling

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 Geotechnical Reports must be delivered to the City by the date identified on the Proposal Form.

PROPOSAL SUBMITTAL: An itemized quote 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. Friday, May 2, 2025.** Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Stacie Damjanovich, Engineering Administrative Assistant. E-mail quotes will be accepted and may be sent to SDamjanovich@cityoframsey.com.

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 8:00 p.m., Monday through Friday.

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

SPECIFICATIONS: 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.

TRAFFIC CONTROL: All traffic control devices and layouts shall conform and be installed in accordance to the latest addition of the Minnesota Temporary Traffic Control Field Manual.

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 AWARD: The City will award each individual project to the lowest proposal, rather than the lowest combined total of all six proposals.

BASIS OF PAYMENT: Payment shall be made for the work on the basis specified below. The cost of any additional labor, materials, permits, tools and supplies which have not been specifically identified in this section for payment, but required to complete the project as per the plans and specifications shall be considered incidental to the project.

Mobilization – Payment shall be made on a lump sum basis for the mobilization of equipment.

Geotechnical Report – Payment shall be made on a lump sum basis as compensation for all development of the geotechnical report meeting the requirements outlined in this RFP.

Soil Boring – Payment shall be made on a per each basis as compensation for all equipment, material and labor costs required for the soil boring and all required documentation of soil borings as outlined in this RFP. Pavement Cores are incidental to the soil boring pay item.

Soil Boring Additional Depth – Payment shall be made on a per lineal foot basis as compensation for all equipment, material and labor costs required for soil boring at depth beyond depth as stated in the introduction. The cost of meeting any Minnesota Department of Health requirement for abandonment of geotechnical soil bore holes, including holes deeper than 15-feet are incidental to this pay item.

Traffic Control – Payment shall be made on a lump sum basis as compensation for all equipment, material, and labor costs required for the installation and maintenance of traffic control measures (signage, barricades, flashers, flaggers, etc.), as directed by the Engineer, for any local traffic disruptions or temporary closures.

PROPOSAL

This proposal is submitted to the City of Ramsey for Pavement Management Program 2026 Projects Geotechnical Reports. That _____ accepts the terms and conditions herein and agrees to deliver the final Geotechnical Report(s) to the City by the date(s) provided below, and to complete all work described herein for the following unit prices:

IP 26-01 MSA BUNKER LAKE BOULEVARD RECONSTRUCTION

(Report Due August 1, 2025)

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	9	_____	_____
4	Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

IP 26-02 2026 MSA OVERLAY IMPROVEMENTS

(Report Due August 29, 2025)

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	10	_____	_____
4	Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

IP 26-03 CAROL-ROSE ACRES & SPORTS HAVEN STREET RECONSTRUCTIONS

(Report Due September 30, 2025)

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	18	_____	_____
4	Soil Boring Additional Depth Beyond 15-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

IP 26-04 COUNTRYSIDE ESTATES STREET RECONSTRUCTIONS
(Report Due August 1, 2025)

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	40	_____	_____
4	Soil Boring Additional Depth Beyond 10-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

IP 26-05 FLINTWOOD HILLS 2ND & 3RD STREET RECONSTRUCTIONS
(Report Due September 30, 2025)

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	14	_____	_____
4	Soil Boring Additional Depth Beyond 10-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

IP 26-06 RIVERSIDE WEST STREET RECONSTRUCTIONS
(Report Due September 30, 2025)

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	5	_____	_____
4	Soil Boring Additional Depth Beyond 10-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

IP 26-07 SECTION 01 UNPLATTED STREET RECONSTRUCTIONS
(Report Due August 29, 2025)

Item No.	Item Description	Unit	Quantity	Price	Extension
1	Mobilization	LS	1	_____	_____
2	Geotechnical Report	LS	1	_____	_____
3	Soil Borings	EA	24	_____	_____
4	Soil Boring Additional Depth Beyond 10-feet	LF	1	_____	_____
5	Traffic Control	LS	1	_____	_____

Total Proposal (Lines 1-5) _____

Contractor Name _____

Owner or representative _____

Phone(s) _____

E-mail _____

Signature _____

Date _____



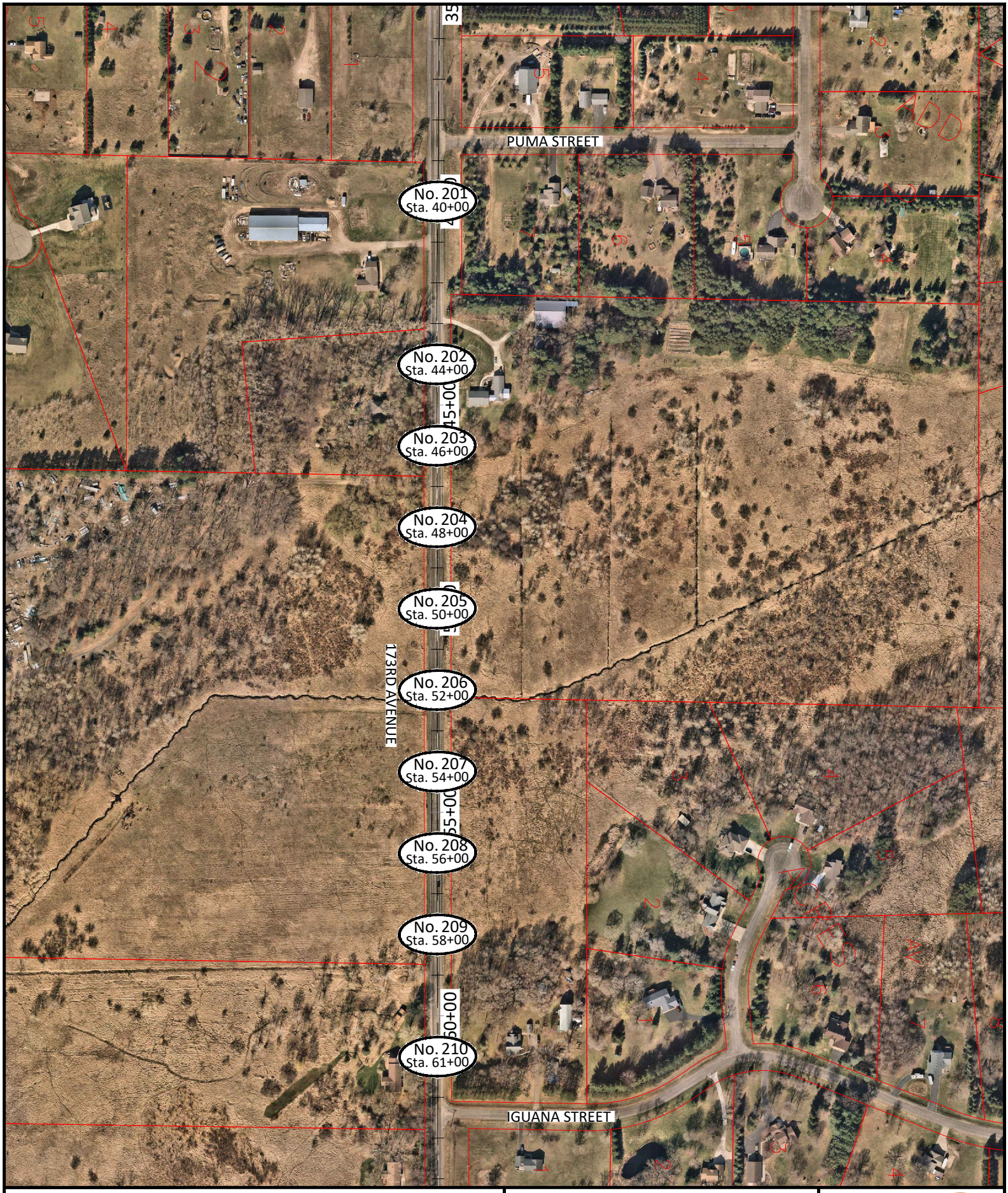
IP 26-01
BUNKER LAKE BOULEVARD
SOIL BORING MAP

0 150 300 450

SCALE (FEET)

N

City of RAMSEY



IP 26-02
2026 MSA OVERLAY IMPROVEMENTS
SOIL BORING MAP

0 300 600 900

SCALE (FEET)

N

City of RAMSEY



IP 26-03
CAROL-ROSE ACRES & SPORTS HAVEN
SOIL BORING MAP

0 125 250 475
SCALE (FEET)

N

City of RAMSEY



IP 26-04
COUNTRYSIDE ESTATES
SOIL BORING LOCATION MAP
(1 OF 3)

0 150 300 450
SCALE (FEET)

N

City of RAMSEY



IP 26-04
COUNTRYSIDE ESTATES
SOIL BORING LOCATION MAP
(2 OF 3)

0 150 300 450
SCALE (FEET)

N

City of RAMSEY



IP 26-04
COUNTRYSIDE ESTATES
SOIL BORING LOCATION MAP
(3 OF 3)

0 150 300 450
SCALE (FEET)

N

City of RAMSEY



IP 26-05
FLINTWOOD HILLS 2ND & 3RD
SOIL BORING MAP

0 150 300 450
SCALE (FEET)

N

City of RAMSEY



IP 26-06
RIVERSIDE WEST
SOIL BORING LOCATION MAP

0 75 150 225
SCALE (FEET)

N

City of RAMSEY



IP 26-07
SECTION 01 UNPLATTED S/O CR 27
SOIL BORING LOCATION MAP
(1 of 2)

0 100 200 300
SCALE (FEET)

N

City of RAMSEY



IP 26-07
SECTION 01 UNPLATTED S/O CR 27
SOIL BORING LOCATION MAP
(2 of 2)

0 100 200 300
SCALE (FEET)

N

City of RAMSEY

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-102 Awarding Construction Staking Contract for High Point Street Reconstructions, Improvement Project #25-05

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-102 awarding construction staking contract for High Point Street Reconstructions, Improvement Project #25-05.

Background:

On April 22, 2025, City Council adopted Resolution #25-071, awarding a construction contract to North Valley, Inc. for the High Point Street Reconstructions, Improvement Project #25-05.

Construction staking is essential to the construction of said improvements, and City Staff does not have the capacity to perform construction staking in-house.

Hakanson Anderson submitted a proposal for construction staking and as-built survey of the proposed improvements for a total amount of $28,800.00.

City Staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of Staff's normal duties.

Notification:

Notifications are not required as part of this case.

Time Frame/Observations/Alternatives:

Adopt Resolution #25-102 awarding construction staking contract for High Point Street Reconstructions, Improvement Project #25-05.

Funding Source:

On April 22, 2025, City Council adopted Resolution #25-071 awarding a construction contract to North Valley, Inc. for the High Point Street Reconstructions, Improvement Project #25-05, in the bid amount of $1,366,954.38. Adding indirect costs in the amount of 23-percent, the total project costs are $1,681,353.89.

Hakanson Anderson submitted a proposal for construction staking and as-built survey of the proposed improvements for a total amount of $28,800.00. These services are included in the indirect project costs and are proposed to be paid for with Pavement Management Funds and Storm Sewer Utility Funds.

Recommendation:

Staff recommends adopting Resolution #25-102 awarding construction staking contract for High Point Street Reconstructions, Improvement Project #25-05.

Outcome/Action:

Motion to adopt Resolution #25-102 awarding construction staking contract for High Point Street Reconstructions, Improvement Project #25-05.

Attachments

Res 25-102

HAA Staking Proposal

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/07/2025 01:56 PM
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Joe Feriancek		Started On: 05/05/2025 10:17 AM
Final Approval Date: 05/08/2025		

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

RESOLUTION #25-102

RESOLUTION AWARDING A CONSTRUCTION STAKING 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, pursuant to Ramsey City Council Resolution #25-071, adopted April 22, 2025, a contract was awarded to North Valley, Inc. of Nowthen, Minnesota, in the amount of $1,366,954.38 for said improvements; and

WHEREAS, proposals were received for Construction Staking and As-Built Survey of $28,800.00 from Hakanson Anderson for said improvements.

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

1) The City Administrator is hereby authorized and directed to accept Hakanson Andersons proposal for construction staking for said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

Mayor

ATTEST:

City Clerk

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860
www.haa-inc.com

45 YEARS

May 05, 2025 SENT VIA EMAIL: jferiancek@ci.ramsey.mn.us

Joe Feriancek
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Construction Staking Services – City of Ramsey Projects 25-05 High Point Reconstruction

Dear Mr. Feriancek:

Thank you for the opportunity to submit a proposal for our services on the above projects. I understand that the scope of our services is to provide construction-staking services as needed and directed.

SCOPE OF WORK

- Office setup and coordination
- Stake 2,805 LF of silt fence
- Stake the clearing and grubbing
- Stake driveway removals
- Stake storm structures, flared ends and 1,491 LF of storm sewer
- Stake 17,085 LF of curb and gutter
- Blue top roughly 8,800 feet of centerline every 100 feet for both top of subgrade and top of gravel as requested
- Stake 68 mailbox supports
- Miscellaneous items as requested
- As built survey of the storm sewer

Hourly Estimate…….……...…… $28,800.00

The above-mentioned hourly amount is based on survey control points being found in place, electronic files of necessary construction documents being available for our use and a one-time staking per item. Significant re-staking and services provided in addition to those proposed will be billed hourly per the attached standard fee schedule.

To better serve you, we request that final plans and specifications for new projects arrive in our office a minimum of five working days before staking is needed on site. After field staking has started on site, a two to three-day notice for return visits is requested. It is the contractor's responsibility to provide shop drawings or updated plans when applicable.

If this proposal meets with your approval, please sign the acceptance below and return a copy to our office. If you have any questions or need any further information, feel free to call at your convenience. 763-852-0486

Sincerely,
Hakanson Anderson Associates

Brian Person PLS
Vice President

ACCEPTANCE OF PROPOSAL: The above fees and conditions are satisfactory and hereby accepted. Hakanson Anderson Associates is authorized to do the work as specified. Invoices for the above work will be issued on a monthly basis and at the completion of the project. Payment for invoices will be due within thirty (30) days of the date of billing.

Accepted by: _____ Date: _____
Name/Title

CC Regular Session

Meeting Date: 05/13/2025

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

Title:

Adopt Resolution #25-111 Authorizing Replacement of 2009 Jetter-Vacuum Truck

Purpose/Background:

Purpose:

Staff is requesting City Council authorization to advance the purchase of a replacement jetter-vacuum combination truck from 2026 to 2025 to save a total of $72,417.

This is a companion case to the case on the City Council Work Session agenda. Therefore, depending on the direction provided by the City Council during work session, this case may be pulled.

Background:

The adopted 2024 - 2033 Capital Improvement Program includes a request to replace the 2009 jetter-vacuum combination truck, PW Unit #673, in year 2026. PW Unit #673 is used to clean various components of the city's sanitary sewer and storm sewer systems, including sewer pipes, sanitary sewer and stormwater lift stations, and stormwater hydrodynamic separator structures. It is also used to hydro-excavate utilities.

PW Unit #673 is generally used daily and is an emergency response vehicle. In the event of a sewer back-up, this is the first unit to be dispatched.

PW Unit #673 is 16 years old. To date, the city has spent $47,212.84 on repairs to this truck. Of this amount, $32,945.01 has been spent over the past 3 years. This unit is becoming less and less reliable and on multiple occasions in recent months, staff have had to drive the truck straight to the mechanic's area for repairs immediately after starting it.

Last year, the replacement of PW Unit #673 was moved up in the CIP from 2029 to 2026. At the time, staff anticipated a replacement cost of $850,000. However, staff since requested replacement quotes from 3 vendors and the lowest quote was $647,324 based on purchasing the truck in 2025. However, this vendor recently contacted staff and stated if the city waits to purchase a replacement jetter-vacuum combination truck until 2026, the purchase price will increase by $72,417. According to the vendor, the additional costs are two-fold including $36,917 in increased tariff costs, as well as a $35,500 chassis cost increase. Therefore, if the city waits until 2026 to purchase a replacement truck, the cost would increase to $719,741.

Attached is an equipment replacement rating sheet, which shows PW Unit #673 has a rating of 46 points. Generally, any piece of equipment rated with a point total of 28 or higher is replaced as soon as allowed.

Funding Source:

Per the attached pages from the adopted 2025 - 2034 CIP, the estimated cost to replace PW Unit #673 was $850,000 and of this amount $200,000 was proposed to be funded through stormwater funds and $650,000 was proposed to be funded through sanitary sewer funds.

Staff propose using the same funding split percentage for the replacement of PW Unit #673 in 2025 therefore at a total cost of $647,324 the funding sources would be $152,312 from stormwater funds and $495,012 from sanitary sewer funds.

Of the 3 vendors that provided quotes for purchasing a replacement for PW Unit #673, only one offered a trade-in in the amount of $10,000. Staff believe this salvage value is low and are checking with other cities to see if any are interested in purchasing PW Unit #673. If none are interested, staff recommend auctioning PW Unit #673 on the open market after receiving the replacement truck.

Recommendation:

Staff recommend adopting Resolution #25-111 authorizing the replacement of PW Unit #673 in 2025 to save the city $72,417 and allow for the timely replacement of a critical but unreliable piece of equipment.

Outcome/Action:

Adopt Resolution #25-111 authorizing staff to order a replacement jetter-vacuum truck for PW Unit #673 in 2025 by signing a letter of intent by May 31, 2025.

Attachments

Jetter Truck Replacement Rating

Jetter Truck CIP Sheets

Resolution 25-111

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:47 PM
Form Started By: Bruce Westby		Started On: 05/06/2025 09:21 AM
Final Approval Date: 05/08/2025		

(Handout 1 of 4)

Fleet CEP Points Replacement Guidelines

Factor	Points
Age 16 yrs. (16)	One point for each year of chronological age, based on in-service date.
Miles/Hours truck→ 22,644 (1) Pup→ 1,723 hrs. (9)	On Road Vehicles and Equipment one point for each 10,000 miles or one point for each 20,000 miles with 7 liter or larger size diesel engines Off Road Equipment one point for each 1000 hours of use on over 150 horsepower diesel engines or one point for each 200 hours of use on under 150 horsepower diesel engines
Type of Service Emerg. (5)	1, 3 or 5 points are assigned based on the type of service that vehicle receives. For instance, a police patrol car would be given a 5 because it is in severe duty service. In contrast, an administrative sedan would be given a 1.
Reliability (5)	Points are assigned as 1, 3, or 5 depending on the frequency that a unit was in for repairs last year. A 5 would be assigned to a unit that is in the shop three or more times per month on average, while a 1 would be assigned to a unit in the shop an average of once every three months or less.
Maintenance & Repair Costs 17% (4)	1 to 5 points are assigned based on total M&R costs (not including repair of accident damage). A 5 is assigned to a unit with life to date M&R costs equal to or greater than the vehicle's original purchase price, while a 1 is given to a unit with life to date M&R costs equal to 20% or less of its original purchase cost.
Condition (2)	This category takes into consideration body condition, rust, interior condition, accident history, anticipated repairs, etc. A scale of 0 to 5 points is used with 5 being poor condition.
Energy Efficiency (4)	0 to a maximum of 6 points are assigned based on energy efficiency categories. Points from each category are added together to get total points. • 2 for utilization or sharing across Fleet groups • 2 for right sizing of replacement unit • 1 for flex fuel unleaded compatible or bio diesel fuel compatible engines • 2 for hybrid, electric or alternative fuel engine • 2 for alternative power unit or anti idle technology

Point Ranges (46)		
Under 18 points	Condition I	Excellent
18 to 22 points	Condition II	Good
23 to 27 points	Condition III	Qualifies for replacement
28 points and above	Condition IV	Needs immediate consideration

Based on in-service date

Based on Class of Vehicle or Equipment by four different criteria

Based on Class of Vehicle or Equipment

Based on each individual Equipment # looking at the Closed Repair Order Count for (Last Year)
- 1 for 4 or less
- 2 for 5 to 15
- 3 for 16 to 25
- 4 for 26 to 35
- 5 for 36 or more

Based on each individual Equipment # comparing the Standard Maintenance Costs to the (Purchase Price + Non-Maintenance Costs)
- 1 for 20% or less
- 2 for 21% to 48%
- 3 for 49% to 75%
- 4 for 76% to 99%
- 5 for 100% or higher

This will be filled in by Fleet staff based on condition evaluation

These points are awarded based on the recommended replacement unit and will be filled in by Fleet staff

As an example of the application of the above points system, a five year old police patrol sedan has 90,000 miles, is in poor condition, has poor reliability, has repair costs equal to 70% of its purchase price and the replacement police sedan will be E85 compatible. Points would be assigned as follows:

- Age = 5 points
- Mileage = 9 points
- Type of service (severe) = 5 points
- Reliability = 5 points
- M&R costs = 3 points
- Condition = 5 points
- Energy Efficiency = 1 points
- Total = 33 points

Truck # 673 Vac Con Jetter Vac combo truck

Project Name	Department	Project #	Project Cost
Core Switch Replacement	*Capital Equipment*	*17-IT-009	**52,000**
Engineering Plotter Replacement	*Capital Equipment*	*17-IT-011	**10,000**
Replace Fire Duty Officer Vehicle (569)	*Capital Equipment*	*FIRE-570A	**50,000**
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680	*Capital Equipment*	*PW-680	**109,000**
Replace Unit 678 2013-1ton Truck w/ Plow Equipment	*Capital Equipment*	*PW-678A	**109,000**
Replace Unit #687 2015 Toolcat	*Capital Equipment*	*PW-687	**60,000**
Replace Unit #686 - 2015 Kubota Tractor	*Capital Equipment*	*PW-686	**129,000**
2025 Acadia Replaces 2016 Acadia #367	*Capital Equipment*	*POL-396	**48,000**
Virtual Server Refresh	*Capital Equipment*	*20-IT-001	**33,000**
Replace 2016- 1-ton truck Unit #692	*Capital Equipment*	*PW-692A	**109,000**
Replace 2009 Jetter/Vac Truck - Unit #673	*Capital Equipment*	*PW-673	**850,000**
Replace Fire-Administrative Captain Vehicle (333)	*Capital Equipment*	*FIRE-579	**50,000**
Replace Assistant Fire Chief Vehicle #571	*Capital Equipment*	*FIRE-566A	**50,000**
Replace Unit 672 - 2009 Sterling Single Axle Plow	*Capital Equipment*	*PW-737	**310,000**
Replace Mobile Computers	*Capital Equipment*	*FIRE-585	**40,000**
Replace Thermal Image Camera	*Capital Equipment*	*FIRE-586	**45,000**
Planning - New Rental Housing Inspection Vehicle	*Capital Equipment*	*GENGOV-008	**40,000**
2026 Ford Explorer replace 2021 Ford Explorer #312	*Capital Equipment*	*POL-391	**53,500**
2026 Ford Explorer Replace 2021 Dodge Charger #311	*Capital Equipment*	*POL-390	**53,500**
Unmanned Aerial Vehicle	*Capital Equipment*	*POL-425	**18,000**
PD Garage Floor Polymer System	*Municipal Buildings*	*25-BLDG-001	**38,100**
Playground Replacement Program	*Park Improvements*	*22-PARK-001	**100,000**
Outdoor Hockey Rinks	*Park Improvements*	*25-PARK-002	**400,000**
Annual MSA Pavement Marking Improvements	*Street Improvements*	*22-STR-001	**8,000**
Reconstruction Streets: Sports Haven	*Street Improvements*	*18-STR-003	**330,786**
Reconstruction Streets: Carol-Rose Acres	*Street Improvements*	*19-STR-011	**513,774**
Reconstruction Streets: Countryside Estates	*Street Improvements*	*19-STR-017	**2,231,046**
2026 Neighborhood Overlays	*Street Improvements*	*21-STR-014	**681,477**
Flintwood Hills 2nd & 3rd Street Reconstruction	*Street Improvements*	*21-STR-015	**1,168,308**
Section 01 Unplatted (S/O CR 27) Street Recon	*Street Improvements*	*23-STR-008	**1,013,472**
Riverside West Street Reconstruction	*Street Improvements*	*23-STR-009	**229,615**
2026 MSA Overlays	*Street Improvements*	*24-STR-001	**1,290,087**
MSA- Bunker Lake Boulevard (Jackal St/CR 83) Recon	*Street Improvements*	*24-STR-011	**826,965**
Refurbish Water Tower #2	*Water Utility*	*14-WTR-001	**1,000,000**
		Total for: Priority 1	**13,091,630**

Source	Project #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund-Property Tax Levy	*PW-605*				52,000							**52,000**
Replace 2019 Brush Chipper - Unit #605 Total		**0**	**0**	**0**	**52,000**	**0**	**0**	**0**	**0**	**0**	**0**	**52,000**
Replace Paver, Trailer, Roller												
General Fund-Property Tax Levy	*PW-660*			140,000								**140,000**
Replace Paver, Trailer, Roller Total		**0**	**0**	**140,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**140,000**
Replace 2007 Chevy Pickup: Unit #665												
General Fund-Property Tax Levy	*PW-665*		75,000									**75,000**
Replace 2007 Chevy Pickup: Unit #665 Total		**0**	**75,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75,000**
Replace 2007 International Water Truck: Unit #669												
General Fund-Property Tax Levy	*PW-669*		84,000									**84,000**
Sewer Utility Fund	*PW-669*		84,000									**84,000**
Storm Water Utility Fund	*PW-669*		84,000									**84,000**
Water Utility Fund	*PW-669*		84,000									**84,000**
Replace 2007 International Water Truck: Unit #669 Total		**0**	**336,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**336,000**
Replace 2009 Jetter/Vac Truck - Unit #673												
Sewer Utility Fund	*PW-673*		650,000									**650,000**
Storm Water Utility Fund	*PW-673*		200,000									**200,000**
Replace 2009 Jetter/Vac Truck - Unit #673 Total		**0**	**850,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**850,000**
Replace Unit 678 2013-1ton Truck w/ Plow Equipment												
General Fund-Property Tax Levy	*PW-678A*		103,000									**103,000**
Trade In/Resale Value	*PW-678A*		6,000									**6,000**
Replace Unit 678 2013-1ton Truck w/ Plow Equipment Total		**0**	**109,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**109,000**
Replace Unit 679 Area Mower (2020 Replaced)												
General Fund-Property Tax Levy	*PW-679A*			111,000								**111,000**
Replace Unit 679 Area Mower (2020 Replaced) Total		**0**	**0**	**111,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**111,000**
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680												
General Fund-Property Tax Levy	*PW-680*		109,000									**109,000**
Replace 2014-1Ton Truck w/ Plow Equipt: Unit #680 Total		**0**	**109,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**109,000**
Replace Unit #686 - 2015 Kubota Tractor												
General Fund-Property Tax Levy	*PW-686*		129,000									**129,000**
Replace Unit #686 - 2015 Kubota Tractor Total		**0**	**129,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**129,000**
Replace Unit #687 2015 Toolcat												
General Fund-Property Tax Levy	*PW-687*		60,000									**60,000**

Capital Improvement Plan

Ramsey, MN

Project #	PW-673
Project Name	Replace 2009 Jetter/Vac Truck - Unit #673

Total Project Cost	$850,000	Department	Capital Equipment
Type	Eqpt Replacement	Category	Capital Equipment
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	20 years		

Description

Replace the aging 2009 Jetter/Vac truck, unit #673 currently in CIP for 2029 and move to 2026

Justification

Truck #673 is 15 years old. This is an integral piece in the Sanitary Sewer maintenance program. During a sewer backup this is the first piece of equipment that is dispatched. We also clean 25% of our sewer system per year as required by the MPCA. The maintenance and repair costs have significantly risen since 2020, $32,945.01 to be exact. It is quickly becoming a not reliable vehicle to operate and maintain.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Furnishings/Equipment	0	850,000	0	0	0	0	0	0	0	0	**850,000**
Total	**0**	**850,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**850,000**

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Sewer Utility Fund	0	650,000	0	0	0	0	0	0	0	0	**650,000**
Storm Water Utility Fund	0	200,000	0	0	0	0	0	0	0	0	**200,000**
Total	**0**	**850,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	850,000

Sewer Utility Fund - Working Capital

	Actual 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Projected 2032	Projected 2033	Projected 2034
New Construction Units	50	50	100	25	25	25	25	25	25	25	25	25
Connection Charge	1,349	1,349	1,389	1,417	1,445	1,474	1,503	1,534	1,564	1,596	1,627	1,660
Beginning Balance	11,545,660	11,216,353	7,824,276	4,822,412	4,479,531	4,609,654	4,536,059	4,344,956	4,316,977	4,152,783	3,838,880	3,360,737
Utility Revenue												
From Utility Billings(sewer study)	1,986,513	2,285,920	2,335,216	2,381,920	2,429,559	2,478,150	2,527,713	2,578,267	2,629,833	2,682,429	2,736,078	2,790,799
WRITE DOWN INV TO MARKET VALUE												
Interest Earnings	850,112	56,082	39,121	24,112	22,398	23,048	22,680	43,450	43,170	41,528	38,389	33,607
SAC (1% of SAC Fee to Met Council)	7,952	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Connection Charges-Trunk	92,711	67,450	138,900	35,420	36,128	36,850	37,587	38,339	39,106	39,888	40,686	41,500
(see Construction units & Connection Charge Above)												
Operating Expense	(1,576,798)	(1,876,029)	(1,917,601)	(2,051,833)	(2,195,461)	(2,349,144)	(2,513,584)	(2,689,535)	(2,877,802)	(3,079,248)	(3,294,796)	(3,525,431)
(Personal Services, Supplies, Other Services & Charges)												
CIP Projects-Sewer Utilities												
Utility Truck(s)		(75,000)	(34,000)			(39,000)						
Water truck (1/4 cost)				(84,000)								
Jetter/Vac Truck				(650,000)								
Televisng Trailer		(50,000)										
Mobile Generator					(164,000)							
Backhoe (portion of cost)							(17,000)					
Pavement Mgmt Road Projects	(20,840)											
Xkimo		**(5,000)**										
Juniper Woods		**(16,000)**										
161st Avenue Recon	(138,216)	**(10,000)**										
Lift Station #1 Rehab & Generator		**(100,000)**	**(65,000)**									
Lift Station #4 Backup Generator							**(250,000)**					
Lift Station #7 Backup Generator						**(225,000)**						
Replace Pumps at Liftsation #2		(57,000)										
Replace Pumps at Liftsation #4		(59,000)										
Trott Brook Crossing Liftstation #10	(1,530,740)	(35,000)										
Water Treatment Plant		(3,500,000)	(3,500,000)									
Fire Station #1 Sanitary Sewer		(20,000)										
Remaining Working Capital Balance	**11,216,353**	**7,824,276**	**4,822,412**	**4,479,531**	**4,609,654**	**4,536,059**	**4,344,956**	**4,316,977**	**4,152,783**	**3,838,880**	**3,360,737**	**2,702,712**

Storm Water Utility Fund #605	Actual 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Projected 2032	Projected 2033	Projected 2034
Working Capital												
Beginning Balance	2,864,406	3,035,191	2,426,536	1,535,262	947,476	398,935	775,560	1,035,314	1,294,941	1,219,743	1,242,551	950,322
Utility Revenue -	1,252,659	1,333,400	1,533,410	1,686,751	1,855,426	2,040,969	2,143,017	2,250,168	2,362,676	2,480,810	2,604,851	2,735,093
From Utility Billings												
Interest Earnings	148,835	30,352	24,265	15,353	9,475	3,989	7,756	10,353	12,949	12,197	12,426	9,503
Total revenues	1,401,494	1,363,752	1,557,675	1,702,104	1,864,901	2,044,958	2,150,773	2,260,521	2,375,626	2,493,008	2,617,276	2,744,596
Operating Expense												
(Personal Services, Supplies, Other												
Services & Charges)	(482,623)	(516,407)	(663,869)	(765,256)	(841,781)	(1,000,960)	(1,176,056)	(1,368,661)	(1,580,527)	(1,813,580)	(2,069,938)	(2,351,932)
CIP Projects-Stormwater Utility												
Street Sweeper			(330,000)		(330,000)							
Water Truck (1/4 of Cost)				(84,000)								
Vactor Trailer		(211,534)										
Jetter/Vac Truck ($850K total)				(200,000)								
Ford f550 (1/3 cost) $128,255		(58,650)										
Water Truck (Share of)				(125,000)								
Annual Drainage Enhancement			(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Outlet Control Structure Improvement	(81,925)											
Central Park Parking Lot Recon-Run Off	(136,755)											
River Storm Water Discharge Treatment			(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Storm Sewer 142nd Avenue										(108,486)		
Storm Sewer 161st Avenue	(230,116)	(10,000)										
Storm Sewer Anderson Estates												(85,050)
Storm Sewer Alpine Drive									(73,828)			
Storm Sewer Barthels Rum River Acres		(151,313)										
Storm Sewer Barthels Rum River Acres 2nd	(231,896)	(10,000)										
Storm Sewer Bunker Lake Blvd(Jackal St/Armstrong)				(49,215)								
Storm Sewer Carol Rose Est				(67,014)								
Storm Sewer Brookview Est										(80,590)		
Storm Sewer Countryside Est (From cc case)				(291,006)								
Storm sewer for concrete repairs							(143,182)					
Storm Sewer Deerwood St					(104,751)							
Storm Sewer Dickensons Mississippi Est			(306,722)									
Storm Sewer Echo Ridge										(22,680)		
Storm Sewer Xkimo St		(106,600)										
Storm Sewer Fox Ridge Et 1st & 2nd			(394,506)									
Storm Sewer Ford Brook Est 3rd		(108,360)										
Storm Sewer Halls Dover		(88,200)										
Storm Sewer Alicia St							(80,719)					
Storm Sewer Alpine Drive								(152,948)				
Storm Sewer Alpine (puma-CSAH 83)		(110,160)										
Storm Sewer Alpine Dr (5/47)			(79,538)									
Storm Sewer Alpine (CR 57/CSAJ 5)			(66,755)									
Storm Sewer Hall-Anderson Acres					(163,152)							
Storm Sewer Sorteberg 6					(114,948)							
Storm Sewer Jaspar St										(62,016)		
Storm Sewer Klemish & Klemish									(143,640)			
Storm Sewer Winnemere woods					(98,803)							
Storm Sewer High Point			(214,524)									
Storm Sewer Menkvels Country Park							(89,775)					
Storm Sewer Nature View								(43,470)				
Storm Sewer North Forty									(105,840)			
Storm Sewer Northfork Lake										(58,590)		
Storm Sewer Northfork Oaks 2nd										(51,030)		
Storm Sewer Northfork Oaks 3rd										(94,500)		
Storm Sewer Oakwood Hills					(46,350)							
Storm Sewer Riverside West				(29,950)								
Storm Sewer River Bluffs								(62,606)				
Storm Sewer Section 01 unplatted				(132,192)								
Storm Sewer Section 22 Unplatted			(44,541)									
Storm Sewer Section 06 Unplatted												(231,525)
Storm Sewer Section 07 Unplatted							(13,076)					
Storm Sewer Section 17 Unplatted							(121,078)					
Storm Sewer Section 24 Unplatted								(34,965)				
Storm Sewer Section 15 Unplatted									(148,365)			
Storm Sewer Sunwood D/Waco Street Recon												
Storm Sewer Ramsey Meadows 1, 3 & 4						(43,290)						
Storm Sewer Sunfish Square 1 & 2							(86,231)					
Storm Sewer Sunwood (5/Erkium)			(45,450)									
Storm Sewer Section 21 unplatted						(287,352)						
Storm Sewer 167th Ave		(78,550)										
Storm Sewer-Flintwood Hills				(152,388)								
Storm Sewer-Juniper between 156 & Roanoke					(58,594)							
Storm Sewer-Juniper Woods 1-3rd		(61,875)										
Storm Sewer 142nd Avenue					(10,139)							
Storm Sewer 2027 MSA Overlay Projects					(37,389)							
Storm Sewer 2023 MSA Overlay Projects	(11,657)											
Storm Sewer 2023 Overlay Projects	(8,356)											
Storm Sewer 2024 MSA overlay projects		(18,345)										
Storm Sewer 2024 overlay projects		(114,195)										
Storm Sewer 2025 overlay projects			(69,190)									
Storm Sewer 2026 overlay projects				(32,451)								
Storm Sewer 2027 overlay projects					(49,133)							
Storm Sewer 2028 overlay projects						(20,592)						
Storm Sewer 2029 MSA overlay projects							(11,970)					
Storm Sewer 2029 Overlay Projects							(18,932)					
Storm Sewer 2030 MSA Overlay Projects								(3,308)				
Storm Sewer 2030 Overlay Projects								(42,872)				
Storm Sewer 2031 MSA Overlay Projects									(43,824)			
Storm Sewer 2031 Overlay Projects									(29,799)			
Storm Sewer 2034 MSA Overlay Projects												(49,022)
Storm Sewer 2034 Overlay Projects												(5,985)
Storm Sewer Rivenwick 1st & 2nd												(125,213)
Storm Sewer Riverwood Hills												(117,180)
Storm Sewer Rodeo Hills/Valley View		(174,168)										
Storm Sewer Section 01 unplateed Recon		(50,400)										
Storm Sewer Sortegerg's street recon			(83,855)									
Storm Sewer Whispering Pine Est Plat 5												(16,632)
Storm Sewer Whispering Pine Est Plat 3	(47,381)	(45,000)										
Storm Sewer Windsorwood					(58,401)							
Storm Sewer Woodlawn Est								(142,065)				
2026 MSA Overlays				(168,272)								
Storm Sewer-MSA Alpind Drive T 10 & PUMA						(166,140)						
Storm Sewer-Gateway Industrial Park										(28,728)		
Storm Sewer-MSA Uranimite											(49,140)	
Storm Sewer-MSA Waco Street											(55,944)	
Storm Sewer-Brookview Est											(77,490)	
Storm Sewer-hunters Ridge											(315,630)	
Storm Sewer-Regency Pond 1-3											(191,363)	
Storm Sewer Sports Have Secc 1 Unpl				(43,146)								
Stormwater Drainage Impr 156 & Juniper Ridge					(350,000)							
Stormwater Drainage Impr 156th & Armstrong									(175,000)			
Total Expenditures	(1,230,709)	(1,972,407)	(2,448,949)	(2,289,890)	(2,413,441)	(1,668,334)	(1,891,018)	(2,000,895)	(2,450,824)	(2,470,200)	(2,909,505)	(3,132,538)
Remaining Working Capital Balance	**3,035,191**	**2,426,536**	**1,535,262**	**947,476**	**398,935**	**775,560**	**1,035,314**	**1,294,941**	**1,219,743**	**1,242,551**	**950,322**	**562,380**
		5% rate inc	15% rate inc	10% rate inc	10% rate inc	10% rate inc	5% rate inc	5% rate inc	5% rate inc	5% rate inc	5% rate inc	5% rate inc

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

RESOLUTION #25-111

RESOLUTION AUTHORIZING REPLACEMENT OF 2009 JETTER-VACUUM COMBINATION TRUCK, PW UNIT #673

WHEREAS, the adopted 2025 - 2034 Capital Improvement Program (CIP) includes a 2026 capital equipment request to replace the 2009 Jetter-Vacuum Truck, PW Unit #673, at an estimated cost of $850,000; and

WHEREAS, if a replacement for PW Unit #673 is ordered by May 31, 2025, the city will save $72,417 off the cost of a replacement truck ordered in 2026; and

WHEREAS, Council authorization is requested to advance order a replacement jetter-vacuum combination truck in 2025 by signing a letter of intent by May 31, 2025.

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

1) The Ramsey City Council hereby authorizes the City Engineer/Public Works Director to order a replacement jetter-vacuum combination truck for PW Unit #673 by May 31, 2025, for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

PUBLIC HEARING: Consider a request for an Easement Vacation in HY-10 Ramsey 2nd Addition and Final Plat of "Kwik Trip 1782."

Purpose/Background:

Kwik Trip (the "Applicant") has submitted a Land Use Application for the development of a portion of the 7.07-acre parcel at the southwest corner of Armstrong Boulevard NW and Bunker Lake Boulevard NW (the "Subject Property"). The conditional use permit for the Motor Fuel Station and Car Wash uses in the B-2, Community Business Zoning District will be heard by Planning Commission on Thursday, May 22nd. Tonight's portion of the request pertains to two items: an Easement Vacation to vacate all current easements on the Subject Property, and a Final Plat to subdivide the property that currently straddles Ferret Street to create a 3.35-acre lot for Kwik Trip. It should be noted that the Final Plat will re-dedicate all necessary drainage and utility easements, largely in the same locations as the current easements being vacated. The Easement Vacation simply cleans up the legal descriptions for the new redevelopment.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing for the Easement Vacation. A notice of the Public Hearing will be published in the Anoka County Union Herald, the City's official newspaper. Staff also attempted to notify all small utility providers in the area of the proposed Easement Vacation. A proposed development sign was placed on the property.

A separate Public Hearing notice will be published and sent out to notify property owners within 350 feet of the Subject Property of the Conditional Use Permit request to be heard by Planning Commission on Thursday, May 22nd.

Time Frame/Observations/Alternatives:

Easement Vacation

As noted above, Staff attempted to notify all small utility providers in the area of the Easement Vacation request. At the time of writing this case, Staff have only received one response from Lumen regarding existing buried cable, but that cable will be located in a new drainage and utility easement along the south side of Bunker Lake Boulevard. Other utility companies, including CenterPoint Energy and Comcast, confirmed that they each do not have facilities in the vacated area. It should be noted that all vacated easements will be replaced with newly-platted easements with the "Kwik Trip 1782" Final Plat. This cleans up the legal descriptions for easements, and thus makes the process simpler for staff and utility providers in the future.

Final Plat

The proposed plat of "Kwik Trip 1782" is considered a minor plat that subdivides an existing platted parcel into two new buildable lots, each located on opposite sides of Ferret Street. It will also re-establish the right-of-way for Ferret Street that was obtained via easement documents. Upon recording of the Final Plat, Kwik Trip's new legal description will be "Lot 1, Block 2, Kwik Trip 1782, Anoka County, Minnesota", and this lot will be wholly located within the B-2, Community Business zoning district.. The other lot west of Ferret Street, to be legally described as "Lot 1, Block 1, Kwik Trip 1782", is anticipated to be replatted in the future with the adjacent property to the west as part of the larger BLIP industrial development. That lot will be wholly located within the I-1, Light Industrial zoning district.

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

Recommendation:
Staff recommends approval of the Easement Vacation and Final Plat.

Outcome/Action:
Two separate motions:

Motion to adopt Resolution #25-087, Approving Vacation of Easements in HY-10 Ramsey Second Addition.

- and -

Motion to adopt Resolution #25-090, Approving the Final Plat of "Kwik Trip 1782."

Attachments

Resolution #25-087 Easement Vacation
Resolution #25-090 Final Plat
Final Plat
Site Location Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:31 PM
Form Started By: Adam Martin		Started On: 04/16/2025 04:25 PM
Final Approval Date: 05/08/2025		

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

RESOLUTION #25-087

RESOLUTION APPROVING VACATION OF EASEMENTS IN HY-10 RAMSEY 2ND ADDITION

RECITALS

WHEREAS, Kwik Trip (the "Applicant"), is requesting the vacation of all drainage and utility easements, as described in Exhibits 1 through 4, owned by PSD LLC on the property currently known as 14816 Armstrong Boulevard NW, and legally described as:

Lot 2, Block 1, HY-10 Ramsey 2nd Addition, except the North 70 feet thereof, subject to easement of record, Anoka County, Minnesota

(the "**Subject Property**");

WHEREAS, the Applicant will re-establish the necessary drainage and utility easements with the Final Plat of "Kwik Trip 1782."

WHEREAS, a public hearing pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter was held on May 13, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, one utility company has provided notice that they have facilities within the easements being vacated, though it is in an area that will be reestablished upon replatting the property.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish a replatting of the **Subject Property**.

3. That new drainage and utility easements will be dedicated with the Final Plat of "Kwik Trip 1782."

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

That the Ramsey City Council hereby approves vacating all drainage and utility easements on the Subject Properties, as described and shown on Exhibits 1 through 4.

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 13th day of May, 2025.

Ryan Heineman, Mayor

ATTEST:

Katie Schmidt, City Clerk

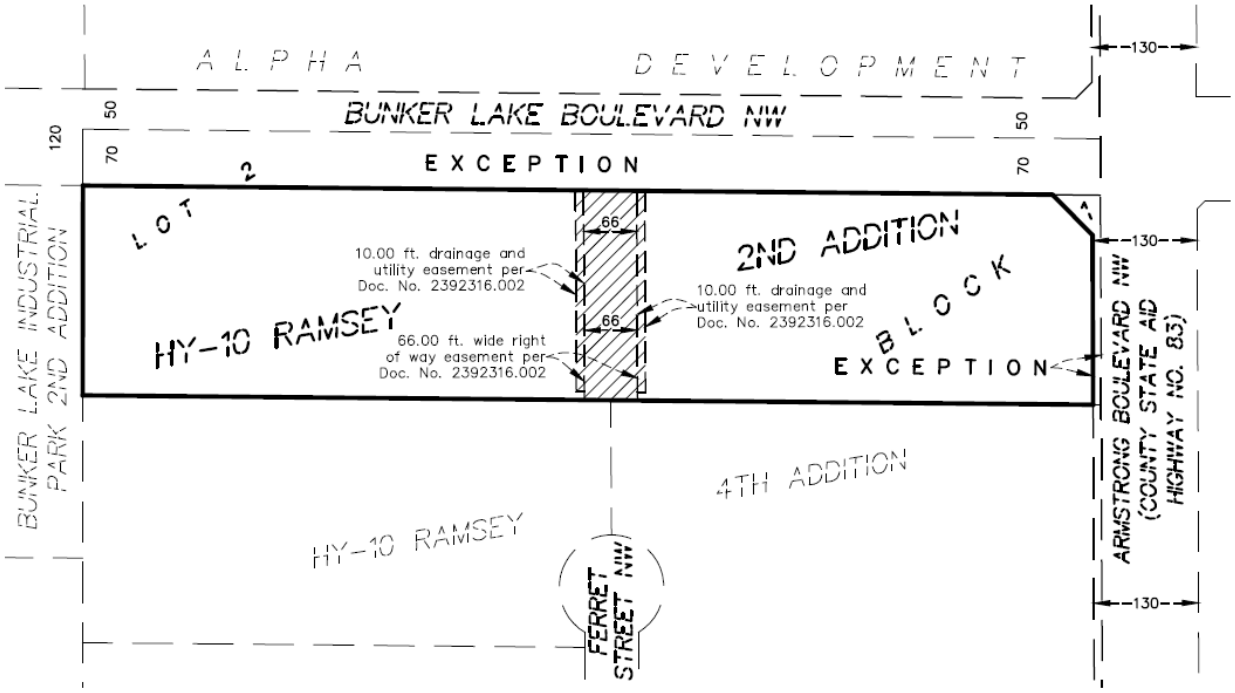
Exhibit 1

DESCRIPTION OF PROPOSED EASEMENT VACATION:

All that part of the perpetual easement for right-of-way purposes and the permanent easement for drainage and utility purposes described in Document No. 2392316.002 embraced within Lot 2, Block 1, HY-10 RAMSEY 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

(Shown on Exhibit 2)

Exhibit 2


ALPHA DEVELOPMENT
BUNKER LAKE BOULEVARD NW
EXCEPTION
LOT 2
HY-10 RAMSEY
10.00 ft. drainage and utility easement per Doc. No. 2392316.002
66.00 ft. wide right of way easement per Doc. No. 2392316.002
10.00 ft. drainage and utility easement per Doc. No. 2392316.002
2ND ADDITION
BLOCK 1
EXCEPTION
4TH ADDITION
HY-10 RAMSEY
FERRET STREET NW
ARMSTRONG BOULEVARD NW (COUNTY STATE AID HIGHWAY NO. 83)
BUNKER LAKE INDUSTRIAL PARK 2ND ADDITION
66
130
120
70
50

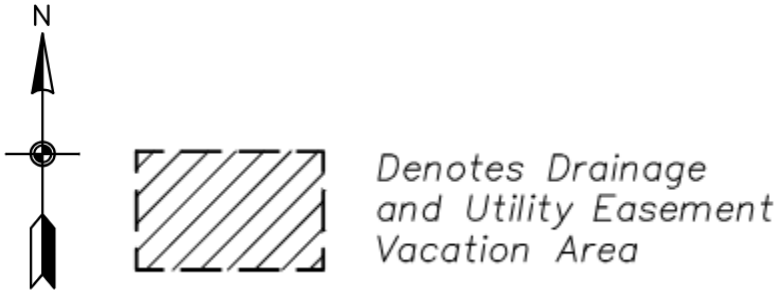

N
Denotes Drainage and Utility Easement Vacation Area

Exhibit 3

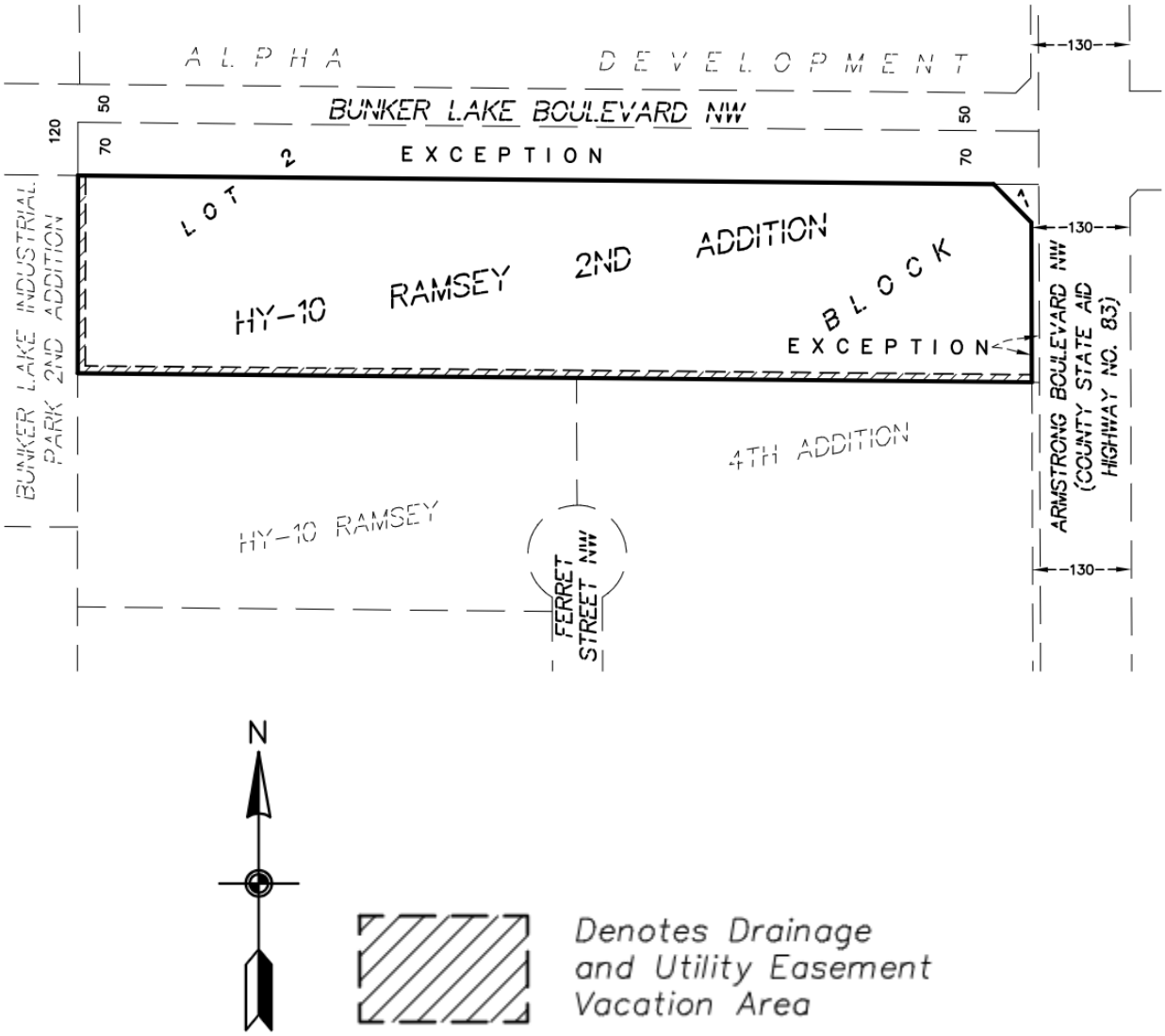
DESCRIPTION OF PROPOSED EASEMENT VACATION:

That part of the drainage and utility easements, as created and dedicated in the plat of HY-10 RAMSEY 2ND ADDITION, Anoka County, Minnesota embraced within the following described parcel:

Lot 2, Block 1, HY-10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 74, Anoka County, Minnesota.

(Shown on Exhibit 4)

Exhibit 4


ALPHA DEVELOPMENT
BUNKER LAKE BOULEVARD NW
EXCEPTION
LOT 2
HY-10 RAMSEY 2ND ADDITION
BLOCK 1
EXCEPTION
4TH ADDITION
HY-10 RAMSEY
FERRET STREET NW
ARMSTRONG BOULEVARD NW (COUNTY STATE AID HIGHWAY NO. 83)
BUNKER LAKE INDUSTRIAL PARK 2ND ADDITION
130
50
70
120
N
Denotes Drainage and Utility Easement Vacation Area

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

RESOLUTION #25-090

RESOLUTION APPROVING FINAL PLAT FOR "KWIK TRIP 1782"

WHEREAS, Kwik Trip, Inc., hereafter referred to as "**Developer**", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

> Lot 2, Block 1, HY-10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 74, Anoka County, Minnesota
>
> (the '**Subject Property**'); and

WHEREAS, the proposed final plat (minor plat) subdivides an existing platted parcel bisected by roadway right-of-way into two parcels; and

WHEREAS, the City Council reviewed the Final Plat of Kwik Trip 1782 on May 13, 2025.

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

1) That the Ramsey City Council hereby approves the Final Plat for Kwik Trip 1782, contingent upon:
    a. Approval by the City Attorney as to legal form.
    b. An assessment agreement for the reconstruction of Bunker Lake Boulevard NW.
    c. Recording a vacation resolution for Ferret Street and other drainage and utility easements.
    d. Recording of any needed sidewalk easements should the final design of the Bunker Lake Boulevard NW reconstruction warrant.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

Mayor

ATTEST:

City Clerk

KWIK TRIP 1782

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

KNOW ALL PERSONS BY THESE PRESENTS: That PSD, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 2, Block 1, HY–10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, ANOKA COUNTY HIGHWAY RIGHT–OF–WAY PLAT NO. 74, Anoka County, Minnesota

Has caused the same to be surveyed and platted as KWIK TRIP 1782 and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partner this _____ day of _____, 20____.

PSD, LLC

_____
Mathias Kuker, Chief Operating Officer

STATE OF_____

COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Mathias Kuker, Chief Operating Officer of PSD, LLC, a Minnesota limited liability company, on behalf of said company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

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

Dated this _____ day of _____, 20____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF_____

COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas R. Balluff, Licensed Land Surveyor.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of KWIK TRIP 1782 was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By: _____, Deputy

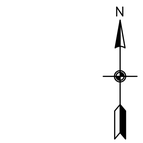
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

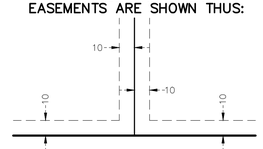
I hereby certify that this plat of KWIK TRIP 1782 was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____
County Recorder/Registrar of Title

By: _____, Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

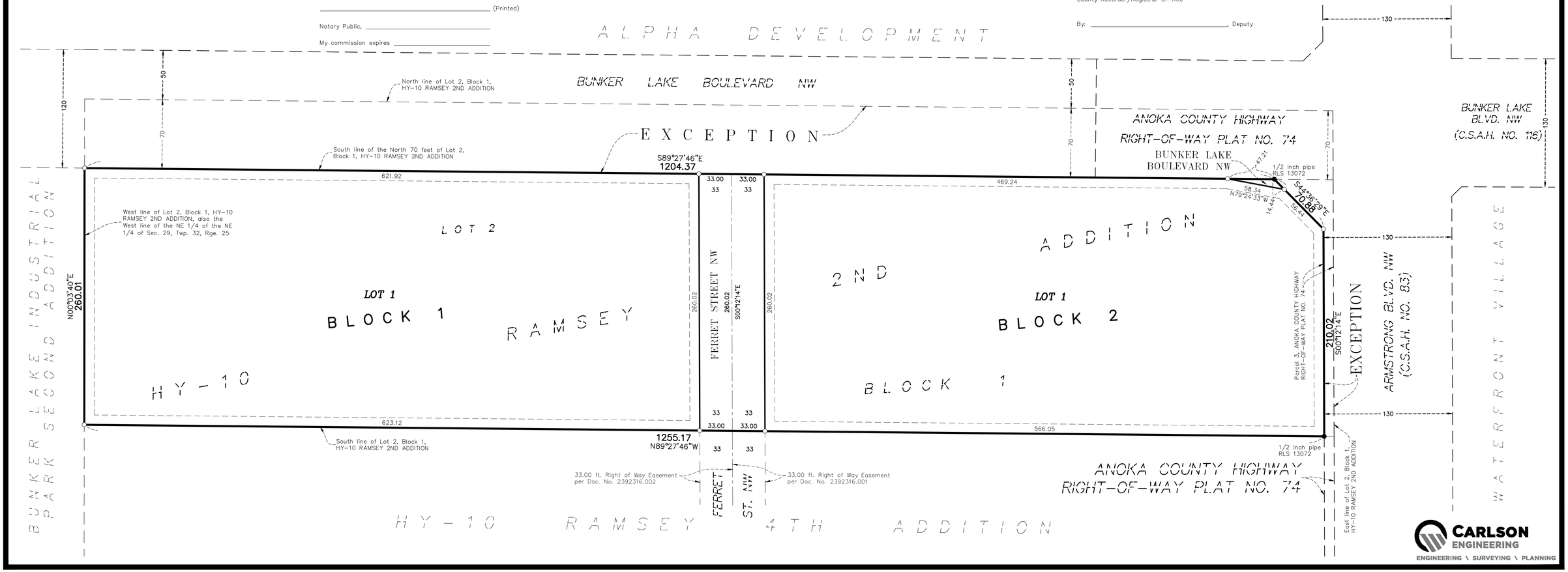


being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the South line of Lot 2, Block 1, HY–10 RAMSEY 2ND ADDITION is assumed to have a bearing of North 89 degrees 27 minutes 46 seconds West

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument, as noted



CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

29-32-25-11-0013

14816 Armstrong Blvd NW, Ramsey, MN 55303

Kwik Trip

Conditional Use Permit, Easement Vacation, and Final Plat



Print Date: April 9, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

CC Regular Session

Meeting Date: 05/13/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-099 Accepting Bids and Awarding Contract for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-099 accepting bids and awarding contract for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Background:

The 2025 – 2034 Capital Improvement Program (CIP) identifies the streets within the Dickenson's Mississippi Estate subdivision for street reconstruction in 2025. A street segment summary for this project is attached to this case.

Project History

- May 28, 2024, the Ramsey City Council adopted Resolution #24-138, ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2025 capital improvement program projects
- July 23, 2024, the Ramsey City Council adopted Resolution #24-196, accepting the proposal from Bolton & Menk, Inc. to prepare plans and specifications for Dickenson's Mississippi Estates Street Reconstructions, Improvement Project #25-04.
- October 22, 2024, the Ramsey City Council adopted Resolution #24-302, accepting the amended proposal from Bolton & Menk, Inc. to prepare plans and specifications for said improvements.
- November 12, 2024, the Ramsey City Council adopted Resolution #24-311, accepting the proposal from Hydro-Klean, LLC for cleaning and televising the sanitary and storm sewer within the project area.
- March 13, 2025, Ramsey staff held a public open house for said improvements.
- March 18, 2025, the Ramsey Public Works Committee reviewed the project, recommending City Council approve the plans and specifications and authorize advertisement for bids for said improvements, including the alternative bid.
- May 1, 2025, bids were publicly opened.

Existing Conditions

This project proposes to reconstruct Tungsten Street between Riverdale Drive and Rivlyn Avenue, as well as Rivlyn Avenue between the western cul-de-sac and the eastern edge of plat. The streets are 31-foot wide urban section with concrete curb and gutter. Tungsten Street has commercial uses on both sides, while Rivlyn Avenue is residential, with single-family homes. Though only marked by signage rather than pavement markings or off-street trail facilities, the streets are part of the Mississippi River Trail Bikeway. The streets total 0.26 miles in length.

Municipal sewer, watermain and storm sewer exist within the project area. The watermain and sanitary sewer were installed in 1990 so they will be 35 years old when the street reconstruction occurs, and 95 years old by the end of the street's 60-year design life.

During the Ramsey Gateway Highway 10 Improvements, it was found that the watermain gate valves under Riverdale Drive and Tungsten Street were built with mild steel bolts rather than stainless steel as is used today.

This has resulted in premature eroding of the valve bolts, which in recent years have resulted in valves separating when exercised, requiring emergency repairs to replace the valves and repair the streets.

The sanitary sewer and storm sewer were televised to determine the condition of the pipes and structures. The sanitary sewer was found to be in good condition. The storm sewer under the streets was also found to be in good condition. The storm sewer outlet pipe to the Mississippi River was found to have some minor damage, which is not proposed to be addressed with this street reconstruction project, but will be addressed under a separate project in the future.

The CIP included costs for addressing stormwater runoff from 6140 Highway 10 (the Lano property) as part of this project. During the project design process, an analysis of stormwater runoff from 6140 Highway 10 was performed. It was determined that a connection to the existing city storm sewer system under Tungsten Street, as well as on-site stormwater detention improvements on the 6140 Highway 10 property, will be required to treat stormwater runoff from this property to today's stormwater management design standards. This project includes a new storm sewer manhole with an adequately sized storm sewer stub to allow for the future connection of private stormwater improvements constructed on the 6140 Highway 10 property.

Pavement History

The streets within Dickenson's Mississippi Estates were constructed in 1990. Crackseal/sealcoat treatments were received in 1996, 2003, and 2013. Ground Penetrating Radar (GPR) was performed on the streets in 2020. At the time, the streets averaged 2.7 to 3.4 inches of bituminous over 3.7 inches of aggregate base.

Staff review of the geotechnical report found clean sands, ideal for pavement and utility support within the project area. Additionally, groundwater is not anticipated to be a concern for the street reconstruction.

Proposed Improvements

Due to the age and condition of the existing watermain, this project includes replacing the existing watermain and water service lines up to and including the curb stops and fire hydrants. During construction, temporary water will be looped through the project and connected to the houses.

The original project anticipated only spot curb and gutter replacements. However, by replacing the watermain, the majority of the existing concrete curb and gutter is impacted so the project calls for replacing all curb and gutters. Also, valley gutters will be placed along Tungsten Street to separate Tungsten Street from the private parking lots / drives on both sides of Tungsten Street.

Because Tungsten Street handles frequent commercial vehicle traffic, it will be built to a 10-ton design including 4-inches of bituminous over 6-inches aggregate base. Rivlyn Avenue will be built to a standard neighborhood section of 3.5-inches bituminous over 6-inches aggregate base. The cul-de-sac at the west end of Rivlyn Avenue is partially within City-owned right of way and a roadway easement. Due mainly to the location of the existing houses and driveways, it was not deemed feasible to expand the cul-de-sac, and it will be constructed back to its current dimensions.

The storm sewer at the intersection of Rivlyn Avenue and Tungsten Street will be required to be replaced due to the watermain replacement. Additionally, a hydrodynamic separator structure is being placed in the storm sewer outfall line to the Mississippi River. This structure, which will be located in the boulevard south of Rivlyn Avenue, is a cost-effective storm water quality retrofit solution that will serve to remove pollutants from the stormwater runoff before it is discharged into the Mississippi river. Similar structures have been added to storm sewer outfall lines that discharge runoff directly to the Mississippi and Rum Rivers.

City staff has discussed, and is continuing discussions with Lano, to address stormwater runoff concerns from their property at 6140 Highway 10. Bolton & Menk performed stormwater analysis of the site and determined a combination of on-site rate control and connection to the city storm sewer system is required to fully address the concerns. After discussions with Lano, they prefer an underground stormwater storage system versus an above ground pond, as vehicle storage space is already limited on their site. This project includes placing a storm sewer manhole in the Tungsten Street right of way and a 12-inch storm sewer pipe stubbed to the right-of-way for a

future connection from Lano's site. To fully make the connection, the storm sewer stub would cross the south end of Global Gloves' property at 13601 Tungsten Street. Global Glove informed city staff they are supportive of allowing a future storm sewer connection across the south end of their property and providing the required permanent drainage and utility easement. In the meantime, Lano will continue working with their engineer to design their private on-site stormwater improvements for potential future construction and connection to the 12-inch stub provided as part of this project.

Alternate Bid

Watermain and sanitary sewer extend through 4 private properties from the west end of Rivlyn Avenue to Riverdale Drive, generally under green space and a shared driveway. As an alternate bid, this watermain is proposed to be replaced in the same manner as the watermain under Rivlyn Avenue and Tungsten Street. The private shared driveway is proposed to be replaced to match existing materials, a combination of gravel and bituminous.

These public utilities are located under an existing drainage & utility easement. However, while designing the alternate bid, Bolton & Menk indicated additional temporary construction easements would be needed to perform construction. In total, 5,364 square feet of easement spread across the 4 properties will be required, as shown in the attached temporary easement exhibit.

During the project design process, staff sent a total of 5 letters to the 4 properties within the alternate bid area, in addition to holding a public open house. Two of the letters, the latest hand-delivered to these properties on April 10 th, requested a meeting to discuss the necessary construction easements. To date, staff have been contacted by 3 of the 4 property owners, only one of whom is agreeable to providing the required temporary easements to allow the proposed construction to occur.

Because the alternate bid work is not located under Rivlyn Avenue, this work could be completed in the future, either in coordination with another watermain improvement project or as a separate project, to avoid delaying the delivery of this project. Staff anticipate minimal to no cost increase to construct these improvements as part of a future project. If the alternate bid is not awarded, staff will add a future watermain replacement project to the Capital Improvement Program and inform the impacted residents of this action.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder (base bid or base + alternate bid)
  - May 13, 2025
- Contractor Begins Construction
  - June / July 2025
- Contractor Substantially Completes Construction
  - New watermain in-service, new bituminous in-place, topsoil and seed in-place
  - September 30, 2025
- Contractor Final Completion
  - Verify final restoration; punch list created
  - October 31, 2025

Notification:

If the Council accepts the bids and awards a contract for construction, letters will be mailed to property owners with updates on the project status. Engineering staff maintain City Improvement project web pages with the most current project information.

Time Frame/Observations/Alternatives:

Timeframe:
Staff estimates up to 15 minutes will be needed to present this case and respond to questions.

Observations:
As of the time this case was published, only 1 of the 4 property owners impacted by the alternate bid had confirmed they are agreeable to providing the required temporary easements, and no easement documents had been signed. The process for drafting the easement documents, meeting with residents to reach agreeable terms, obtaining all required signatures on the documents, then recording the documents with Anoka County, will take at least several weeks from the time the residents agree to provide the easements. Continuing to pursue the easements needed to construct the alternate bid would therefore likely delay the project, which has a substantial completion date of September 30, 2025. Additional costs may also be incurred by the City if the alternate bid is awarded but is not able to be constructed due to a lack of necessary recorded easements. For these reasons, staff recommend not awarding the alternate bid and instead adding a project to the CIP to complete this work in the future when the necessary easements have been obtained.

Alternatives:
Alternative #1 – Motion to adopt Resolution #25-099 Accepting Bids and Awarding a contract for Dickenson's Mississippi Estate Street Reconstructions to Dave Perkins Contracting, Inc. for the base bid total of $672,350.11.

Alternative #2 – Motion to adopt Resolution #25-099 Accepting Bids and Awarding a contract for Dickenson's Mississippi Estate Street Reconstructions to Dave Perkins Contracting, Inc. for the base and alternate bids totaling $799,532.78.

Alternative #3 – Motion of other.

Funding Source:
Funding for this improvement is proposed to come from Pavement Management Funds, Storm Water Utility Funds, Sanitary Sewer Utility Funds, and Water Utility Funds.

Bids were advertised in the Anoka Union Herald on March 28 and April 4, 2025. On May 1, 2025, a total of six (6) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

CONTRACTOR	BASE BID	ALTERNATE BID	TOTAL BID
Dave Perkins Contracting, Inc.	$672,350.11	$127,182.67	$799,532.78
Douglas-Kerr Underground, L.L.C.	$706,559.01	$105,533.80	$812,092.81
North Valley, Inc.	$804,326.05	$134,139.30	$938,465.35
Dressel Contracting, Inc.	$822,879.21	$146,600.41	$969,479.62
Northdale Construction Company, Inc.	$899,026.81	$152,989.57	$1,052,016.38
Meyer Contracting, Inc.	$937,087.18	$154,413.65	$1,091,500.83
Engineer's Estimate	*$867,414.00*	*$141,157.75*	*$1,008,571.75*

Dave Perkins Contracting, Inc. of Nowthen, Minnesota, submitted the lowest responsible bid in the amount of $672,350.11 for the base bid of said improvements in accordance with the approved plans and specifications and advertisement for bids. Adding indirect costs in the amount of 23-percent brings the total project costs to $826,990.64.

The low base bid is 22-percent less than the engineer's estimate, primarily due to lower than anticipated removal and excavation costs.

Funding Source Breakdown:

Funding Source	Construction Costs	Indirect Costs	Total Costs
Pavement Management Funds	$341,319.11	$78,503.40	$419,822.51
Storm Water Utility Funds	$75,334.00	$17,326.82	$92,660.82
Sanitary Sewer Utility Funds	$15,039.00	$3,458.97	$18,497.97
Water Utility Funds	$240,658.00	$55,351.34	$296,009.34
Base Bid Total	**$672,350.11**	**$154,640.53**	**$826,990.64**
Alt Bid (Water Utility Funds)	*$127,182.67*	*$29,252.01*	*$156,434.68*
Total Base & Alt	*$799,532.78*	*$183,892.54*	*$983,425.32*

The CIP level estimate had a total estimated project cost of $934,866 including street costs of $306,722, stormwater costs of $378,144, and water costs of $250,000. As always, final project costs may change depending upon actual construction quantities.

Bolton & Menk submitted a proposal for construction-related services including construction staking and as-built survey of the proposed improvements for a total not-to-exceed amount of $33,940.00. These services are included in the indirect project costs.

City staff proposes to administer and inspect construction. Plans and specifications were prepared by Bolton & Menk.

Recommendation:

City staff recommends alternative #1.

Outcome/Action:

Motion to adopt Resolution #25-099 Accepting Bids and Awarding a contract for Dickenson's Mississippi Estate Street Reconstructions to Dave Perkins Contracting, Inc. for the base bid total of $672,350.11.

Attachments

25-04 Temporary Easement Exhibit

25-04 Street Summary

25-04 Plans

BMI Staking Proposal

Res 25-099

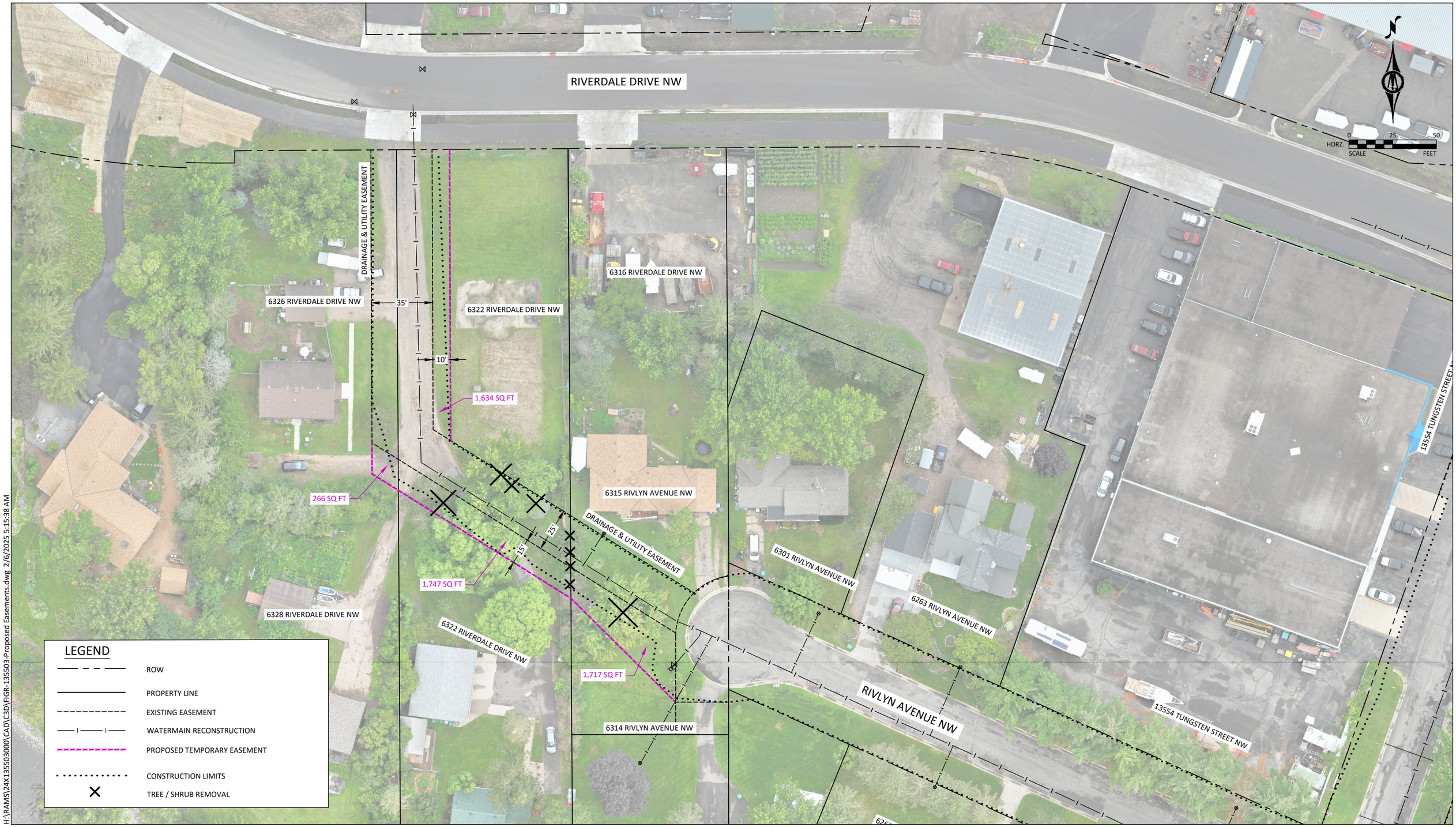
Form Review

Inbox	Reviewed By	Date
Bruce Westby	Joe Feriancek	05/06/2025 01:24 PM
Bruce Westby	Bruce Westby	05/07/2025 01:45 PM
Bruce Westby	Bruce Westby	05/08/2025 09:48 AM
Brian Hagen	Brian Hagen	05/08/2025 02:37 PM
Form Started By: Joe Feriancek		Started On: 05/05/2025 10:12 AM
Final Approval Date: 05/08/2025		

Dickenson's Mississippi Estates
City of Ramsey

Proposed Easements
February 2025

BOLTON & MENK



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IP 25-04 Dickenson's Mississippi Estate Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Dickenson's Mississippi Estate	Tungsten Street	Rivlyn Avenue / Riverdale Drive	393	Urban	4	1990	SC 1996	SC 2003	SC 2013	3.4	n/a*	n/a*
	Rivlyn Avenue	West cul-de-sac / East Edge of Plat	992	Urban	4	1990	SC 1996	SC 2003	SC 2013	2.7	3.7	6.4
Dickenson's Mississippi Estate Total Length			1385	0.262 mi.		* GPR No Base visible, value could not be determined						

CITY OF RAMSEY

CONSTRUCTION PLANS FOR

DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION

GRADING, AGGREGATE BASE, PLANT MIXED BITUMINOUS PAVEMENT, CONCRETE CURB & GUTTER, STORM SEWER, WATERMAIN, EROSION AND SEDIMENT CONTROL

CITY IMPROVEMENT PROJECT 25-04

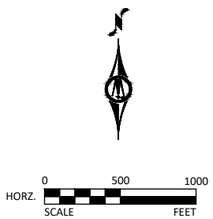
MARCH 2025

RESOURCE LIST

CITY OF RAMSEY

City Hall
7550 Sunwood Drive NW.
Ramsey, MN 55303

AGGREGATE STOCKPILE SITE:
RAMSEY PUBLIC WORKS, 14199 JASPER STREET NE

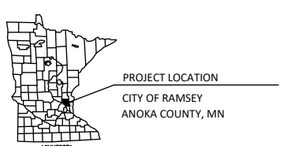


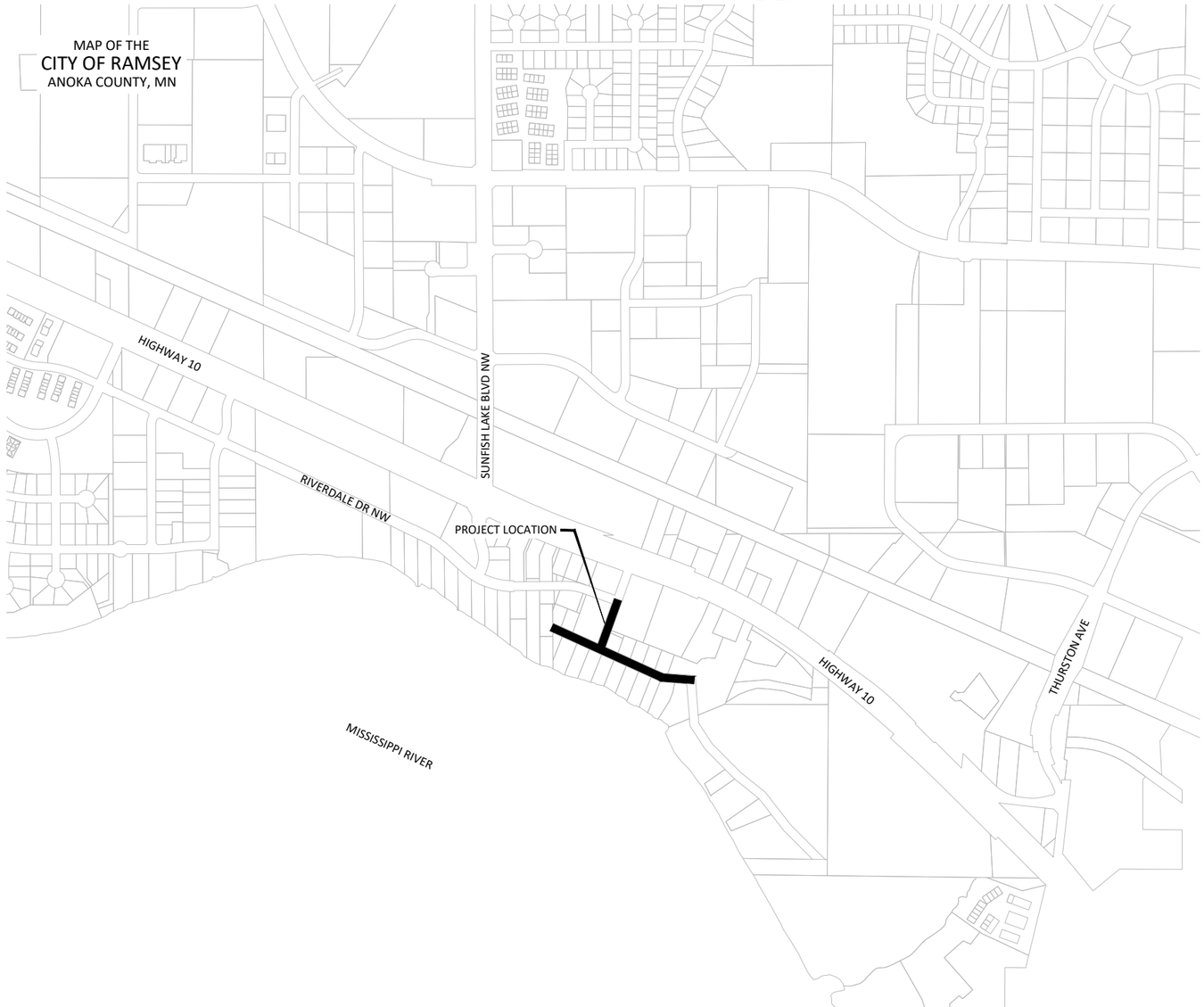
SCALES

PLAN 0' 50'

PROFILE 0' 50' HORIZ.
0' 5' VERT.

INDEX MAP 0' 600'





SHEET NUMBER	SHEET TITLE
1 - 2	TITLE SHEET, LEGEND
3	STATMENT OF ESTIMATED QUANTITIES
4	LOCATION PLAN
5 - 7	EXISTING CONDITIONS & REMOVALS
8	TYPICAL SECTIONS
9 - 12	STANDARD DETAILS
13	PROJECT SPECIFIC DETAIL - HYDRODYNAMIC SEPARATOR STRUCTURE
14 - 16	STORMWATER POLLUTION PREVENTION PLAN
17 - 19	EROSION CONTROL & TURF RESTORATION
20 - 22	WATERMAIN & SANITARY SEWER - PLAN & PROFILE
23	WATERMAIN - PLAN & PROFILE ALTERNATE 1
24	TEMPORARY WATER PLAN
25	STORM SEWER - PLAN & PROFILE
26 - 29	STREET IMPROVEMENTS - PLAN & PROFILE
30	INTERSECTION DETAILS
31 - 39	CROSS SECTIONS
40 - 41	LANDSCAPE PLAN

THIS PLAN SET CONTAINS 41 SHEETS.

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.

ZACHARY F. LINGL, P.E. **REG. NO.** 56344 DATE: 03/27/2025

REVIEWED & APPROVED _____ DATE: _____
CITY ENGINEER | DIRECTOR OF PUBLIC WORKS

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.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY 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."

BM=870.29
TNH
STATION 702+96 - 872' LT
FERRET STREET & BUNKER LAKE BLVD, SE DITCH

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

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

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BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
TITLE SHEET

SHEET 1 OF 41

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- ELECTRIC CAR CHARGE STATION
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-RECLAIMED WATER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- DRIVE-THRU MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

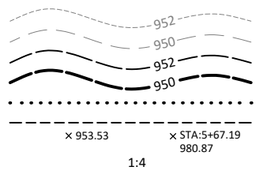
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- RECLAIMED WATER

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- BITUMINOUS
- GRAVEL
- CONCRETE

EXISTING PRIVATE UTILITY LINES

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.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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

ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

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City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
TJP			
DRAWN			
ZDB			
CHECKED			
ZFL			
CLIENT PROJ. NO.			
25-04			

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
LEGEND

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	MnDOT SPEC NO.	ITEM DESCRIPTION	NOTES	UNIT	TOTAL	CITY PROJECT 25-04		
						ROADWAY	STORM SEWER	WATERMAIN
BASE BID								
1	2021.501	MOBILIZATION		LUMP SUM	1	0.60	0.13	0.27
2	2101.502	CLEARING	A	EACH	13		3	10
3	2101.502	GRUBBING	A	EACH	13		3	10
4	2104.502	SALVAGE MAIL BOX & SUPPORT		EACH	19	19		
5	2104.502	REMOVE CASTING		EACH	5	4	1	
6	2104.502	REMOVE WATERMAIN PIPE		LIN FT	1399			1399
7	2104.502	REMOVE GATE VALVE & BOX		EACH	3			3
8	2104.502	REMOVE HYDRANT WITH GATE VALVE		EACH	4			4
9	2104.502	REMOVE WATER SERVICE		LIN FT	641			641
10	2104.503	REMOVE STORM SEWER PIPE		LIN FT	124		124	
11	2104.503	REMOVE STORM SEWER STRUCTURE		EACH	3		3	
12	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	595	595		
13	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	95	95		
14	2104.503	REMOVE CURB AND GUTTER		LIN FT	2290	2290		
15	2104.504	REMOVE BITUMINOUS PAVEMENT		SQ YD	5000	5000		
16	2104.504	REMOVE CONCRETE PAVEMENT		SQ YD	130	130		
17	2106.507	EXCAVATION - COMMON (EV)	(P)	CU YD	1552	1552		
18	2106.507	EXCAVATION - SUBGRADE (EV)		CU YD	100	100		
19	2106.507	COMMON EMBANKMENT (CV)	(P)	CU YD	11	11		
20	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		HOUR	50	50		
21	2211.507	AGGREGATE BASE (CV) CLASS 5, MODIFIED		CU YD	1060	1060		
22	2231.604	BITUMINOUS PATCH SPECIAL (DRIVEWAY)		SQ YD	385	385		
23	2357.502	BITUMINOUS TACK COAT		GAL	290	290		
24	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		TON	460	460		
25	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)		TON	575	575		
26	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V		LIN FT	42		42	
27	2503.503	27" RC PIPE SEWER DESIGN 3006 CLASS III		LIN FT	124		124	
28	2506.503	STORM SEWER HYDRAULIC STRUCTURE		LUMP SUM	1		1	
29	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')		EACH	1		1	
30	2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020		EACH	2		2	
31	2506.503	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020		EACH	1		1	
32	2504.602	CLEAN & TELEVISE STORM SEWER		LIN FT	166		166	
33	2504.602	CLEAN & TELEVISE EXISTING SANITARY SEWER		LIN FT	1060	1060		
34	2504.602	4" INSULATION		SQ YD	40			40
35	2504.602	CONNECT TO EXISTING WATERMAIN		EACH	2			2
36	2504.602	6" GATE VALVE & BOX		EACH	4			4
37	2504.602	8" GATE VALVE & BOX		EACH	3			3
38	2504.602	HYDRANT		EACH	4			4
39	2504.602	1" CORPORATION STOP		EACH	18			18
40	2504.602	1" CURB STOP AND BOX		EACH	18			18
41	2504.603	1" TYPE K COPPER WATER SERVICE		LIN FT	670			670
42	2504.603	6" WATERMAIN DUCTILE IRON CL 53		LIN FT	70			70
43	2504.603	8" C900 PVC WATERMAIN		LIN FT	1340			1340
44	2504.608	WATERMAIN FITTINGS		POUND	590			590
45	2504.601	TEMPORARY WATER SERVICE		LUMP SUM	1			1
46	2504.602	ADJUST VALVE BOX		EACH	2	2		
47	2506.502	CASTING ASSEMBLY (SANITARY SEWER)		EACH	4	4		
48	2506.502	CASTING ASSEMBLY (STORM SEWER)		EACH	5		5	
49	2506.502	ADJUST FRAME & RING CASTING		EACH	6	4	2	
50	2532.503	CONCRETE CURB AND GUTTER DESIGN SURMOUNTABLE		LIN FT	2230	2230		
51	2532.503	CONCRETE CURB AND GUTTER DESIGN B618		LIN FT	100	100		
52	2533.604	CONCRETE VALLEY GUTTER		SQ YD	130	130		
53	2531.504	6" CONCRETE DRIVEWAY PAVEMENT		SQ YD	130	130		
54	2540.602	INSTALL MAIL BOX & SUPPORT		EACH	19	19		
55	2563.601	TRAFFIC CONTROL		LUMP SUM	1	0.60	0.13	0.27
56	2571.502	CONIFEROUS TREE 6' HT B&B		EACH	12		3	9
57	2571.502	DECIDUOUS TREE 6' HT B&B		EACH	1			1
58	2572.503	TEMPORARY FENCE		LIN FT	300	300		
59	2573.501	STABILIZED CONSTRUCTION EXIT		LUMP SUM	1	1		
60	2573.502	STORM DRAIN INLET PROTECTION		EACH	14	14		
61	2573.503	SILT FENCE - MACHINE SLICED		LIN FT	250	250		
62	2573.503	OUTLET PROTECTION		EACH	3	3		
63	2574.505	FERTILIZER TYPE 3		POUND	300	300		
64	2574.507	COMMON TOPSOIL BORROW		CU YD	1210	1210		
65	2575.505	SEEDING		ACRE	1	1		

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	MnDOT SPEC NO.	ITEM DESCRIPTION	NOTES	UNIT	TOTAL	CITY PROJECT 25-04		
						ROADWAY	STORM SEWER	WATERMAIN
66	2575.508	SEED MIXTURE 25-151		POUND	300	300		
67	2575.508	HYDRAULIC BONDED FIBER MATRIX		POUND	3500	3500		
68	2130.523	WATER FOR DUST CONTROL	A	MGAL	60	60		
69	2575.523	WATER FOR TURF EASTABLISHMENT	A	MGAL	210	210		
70		LANDSCAPE ALLOWANCE	B	UNITS	4500	4500		
ALTERNATE 1								
71	2021.501	MOBILIZATION		LUMP SUM	1			1
72	2101.502	CLEARING	A	EACH	5			5
73	2101.502	GRUBBING	A	EACH	6			6
74	2102.502	TREE TRIMMING	A	HOUR	4			4
75	2104.502	REMOVE WATERMAIN PIPE		LIN FT	377			377
76	2104.502	REMOVE WATER SERVICE		LIN FT	103			103
77	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	65			65
78	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	15			15
79	2104.503	REMOVE CURB AND GUTTER		LIN FT	40			40
80	2104.503	REMOVE FENCE		LIN FT	38			38
81	2104.504	REMOVE BITUMINOUS PAVEMENT		SQ YD	130			130
82	2104.504	REMOVE CONCRETE PAVEMENT		SQ YD	30			30
83	2106.507	EXCAVATION - COMMON (EV)	(P)	CU YD	332			332
84	2211.507	AGGREGATE BASE (CV) CLASS 5		CU YD	332			332
85	2231.604	BITUMINOUS PATCH SPECIAL (DRIVEWAY)		SQ YD	140			140
86	2504.602	CLEAN & TELEVISE EXISTING SANITARY SEWER		LIN FT	395			395
87	2504.602	CONNECT TO EXISTING WATERMAIN		EACH	1			1
88	2504.602	1" CORPORATION STOP		EACH	4			4
89	2504.602	1" CURB STOP AND BOX		EACH	4			4
90	2504.603	1" TYPE K COPPER WATER SERVICE		LIN FT	120			120
91	2504.603	8" C900 PVC WATERMAIN		LIN FT	385			385
92	2504.608	WATERMAIN FITTINGS		POUND	100			100
93	2504.601	TEMPORARY WATER SERVICE		LUMP SUM	1			1
94	2532.503	CONCRETE CURB AND GUTTER DESIGN B618		LIN FT	40			40
95	2563.601	TRAFFIC CONTROL		LUMP SUM	1			1
96	2571.502	CONIFEROUS TREE 6' HT B&B		EACH	1			1
97	2571.502	DECIDUOUS TREE 6' HT B&B		EACH	4			4
98	2572.503	TEMPORARY FENCE		LIN FT	155			155
99	2573.502	STORM DRAIN INLET PROTECTION		EACH	8			8
100	2573.503	SILT FENCE - MACHINE SLICED		LIN FT	200			200
101	2574.505	FERTILIZER TYPE 3		POUND	80			80
102	2574.507	COMMON TOPSOIL BORROW		CU YD	280			280
103	2575.505	SEEDING		ACRE	0.25			0.25
104	2575.508	SEED MIXTURE 25-151		POUND	80			80
105	2575.508	HYDRAULIC BONDED FIBER MATRIX		POUND	880			880
106	2130.523	WATER FOR DUST CONTROL	A	MGAL	10			10
107	2575.523	WATER FOR TURF EASTABLISHMENT	A	MGAL	50			50
108		TEMPORARY GRAVEL ROAD		LUMP SUM	1			1
109		LANDSCAPE ALLOWANCE	B	UNITS	1500			1500

NOTES:

A. BID ITEM AS DIRECTED BY THE ENGINEER IN THE FIELD.

B. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. SEE SPECIFICATIONS

NOTES:

(P) - PLAN QUANTITY

(EV) - EXCAVATED VOLUME

(CV) - COMPACTED VOLUME

(LV) - LOOSE VOLUME

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ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

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Phone: (763) 433-2851
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www.bolton-menk.com

City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STATMENT OF ESTIMATED QUANTITIES



0 60 120
SCALE FEET

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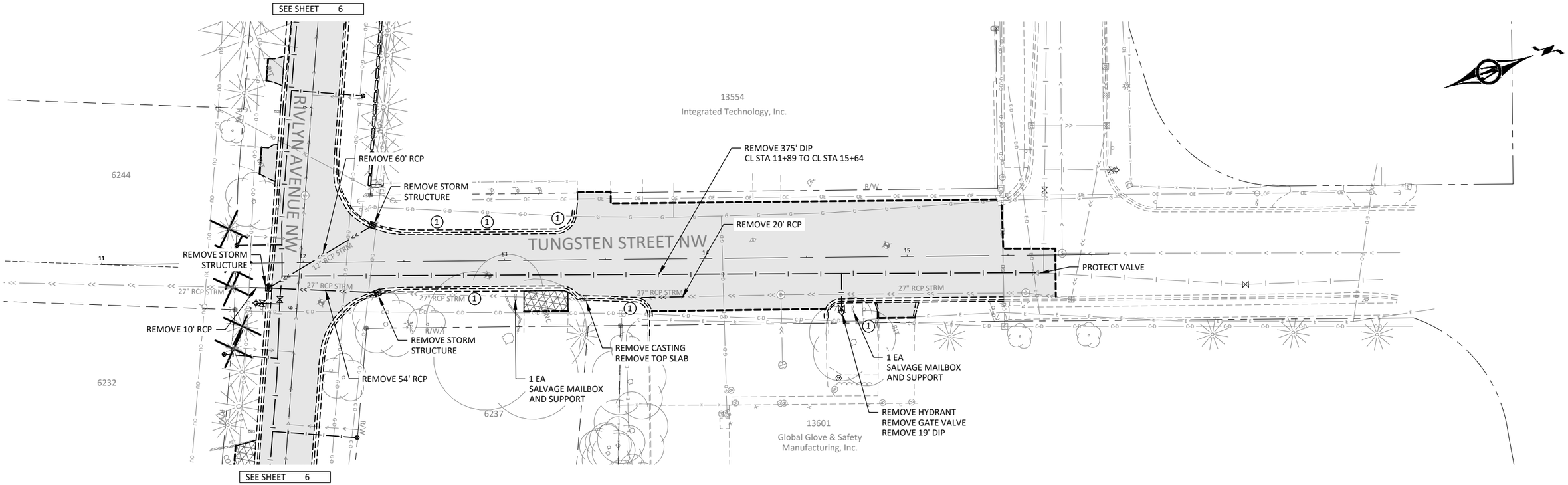
City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
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CLIENT PROJ. NO.			
25-04			

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
LOCATION PLAN

SHEET 4 OF 41

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REMOVAL NOTES

1. CONTRACTOR SHALL CALL GOPHER STATE ONE CALL. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION AND INFRASTRUCTURE THAT ARE NOT BEING REMOVED OR RELOCATED.
3. CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING, INCLUDING TREE REMOVALS.

TRAFFIC CONTROL/SIGN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION.
2. PERMANENT SIGN REMOVAL AND INSTALLATION IS PREFORMED BY THE CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
3. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE SALVAGED.
3. THE CITY OF RAMSEY SHALL FURNISH & INSTALL ALL NEW SIGNS.
4. THE CONTRACTOR SHALL PROVIDE 2 WEEKS NOTICE TO THE CITY OF RAMSEY PRIOR TO THE PERMANENT SIGNS BEING REQUIRED TO BE INSTALLED/REINSTALLED.

LEGEND

- SAWCUT PAVEMENT (FULL DEPTH)
- CONSTRUCTION FENCE (ORANGE)
- REMOVE CURB & GUTTER
- REMOVE WATER MAIN
- REMOVE STORM SEWER
- REMOVE MAILBOX & SUPPORT
- REMOVE DRAINAGE STRUCTURE
- SALVAGE EXISTING SIGN
- REMOVE TREE
- REMOVE HYDRANT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE AGGREGATE
- CLEAR & GRUB BRUSH
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
EXISTING CONDITIONS & REMOVALS
TUNGSTEN ST NW

SHEET 5 OF 41

LEGEND

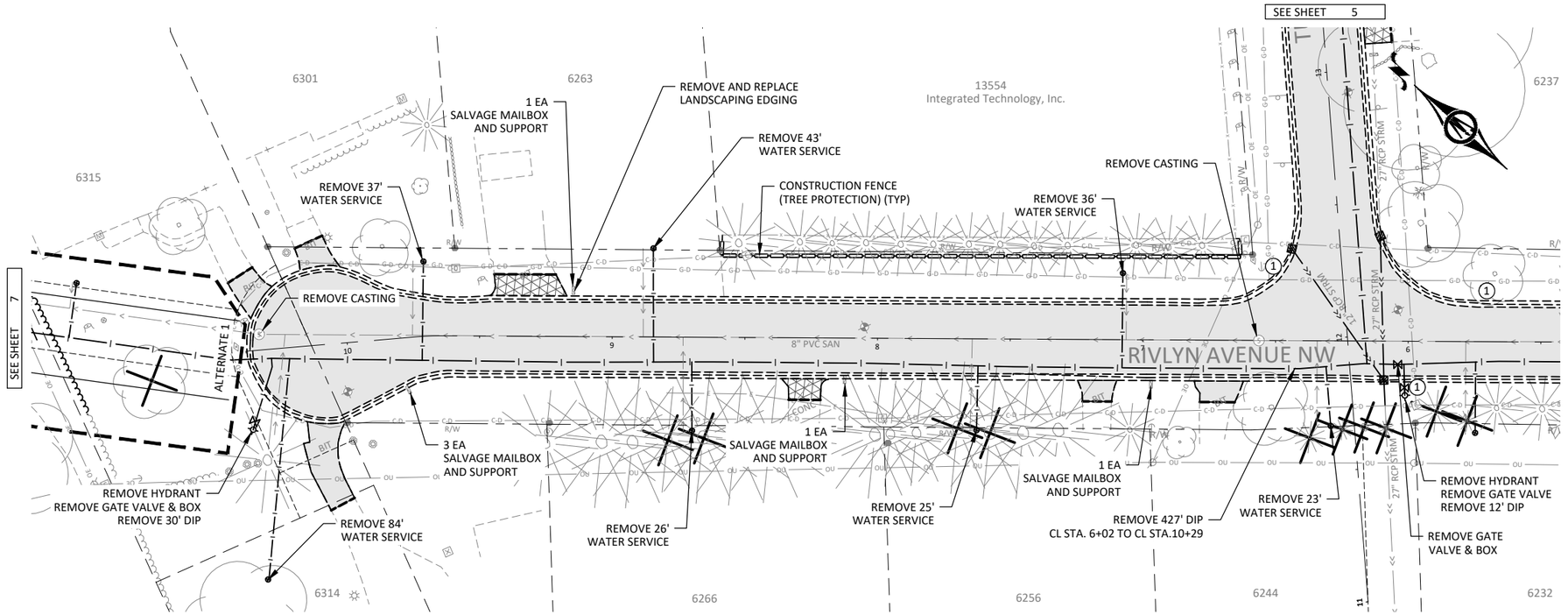
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- TREE-CONIFEROUS
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- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE

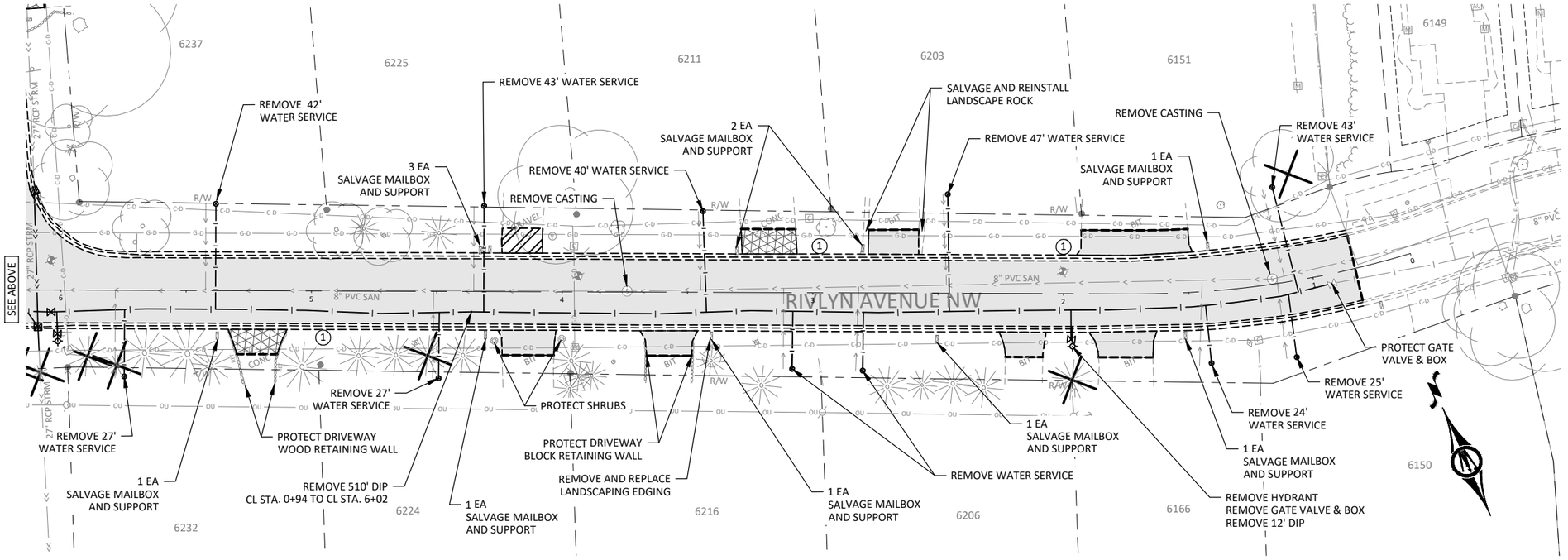
REMOVAL NOTES

1. CONTRACTOR SHALL CALL GOPHER STATE ONE CALL. ALL UTILITIES MUST BE LOCATED PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION AND INFRASTRUCTURE THAT ARE NOT BEING REMOVED OR RELOCATED.
3. CONTRACTOR TO VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO SAWCUTTING, INCLUDING TREE REMOVALS.

TRAFFIC CONTROL/SIGN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION.
2. PERMANENT SIGN REMOVAL AND INSTALLATION IS PREFORMED BY THE CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
3. THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE SALVAGED.
3. THE CITY OF RAMSEY SHALL FURNISH & INSTALL ALL NEW SIGNS.
4. THE CONTRACTOR SHALL PROVIDE 2 WEEKS NOTICE TO THE CITY OF RAMSEY PRIOR TO THE PERMANENT SIGNS BEING REQUIRED TO BE INSTALLED/REINSTALLED.





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0 25 50
SCALE FEET

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ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

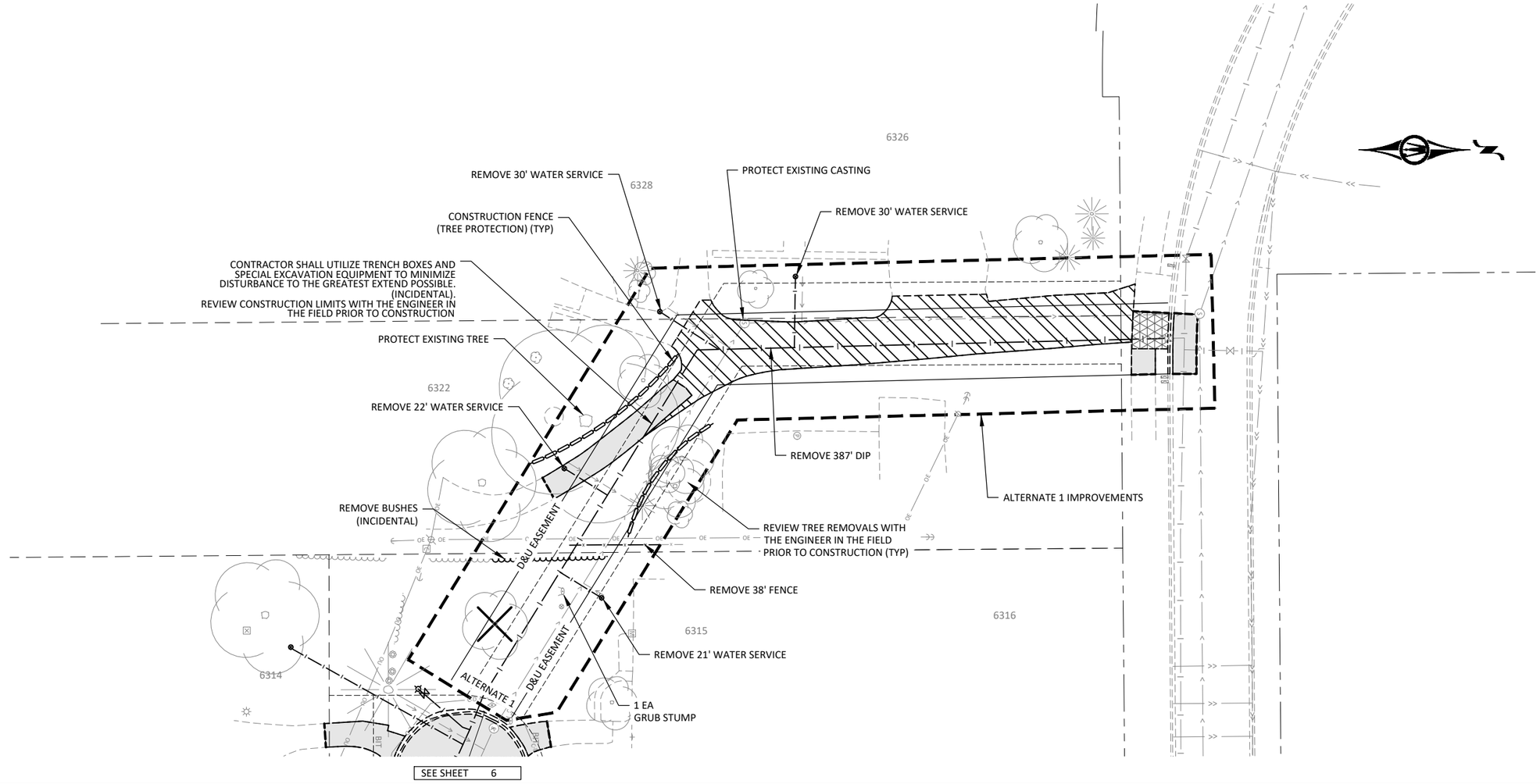
City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
EXISTING CONDITIONS & REMOVALS
RIVLYN AVE NW

SHEET 6 OF 41



LEGEND

- SAWCUT PAVEMENT (FULL DEPTH)
- CONSTRUCTION FENCE (ORANGE)
- REMOVE CURB & GUTTER
- REMOVE WATER MAIN
- REMOVE STORM SEWER
- REMOVE MAILBOX & SUPPORT
- REMOVE DRAINAGE STRUCTURE
- SALVAGE EXISTING SIGN
- REMOVE TREE
- REMOVE HYDRANT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE AGGREGATE
- CLEAR & GRUB BRUSH
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE

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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
EXISTING CONDITIONS & REMOVALS
ALTERNATE 1

SHEET 7 OF 41

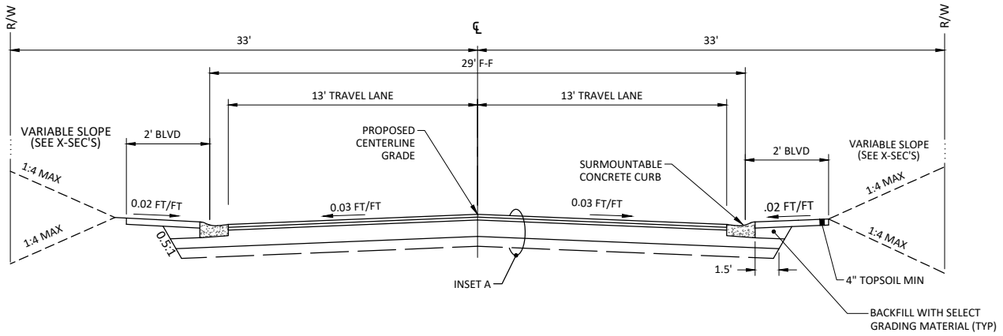
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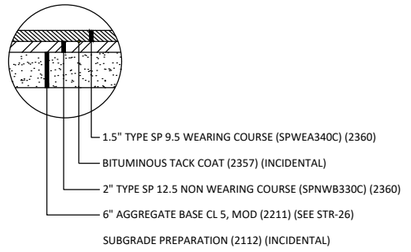
TYPICAL SECTION

NOT TO SCALE

RIVLYN AVENUE NW

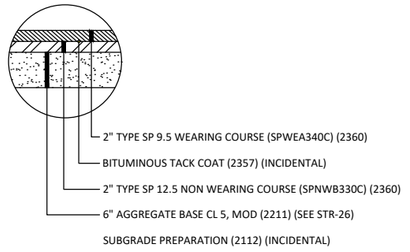
STA: 0+82.94 TO STA: 9+64.66





INSET A - BITUMINOUS ROADWAY

NOT TO SCALE



INSET C - COMMERCIAL BITUMINOUS DRIVEWAY

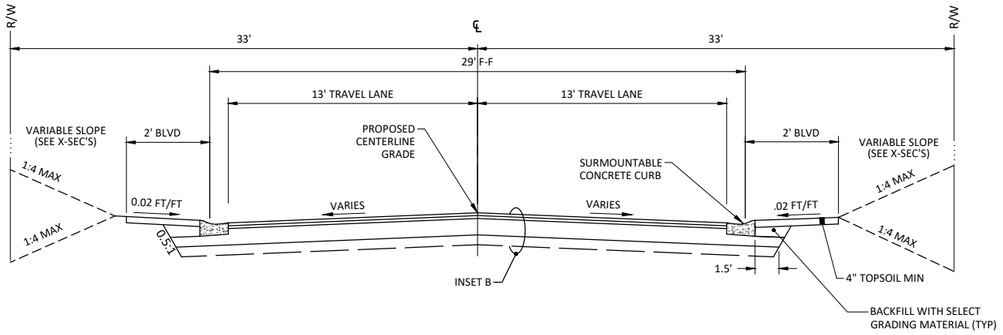
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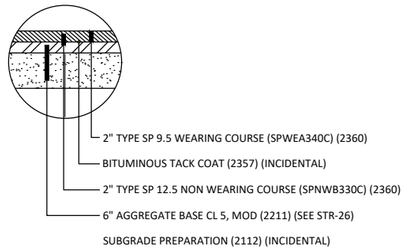
TYPICAL SECTION

NOT TO SCALE

TUNGSTEN STREET NW

STA: 12+51.45 TO STA: 13+50





INSET B - BITUMINOUS ROADWAY

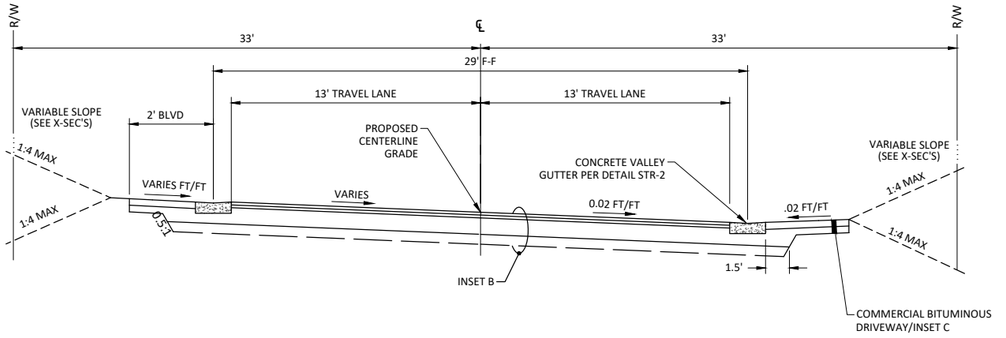
NOT TO SCALE

TYPICAL SECTION

NOT TO SCALE

TUNGSTEN STREET NW

STA: 13+50 TO STA: 14+90



NOTES:

1. CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION PRIOR TO RECLAMATION. RECLAMATION PROCEDURES SHALL NOT START WITHOUT PRIOR APPROVAL FROM ENGINEER.
2. TYPICAL SECTION DOES NOT REPRESENT DIMENSIONS AT INTERSECTIONS. SEE PLAN SHEETS FOR INTERSECTION LAYOUT.

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City of RAMSEY

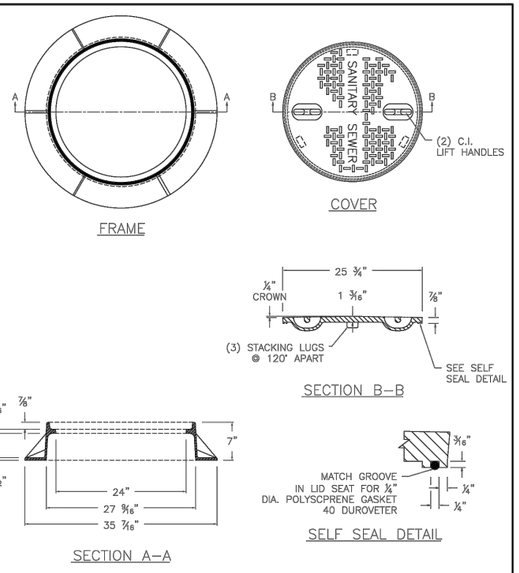
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CITY OF RAMSEY, MINNESOTA

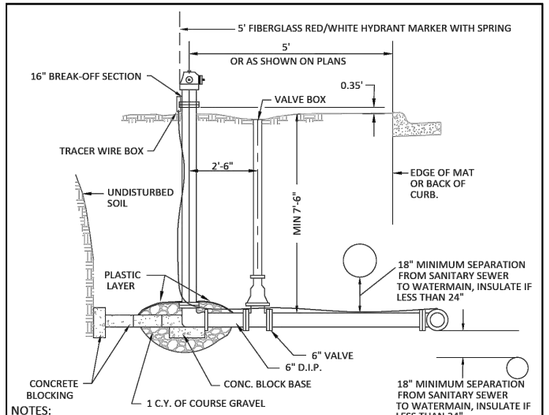
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION

TYPICAL SECTIONS



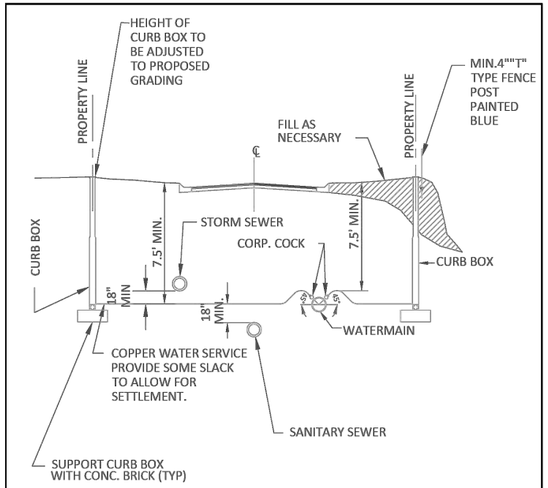
NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 – 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW–2



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1

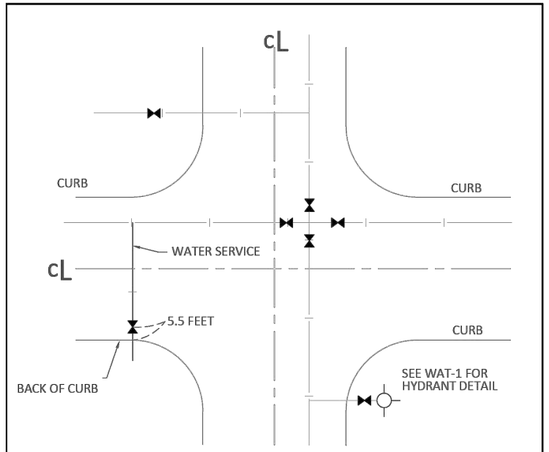


WATER SERVICE

NTS

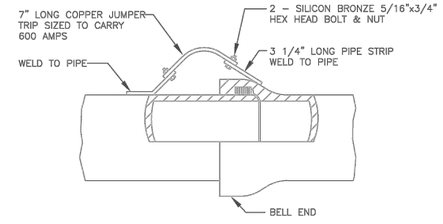
NOTES:
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APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT-2



NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

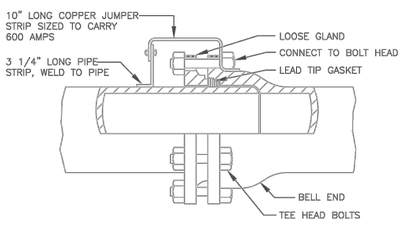
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



PUSH ON JOINT

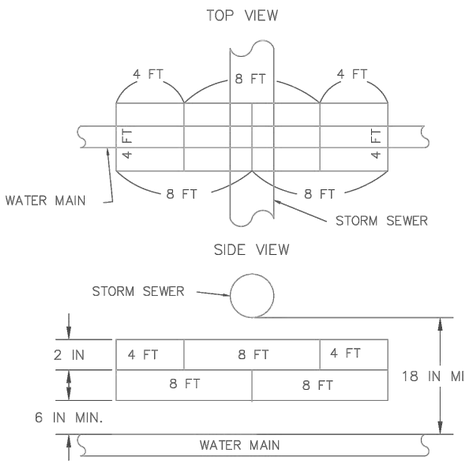
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



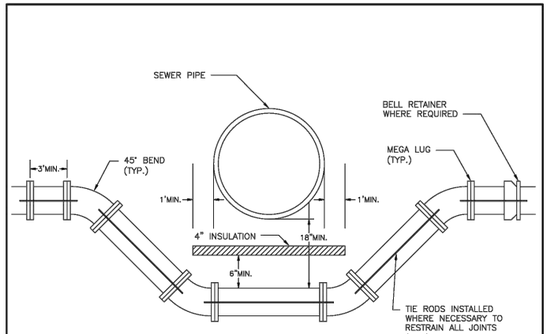
MECHANICAL JOINT

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT–4



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

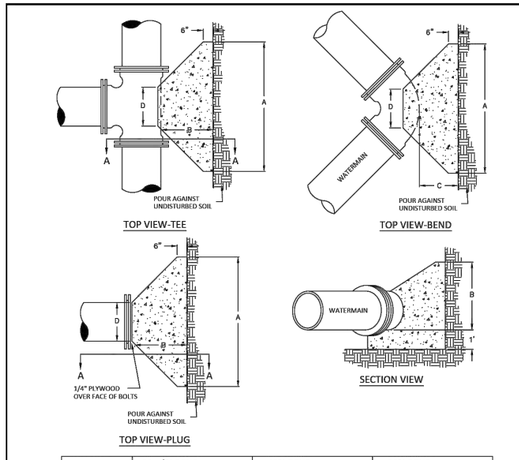
APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	WATER MAIN INSULATION
		CITY PLATE No. WAT–6



NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 – 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT–5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED:		STANDARD DETAILS:
6 – 2015	City of RAMSEY	WATERMAIN LOWERING
		CITY PLATE No. WAT–7



PIPE SIZE	22 ½° BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	–	–	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	THRUST BLOCKS
		CITY PLATE No. WAT-8

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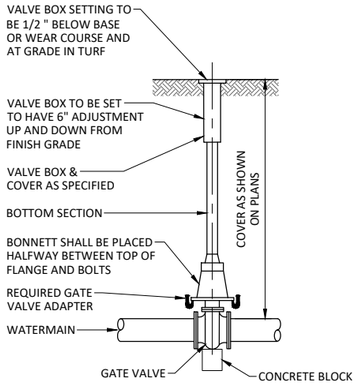
CITY OF RAMSEY, MINNESOTA

DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION

STANDARD DETAILS

SHEET 9 OF 41

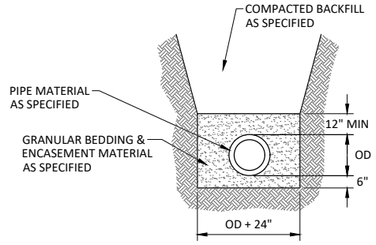
NOTES:
1. VALVE BOX SHALL BE CENTERED ON OPERATING NUTS, STRAIGHT, FREE FROM DEBRIS, AND ALL SECTIONS UNBROKEN
2. VALVES IN EASEMENTS SHALL HAVE CHANNEL POST WITNESS MARKERS WITH REFLECTIVE "GV" SIGN
3. DEEP VALVES SHALL HAVE NUT EXTENSIONS INSTALLED TO ELEVATION TO ACCOMMODATE STANDARD 10' KEY; BOTTOM NUT SHALL BE BOLTED TO VALVE NUT AND ONLY ONE SECTION
4. COMPACTION WITH MECHANICAL TAMPER AROUND VALVE BOX SHALL BE PLACED AND COMPACTED WITH 2' LIFTS TO ACHIEVE 95% COMPACTION
5. GATE VALVES LOCATED WITHIN THE CONCRETE SIDEWALK SHALL INCLUDE A METAL SEPARATOR BETWEEN THE VALVE BOX AND THE CONCRETE



BOLTON & MENK

GATE VALVE BOX INSTALLATION
NOT TO SCALE

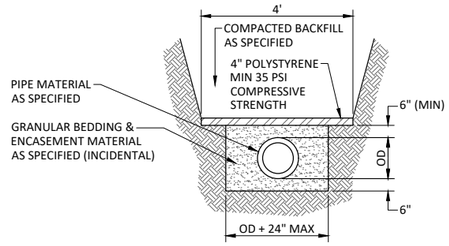
LAST REVISION: 04-2021
PLATE NO. 6-402



BOLTON & MENK

PVC WATERMAIN TRENCH
NOT TO SCALE

LAST REVISION: 04-2021
PLATE NO. 6-200

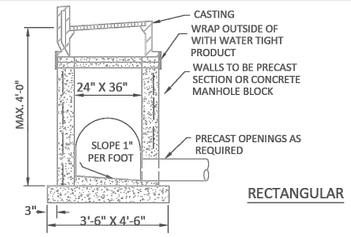


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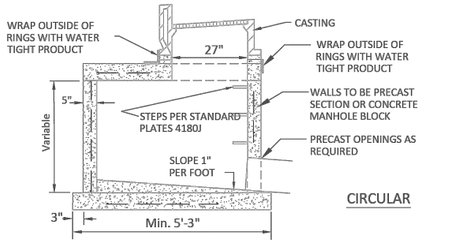
WATERMAIN INSULATION
NOT TO SCALE

LAST REVISION: 04-2021
PLATE NO. 6-202

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



RECTANGULAR



CIRCULAR

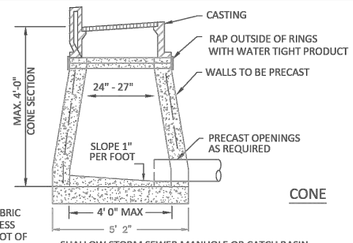
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: CATCH BASIN

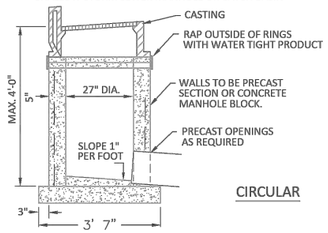
CITY PLATE No. STO-1



CONE

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



CIRCULAR

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

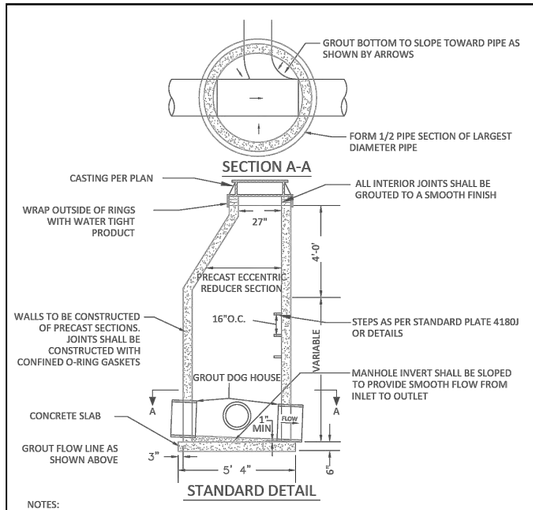
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: STORM AREA INLET

CITY PLATE No. STO-2



STANDARD DETAIL

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024

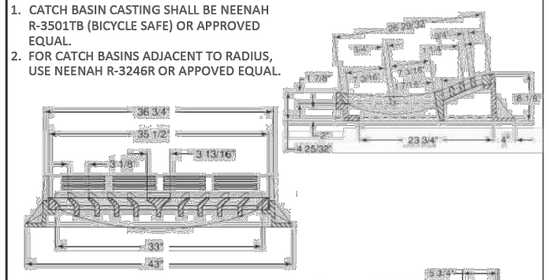
City of RAMSEY

STANDARD DETAILS: STORM MANHOLE

CITY PLATE No. STO-3

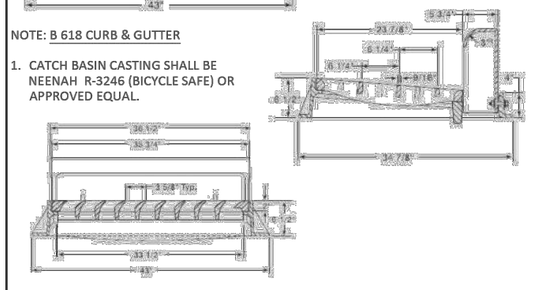
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246 (BICYCLE SAFE) OR APPROVED EQUAL.



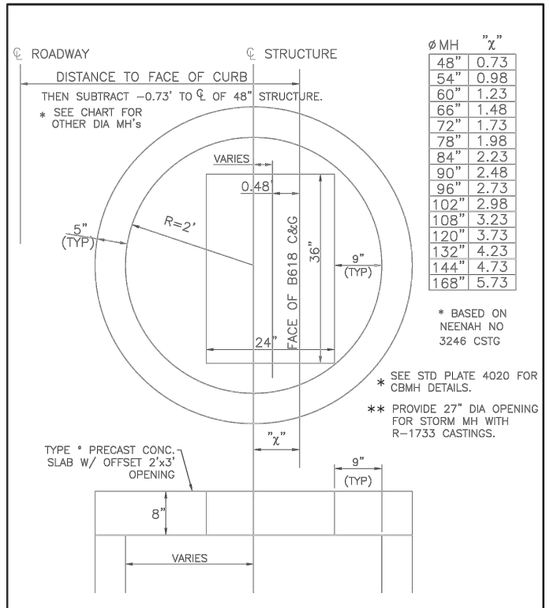
STANDARD CATCHBASIN CASTING

APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE No. STO-4



ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

APPROVED: 4 – 2005

City of RAMSEY

STANDARD DETAILS: SLAB TOP MANHOLE COVER

CITY PLATE No. STO-5

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

ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

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www.bolton-menk.com

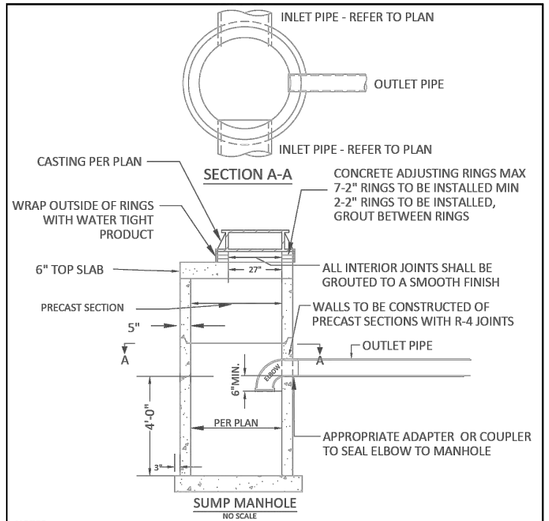
City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

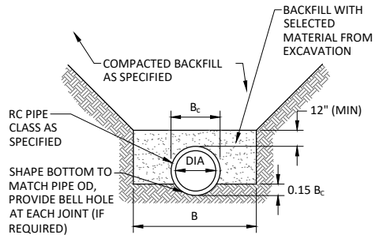
CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STANDARD DETAILS

SHEET 10 OF 41



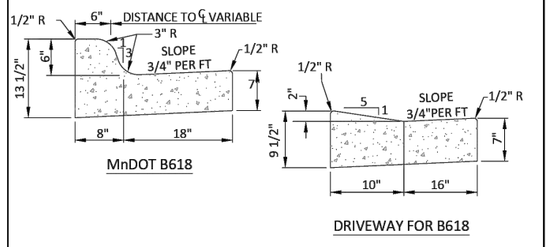
NOTES:
1. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SUMP MANHOLE
		CITY PLATE No. STO-9



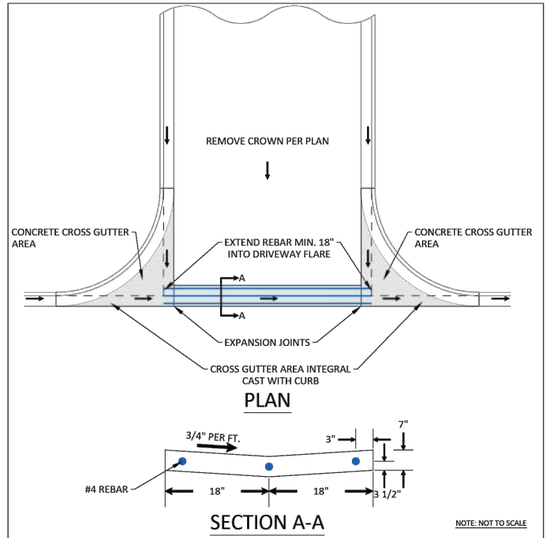
PIPE DIA	B
36" OR LESS	B_C + 24"
42" TO 54"	1.5 x B_C
60" OR OVER	B_C + 36"

BOLTON & MENK	RC PIPE CLASS "C" BEDDING NOT TO SCALE	LAST REVISION: 04-2021
		PLATE NO. 4-000



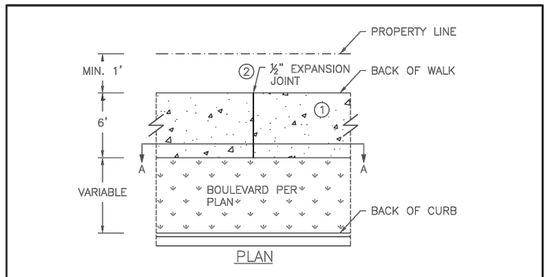
NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

APPROVED: 10 - 2024	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. 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



NOTE:
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

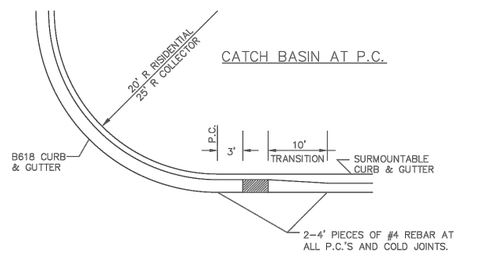
APPROVED: 10 - 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

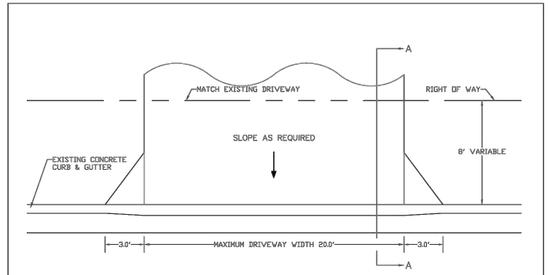
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. 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.
3. 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



APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB
		CITY PLATE No. STR-27



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS 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

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ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

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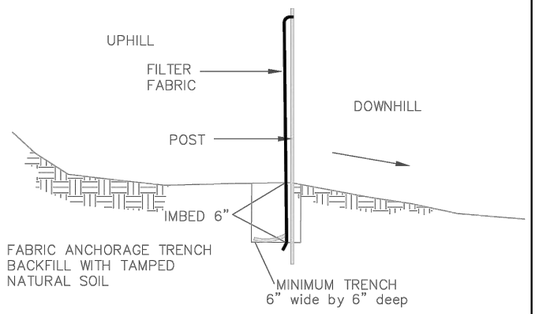
City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STANDARD DETAILS

SHEET 11 OF 41

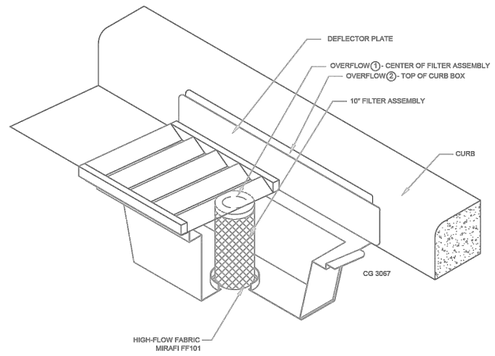


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

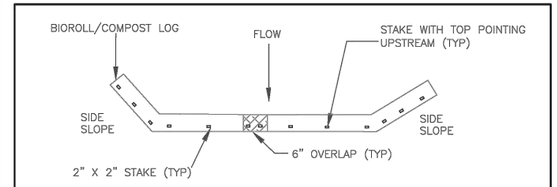


INLET PROTECTION – WIMCO OR EQUAL

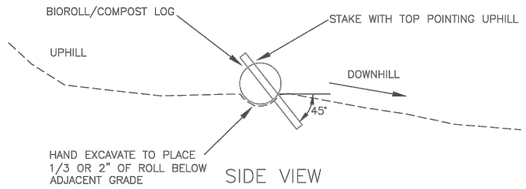
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



PLAN VIEW

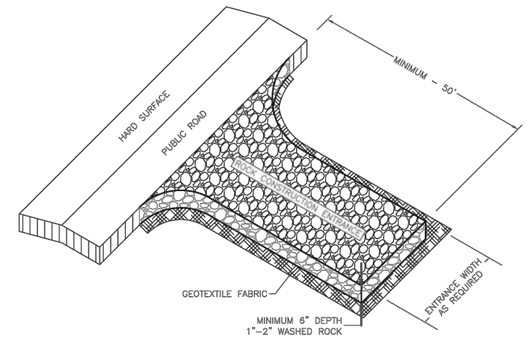


SIDE VIEW

NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



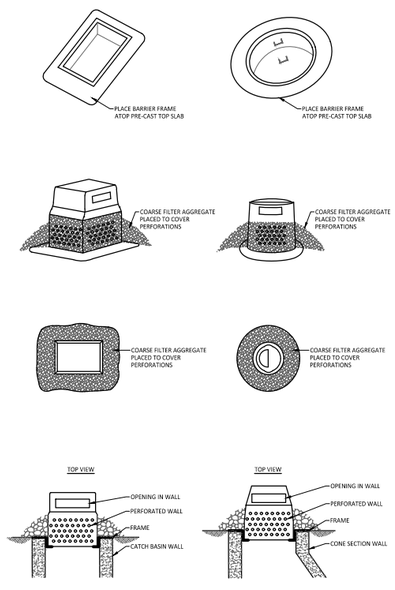
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6



BOLTON & MENK

INLET PROTECTION
PERFORATED WALL
NOT TO SCALE

LAST REVISION: 04-2021
PLATE NO. 3-107

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ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

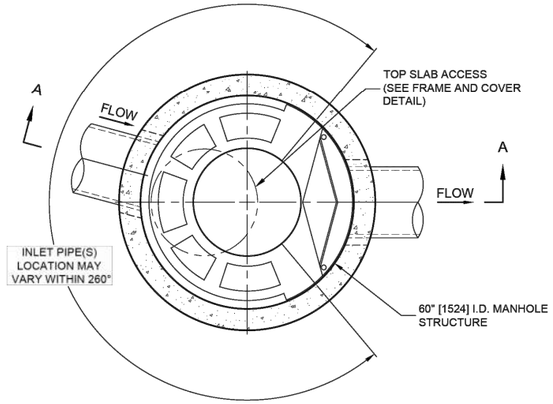
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City of RAMSEY

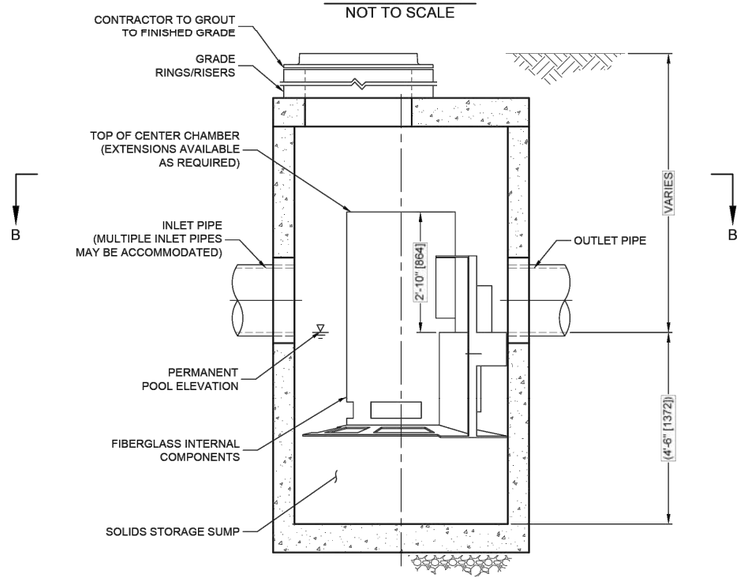
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DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STANDARD DETAILS



PLAN VIEW B-B
NOT TO SCALE



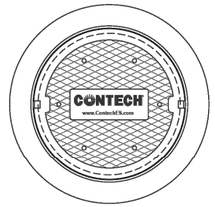
ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	MH-1001
WATER QUALITY FLOW RATE (cfs [L/s])	2.0 cfs
PEAK FLOW RATE (cfs [L/s])	23.0 cfs
RETURN PERIOD OF PEAK FLOW (yrs)	10 yrs
RIM ELEVATION	857.48

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	848.82	RCP	27"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	848.82	RCP	27"

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL

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ZACHARY F. DINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

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CLIENT PROJ. NO.	25-04

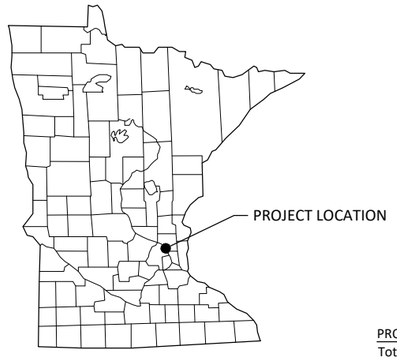
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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
PROJECT SPECIFIC DETAIL - HYDRODYNAMIC SEPARATOR STRUCTURE

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

DICKENSON'S MISSISSIPPI ESTATES RECONSTRUCTION

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



LEGEND

- 1-MILE BOUNDARY
- PROJECT BOUNDARY
- OR — IMPAIRED WATERS
- OR — SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY

RESPONSIBLE PARTIES:
The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	City of Ramsey	Bruce Westby, P.E.	763-433-9825
SWPPP DESIGNER:	Bolton & Menk, Inc.	Kyra Oliver	612-416-0220
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	City of Ramsey	Bruce Westby, P.E.	763-433-9825

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. 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. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

DOCUMENT RETENTION
Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

PROJECT AREAS:

Total Project Size (disturbed area) =	3.1	ACRES
Existing area of impervious surface =	1.0	ACRES
Post construction area of impervious surface =	1.0	ACRES
Total new impervious surface area created =	0.0	ACRES

Planned Construction Start Date:	06/01/2025
Estimated Construction Completion Date:	10/31/2025

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
	Infiltration/Filtration
	Regional Pond
x	Permanent Stormwater Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ANOKA	T32N	R25W	35	45.2171°	-93.4259°

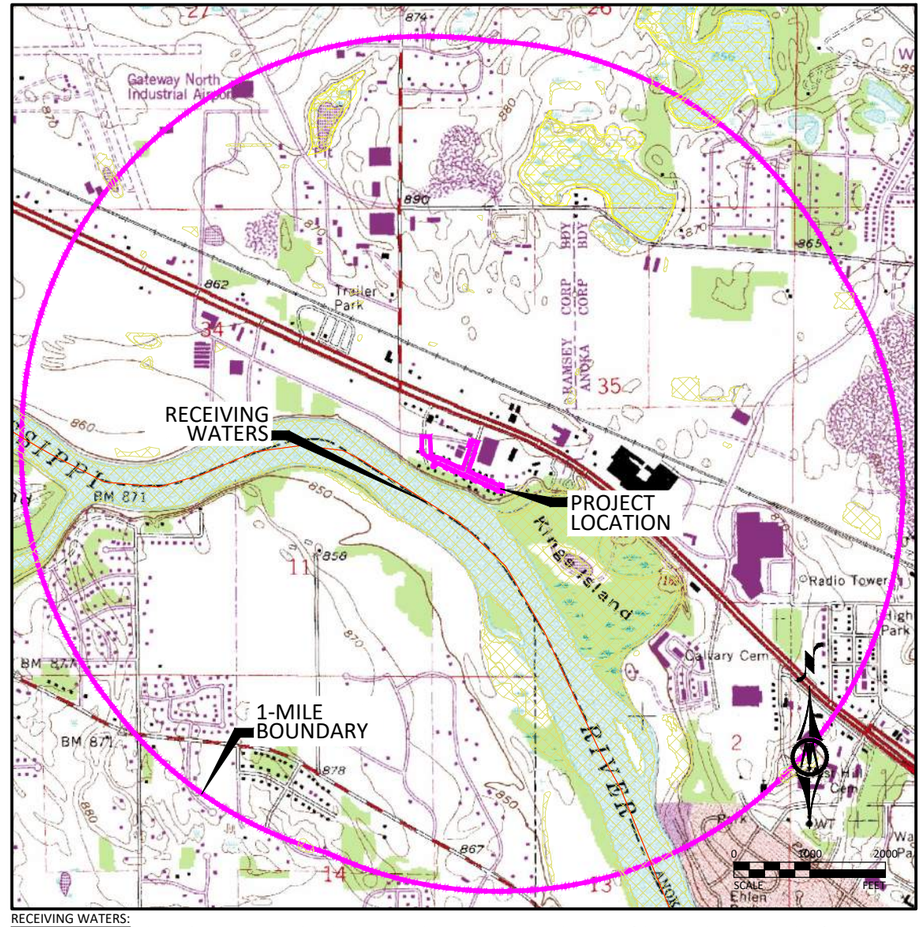
BMP SUMMARY	QUANTITY	UNIT
Construction Exit	1	EA
Inlet Protection	22	EA
Hydromulch	4,439	SY

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, storm sewer and water main replacement, temporary erosion and sediment control, and permanent stabilization.

Stormwater currently collected via curb in gutter into the existing storm sewer network.

After construction is complete stormwater will be routed via curb and gutter to the storm sewer network.

This project includes the following stormwater management BMPs: Hydrodynamic Separator Structure



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
Mississippi River	River	No	No	Hg-F, Nutrients
Emerald Pond	Pond	No	Yes	N/A

[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Demo existing pavement.
4) Dig trenches for utility improvements.
5) Install utility improvements.
6) Grade site.
7) Install curb and gutter, and re-pave road.
8) Add additional temporary BMPs as necessary during construction based on inspection reports.
9) Ensure final stabilization measures are complete.
10) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
11) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STORMWATER POLLUTION PREVENTION PLAN
PROJECT INFORMATION, LOCATION MAP, SWPPP

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I (Permit) as they apply to this project. All provisions of the Permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the Permit is available at: https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf

SWPPP AMENDMENTS AND SUBMITTALS

Contractor must prepare and submit to the Engineer a SWPPP amendment as necessary to include additional Best Management Practices (BMPs) to correct problems identified or address the following situations.

1. Contact information and training documentation for Construction SWPPP Manager and BMP Installer,
2. There is a change in construction method of phasing, operation, maintenance, weather or seasonal conditions not anticipated during the design of the SWPPP including but not limited to:
   a. Types and/or Locations of BMPs
   b. Material Storage and Spill Response
   c. Fueling Plans
   d. Locations for Stockpiles, Concrete Washout, and Sanitation Facilities and
   e. Project Phasing
3. It is determined that the SWPPP is not achieving objectives of minimizing pollutants in stormwater discharges associated with construction activity, or
4. The SWPPP is not consistent with the terms and conditions of the permit.

The Contractor may implement SWPPP amendments immediately and is not required to wait for Engineer review of the submittal. The responsibility for completeness of SWPPP amendments and compliance with the Permit lies with the Contractor. Review, comment, or lack of comment by the Engineer on a SWPPP amendment shall not absolve the responsibilities of the Contractor in any way.

If a change order is issued for a design change the SWPPP amendment will be prepared by the Engineer and included in the change order.

In addition to SWPPP amendments, the Contractor shall submit to the Engineer Weekly Erosion and Sediment Control Schedule meeting the requirements of MnDOT 1717.

The Contractor shall keep copies of all SWPPP amendments, Weekly Erosion and Sediment Control Schedules, inspection logs, and maintenance logs with the field copy of the SWPPP. A PDF copy of these documents will be provided along with a copy of the final Field Copy of the SWPPP to the Engineer along with the signed Notice of Termination when final stabilization is complete.

EROSION PREVENTION PRACTICES

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of the wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

Energy dissipation shall be installed at all temporary or permanent pipe outlets within 24 hours of connection to a surface water or permanent stormwater treatment system.

The Contractor shall phase construction and use construction methods to the extent practical to minimize exposed soils. The project phasing shall be documented in the Weekly Erosion and Sediment Control Schedule.

SEDIMENT CONTROL PRACTICES

Down gradient BMPs including perimeter BMPs must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All BMPs that have been adjusted or removed to accommodate short-term activities shall be re-installed or replaced the earlier of the end of the work day or before the next precipitation event even if the activity is not complete.

Inlet BMPs may be removed for specific safety concerns. The BMPs shall be replaced as soon as the safety concern is resolved. The removal shall be documented in the SWPPP as a SWPPP amendment.

Temporary stockpiles must have sediment control BMPs. The Contractor shall prepare and submit to the Engineer a SWPPP amendment showing the location of temporary stockpiles and the BMPs for each stockpile. The SWPPP amendment must meet the minimum requirements of Section 9 of the Permit.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

The use of polymers, flocculants, or other sedimentation treatment chemicals are not proposed as part of this SWPPP as designed by the Engineer. If methods or phasing of construction require the use of any of these chemicals, the Contractor shall prepare and submit to the Engineer a SWPPP amendment that meets the minimum requirements of Section 9 of the Permit.

TEMPORARY SEDIMENTATION BASINS

A temporary sedimentation basin has not been included in this SWPPP as designed by the Engineer. If a basin is later determined to be desirable or necessary the Contractor shall prepare and submit to the Engineer a SWPPP amendment. Temporary sedimentation basins shall meet or exceed the minimum requirements of Section 14 of the Permit and shall include a basin draining plan meeting or exceeding the minimum requirements of Section 10 of the Permit. Where the site discharges to Special and/or Impaired Waters the SWPPP amendment shall also meet or exceed the minimum requirements of Section 23 of the permit.

DEWATERING

A dewatering plan has not been included in this SWPPP as designed by the Engineer. If dewatering is required for this project, the Contractor shall prepare and submit to the Engineer a SWPPP amendment. All dewatering shall meet or exceed the minimum requirements of Section 10 of the Permit.

POLLUTION PREVENTION

Products and materials that have the potential to leach pollutants that are stored on the site must be stored in a manner designed to minimize contact with stormwater. Materials that are not a source of potential contamination to stormwater or that are designed for exposure to stormwater are not required to be covered.

Hazardous materials including but not limited to pesticides, fertilizer, petroleum products, curing compounds and toxic waste must be properly stored and protected from stormwater exposure as recommended by the manufacturer in an access restricted area.

Solid waste must be stored, collected and disposed of in compliance with Minnesota Administrative Rules Chapter 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. No engine degreasing is allowed on site. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

The Contractor shall prepare and submit a SWPPP amendment detailing the location and BMPs proposed for storage of materials, solid waste, portable toilets, and exterior vehicle or equipment washing on the site. The SWPPP amendment shall include a spill prevention and response plan that is appropriate for the materials proposed to be on the site. The SWPPP amendment shall meet or exceed the minimum requirements of Section 12 of the Permit.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at the time interval indicated on this sheet of the SWPPP 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 at the time interval indicated in the Receiving Waters Table found on the SITE PLAN AND INFORMATION SHEET of the SWPPP.

All inspections and maintenance conducted during construction must be recorded on the day it is completed and must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

The Contractor may request a change in inspection schedule for the following conditions:

a. Inspections of areas with permanent cover to be reduced to once per month,
b. Inspections of areas that have permanent cover and have had no construction activity for 12 months to be suspended until construction resumes,
c. Inspections of areas where construction is suspended due to frozen ground conditions, inspections to be suspended until the earlier of within 24 hours of runoff occurring, or upon resuming construction.

No change in inspection schedule shall occur until authorized by the Engineer.

Inspections must include:

1. All erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness.
2. Surface waters, including drainage ditches and conveyance systems for evidence of erosion and sediment deposition.
3. Construction site vehicle exit locations, streets and curb and gutter systems within and adjacent to the project for sedimentation from erosion or tracked sediment from vehicles.
4. Infiltration areas to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

All non-functioning BMPs and those BMPs where sediment reaches one-half (1/2) of the depth of the BMP, or in the case of sediment basins one-half (1/2) of the storage volume, must be repaired, replaced, or supplemented by the end of the next business day after discovery, or as soon as field conditions allow.

Permittees must repair, replace or supplement all nonfunctional BMPs with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow.

Any sediment that escapes the site must be removed and the area stabilized within 7 calendar days of discovery unless precluded by legal, regulatory, or physical access in which case the work shall be completed within 7 calendar days of authorization. Paved surfaces such as streets shall have any escaped or tracked sediment removed by the end of the day that it is discovered. Sediment release, other than paved surfaces that can be cleaned up with street sweeping shall be reported immediately upon discovery to the Engineer.

PUBLIC WATER RESTRICTIONS:

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period. MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

FINAL STABILIZATION

Final Stabilization is not complete until all the following requirements have been met:

1. Substantial Completion has been reached and no ground disturbing activities are anticipated.
2. Permanent cover has been installed with an established minimum uniform perennial vegetation density of 70 percent of its expected final growth. Vegetation is not required in areas where no vegetation is proposed by this project such as impervious surfaces or the base of a sand filter.
3. Accumulated sediment has been removed from all permanent stormwater treatment systems as necessary to ensure the system is operating as designed.
4. All sediment has been removed from conveyance systems
5. All temporary synthetic erosion prevention and sediment control BMPs have been removed. BMPs designated on the SWPPP to remain to decompose on-site may remain.
6. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
7. For agricultural land only (e.g., pipelines across cropland), the disturbed land must be returned to its preconstruction agricultural use prior to submitting the NOT.

SITE STABILIZATION COMPLETION:

Stabilization of exposed soils shall begin immediately and shall be completed after the construction activity has temporarily or permanently ceased no later than:	7 calendar days

SITE INSPECTION INTERVAL:

A trained person shall routinely inspect the entire construction site during active construction at an interval of no more than:	7 calendar days

SPECIAL ENVIRONMENTAL CONSIDERATIONS AND PERMITS:

1)	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
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

TYPE OF PERMIT	PERMITTING AGENCY	PERMIT STATUS AND CONDITIONS
Construction Stormwater NPDES	MPCA	In Progress

SWPPP DESIGNER TRAINING DOCUMENTATION:

UNIVERSITY OF MINNESOTA
Kyra Oliver
Construction Site Management (May 31 2027)
Design of Construction SWPPP (May 31 2027)

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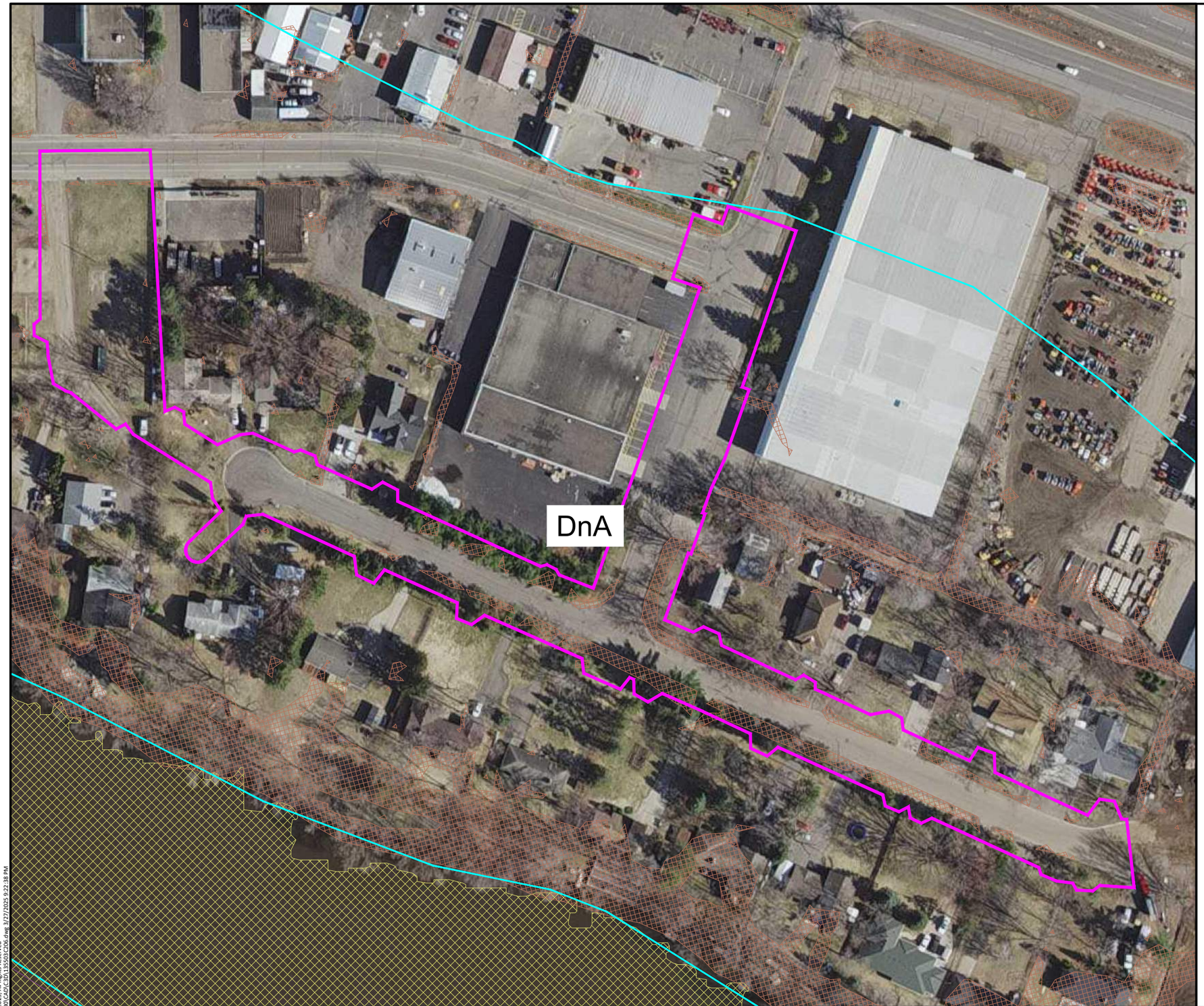
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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STORMWATER POLLUTION PREVENTION PLAN
NARRATIVE



LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- STEEP SLOPES (>33.3%)
- RECEIVING WATERS

0 50 100
SCALE FEET

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group
DnA	Dickman sandy loam, 0 to 2 percent slopes	A

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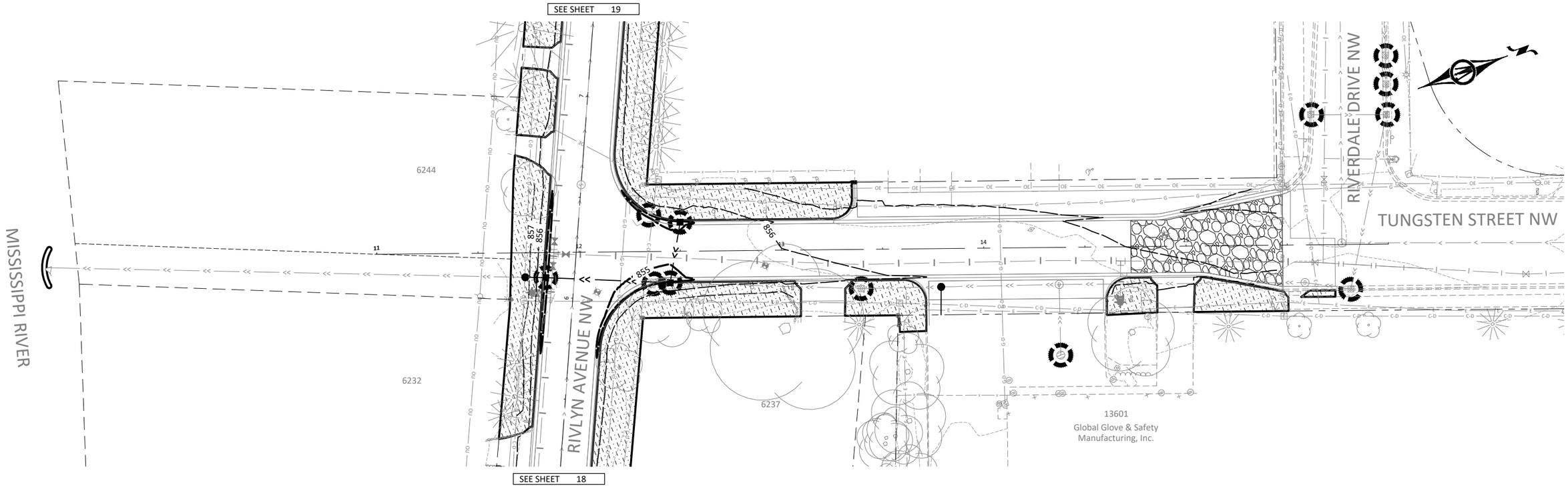
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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STORMWATER POLLUTION PREVENTION PLAN
SOILS MAP



LEGEND

- INLET PROTECTION
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-151, FERTILIZER TYPE 3
- STABILIZED CONSTRUCTION EXIT
- SEDIMENT CONTROL LOG
- MS — SILT FENCE, TYPE MS
- EXISTING/PROPOSED DRAINAGE FLOW
- PROPOSED CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- 952 — EXISTING CONTOUR MINOR
- 950 — EXISTING CONTOUR MAJOR
- 952 — PROPOSED CONTOUR MINOR
- 950 — PROPOSED CONTOUR MAJOR
- G — G — UNDERGROUND GAS
- C — C — UNDERGROUND COMM
- OU — OVERHEAD UTILITY
- F — F — FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- X — FENCE
- BOLLARD
- POST

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
EROSION CONTROL & TURF RESTORATION
TUNGSTEN ST NW

Integrated Technology, Inc.

SEE SHEET 17

SEE SHEET 19

SEE BELOW

SEE ABOVE

RIVLYN AVENUE NW

ALTERNATE 1

LEGEND

- INLET PROTECTION
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-151, FERTILIZER TYPE 3
- STABILIZED CONSTRUCTION EXIT
- SEDIMENT CONTROL LOG
- MS — SILT FENCE, TYPE MS
- EXISTING/PROPOSED DRAINAGE FLOW
- PROPOSED CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- 952 — EXISTING CONTOUR MINOR
- 950 — EXISTING CONTOUR MAJOR
- 952 — PROPOSED CONTOUR MINOR
- 950 — PROPOSED CONTOUR MAJOR
- G — G — UNDERGROUND GAS
- C — C — UNDERGROUND COMM
- OU — OVERHEAD UTILITY
- F — F — FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FENCE
- BOLLARD
- POST

HORZ. SCALE 0 25 50 FEET

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.

ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

BOLTON & MENK
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RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
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City of RAMSEY

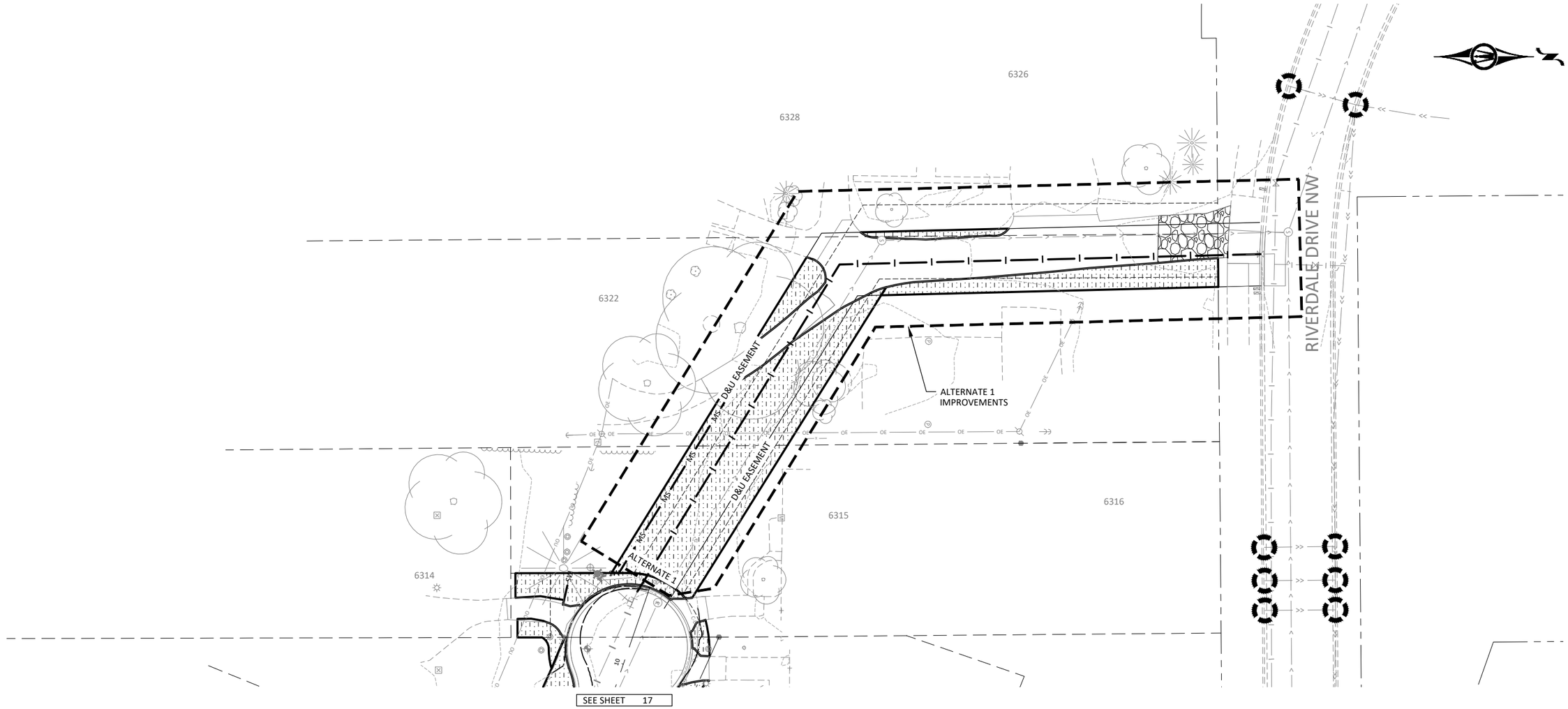
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CHECKED	ZFL
CLIENT PROJ. NO.	25-04

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
EROSION CONTROL & TURF RESTORATION
RIVLYN AVE NW

SHEET 18 OF 41

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LEGEND

- INLET PROTECTION
- HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-151, FERTILIZER TYPE 3
- STABILIZED CONSTRUCTION EXIT
- SEDIMENT CONTROL LOG
- MS — SILT FENCE, TYPE MS
- EXISTING/PROPOSED DRAINAGE FLOW
- PROPOSED CURB & GUTTER
- EXISTING EASEMENT LINE
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- STORM CATCH BASIN
- FLARED END SECITON
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- FENCE
- BOLLARD
- POST

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HORZ. 0 25 50
SCALE FEET

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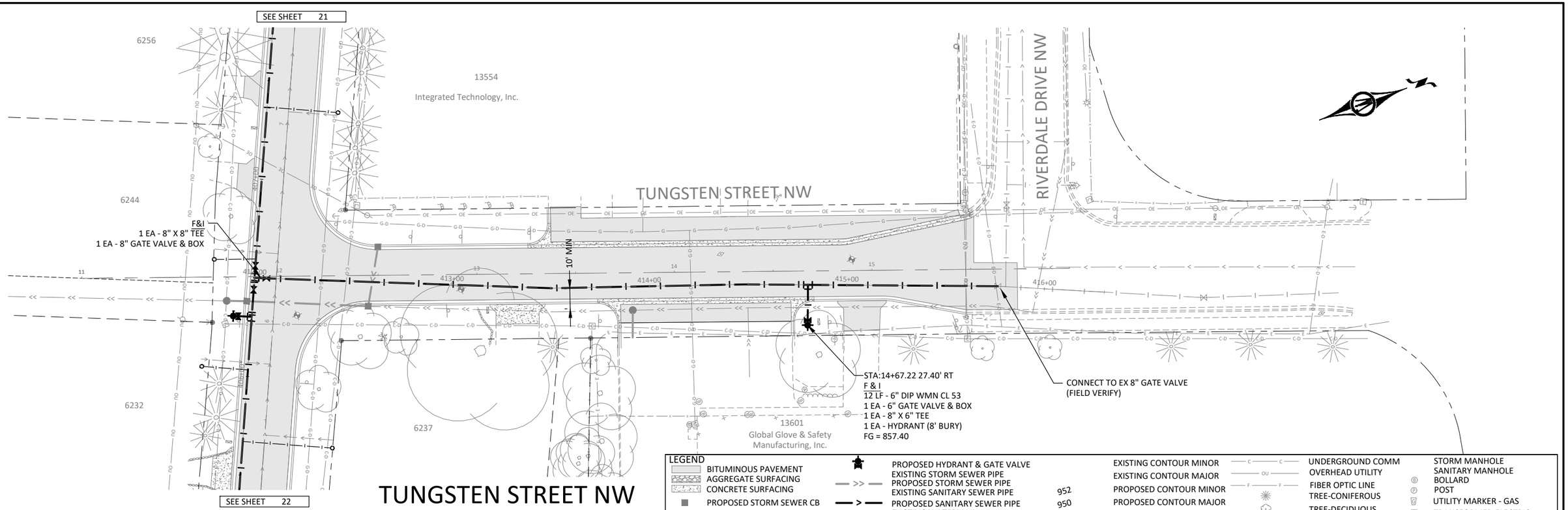
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RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
EROSION CONTROL & TURF RESTORATION
ALTERNATE 1

SHEET 19 OF 41

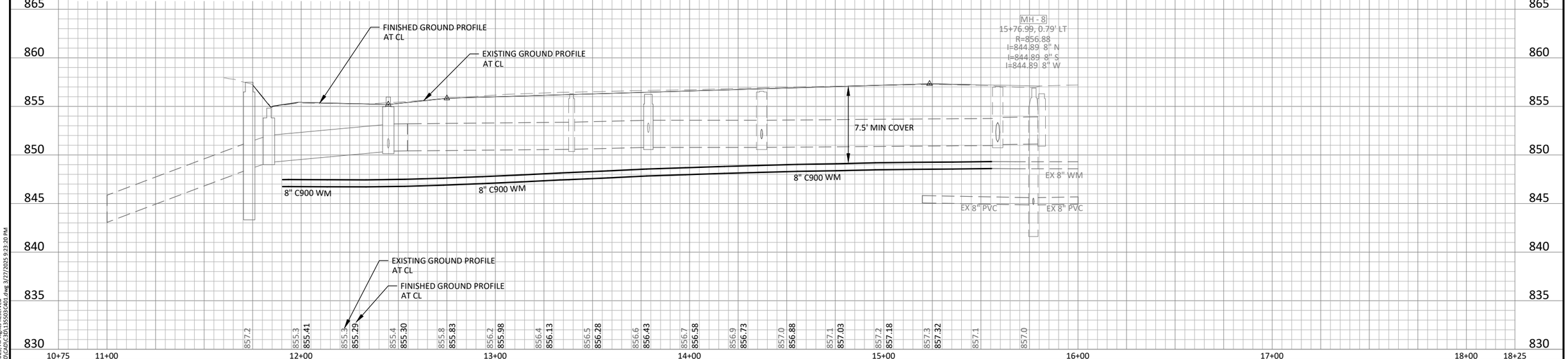


TUNGSTEN STREET NW

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PAVEMENT MESSAGE MULTI-COMP
- SIGN INSTALLATION (BY OTHERS)
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

NOTE:
1) SEE TITLE SHEET FOR HORIZONTAL & VERTICAL CONTROL INFORMATION.
2) POLYSTYRENE ISOLATION REQUIRED BETWEEN STORM SEWER & WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS.
3) REMOVE AND REPLACE ALL EXISTING RINGS AND CASTINGS ON EXISTING SANITARY MANHOLES.
4) FIELD VERIFY ALL CURB STOP LOCATIONS PRIOR TO CONSTRUCTION.



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HORZ. 0 25 50 SCALE FEET
VERT. 0 5 10 SCALE FEET

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City of RAMSEY

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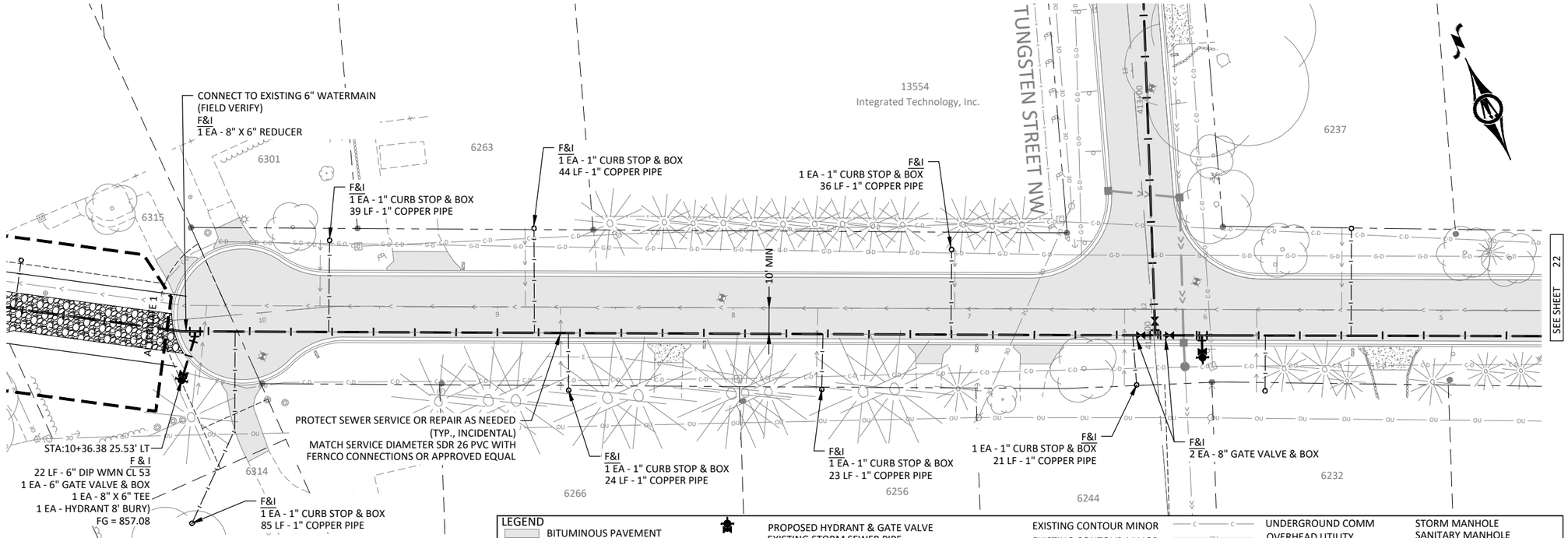
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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
TUNGSTEN ST NW

SHEET 20 OF 41

SEE SHEET 20

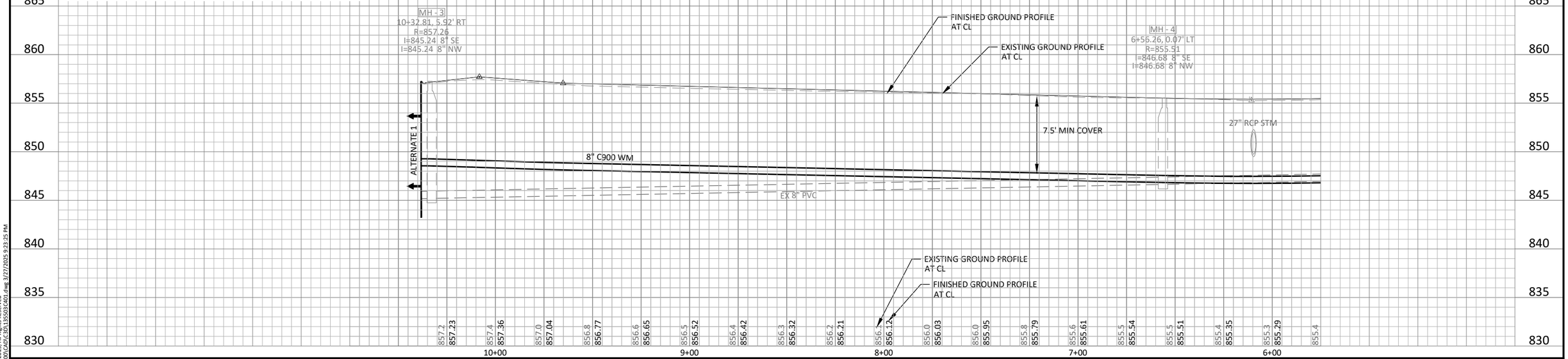
SEE SHEET 22



LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
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- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
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- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
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- STORM MANHOLE
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- BOLLARD
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- UTILITY MARKER - GAS
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NOTE:
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2) POLYSTYRENE ISOLATION REQUIRED BETWEEN STORM SEWER & WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS.
3) REMOVE AND REPLACE ALL EXISTING RINGS AND CASTINGS ON EXISTING SANITARY MANHOLES.
4) FIELD VERIFY ALL CURB STOP LOCATIONS PRIOR TO CONSTRUCTION.



HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
RIVLYN AVE NW

SHEET 21 OF 41

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SEE SHEET 20

SEE SHEET 21

TUNGSTEN STREET NW

RIVLYN AVENUE NW

6225 6237 6211 6203 6151 6149 6147 6145 6146 6244 6232 6224 6216 6206 6166 6150

F&I
1 EA - 1" CURB STOP & BOX
45 LF - 1" COPPER PIPE

F&I
1 EA - 1" CURB STOP & BOX
45 LF - 1" COPPER PIPE

F&I
1 EA - 1" CURB STOP & BOX
42 LF - 1" COPPER PIPE

F&I
1 EA - 1" CURB STOP & BOX
47 LF - 1" COPPER PIPE

F&I
1 EA - 1" CURB STOP & BOX
45 LF - 1" COPPER PIPE

7.5' MIN COVER

STA:6+01.16 20.39' LT
F & I
10 LF - 6" DIP WMN CL 53
1 EA - 6" GATE VALVE & BOX
1 EA - 8" X 6" TEE
1 EA - HYDRANT (8' BURY)
FG = 856.58

F&I
1 EA - 1" CURB STOP & BOX
23 LF - 1" COPPER PIPE

PROTECT SEWER SERVICE OR REPAIR AS NEEDED
(TYP., INCIDENTAL)
MATCH SERVICE DIAMETER SDR 26 PVC WITH
FERNCO CONNECTIONS OR APPROVED EQUAL

F&I
1 EA - 1" CURB STOP & BOX
24 LF - 1" COPPER PIPE

F&I
1 EA - 1" CURB STOP & BOX
21 LF - 1" COPPER PIPE

F&I
1 EA - 1" CURB STOP & BOX
22 LF - 1" COPPER PIPE

STA:1+96.34 20.33' LT
F & I
13 LF - 6" DIP WMN CL 53
1 EA - 6" GATE VALVE & BOX
1 EA - 8" X 6" TEE
1 EA - HYDRANT (8' BURY)
FG = 857.61

F&I
1 EA - 1" CURB STOP & BOX
22 LF - 1" COPPER PIPE

F&I
1 EA - 8" 11.25° BEND

CONNECT TO EX 6" GATE VALVE
(FIELD VERIFY)
F&I
1 EA - 8" X 6" REDUCER

F&I
1 EA - 1" CURB STOP & BOX
23 LF - 1" COPPER PIPE

RIVLYN AVENUE NW

NOTE:
1) SEE TITLE SHEET FOR HORIZONTAL & VERTICAL CONTROL INFORMATION.
2) POLYSTYRENE ISOLATION REQUIRED BETWEEN STORM SEWER & WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS.
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LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
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- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PAVEMENT MESSAGE MULTI-COMP
- SIGN INSTALLATION (BY OTHERS)
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR (952)
- EXISTING CONTOUR MAJOR (950)
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
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- UTILITY MARKER - GAS
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- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR

MH - 4
6+56.26, 0.07' LT
R=855.51
I=846.68 8" SE
I=846.68 8" NW

MH - 5
3+74.10, 0.34' RT
R=856.51
I=847.78 8" SE
I=847.78 8" NW

MH - 6
1+16.19, 2.09' RT
R=857.54
I=848.75 8" E
I=848.75 8" NW

FINISHED GROUND PROFILE AT CL

EXISTING GROUND PROFILE AT CL

27" RCP STM

8" C900 WM

EX 8" PVC

EX 8" PVC

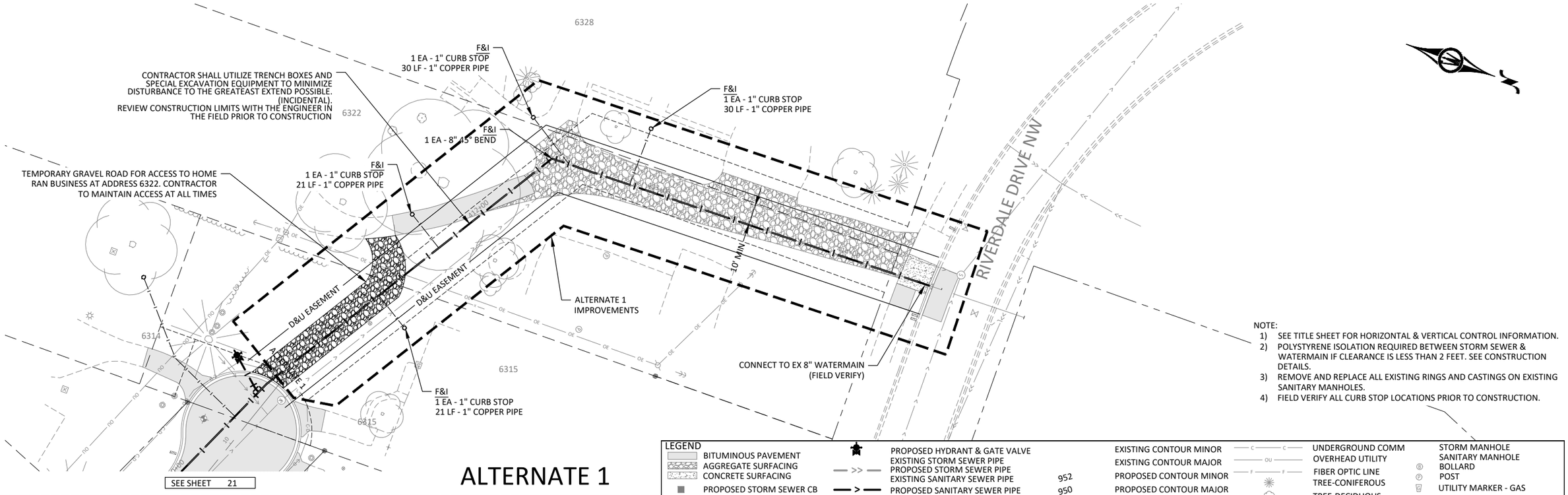
8" C900 WM

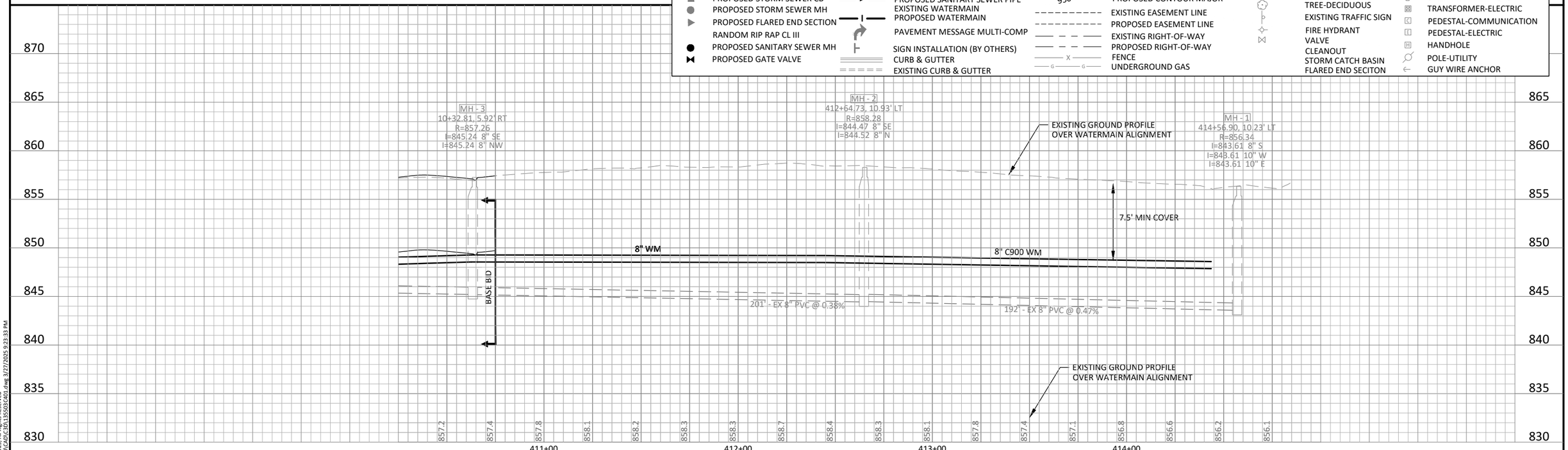
EX 6" WM

EXISTING GROUND PROFILE AT CL

FINISHED GROUND PROFILE AT CL

| | | |





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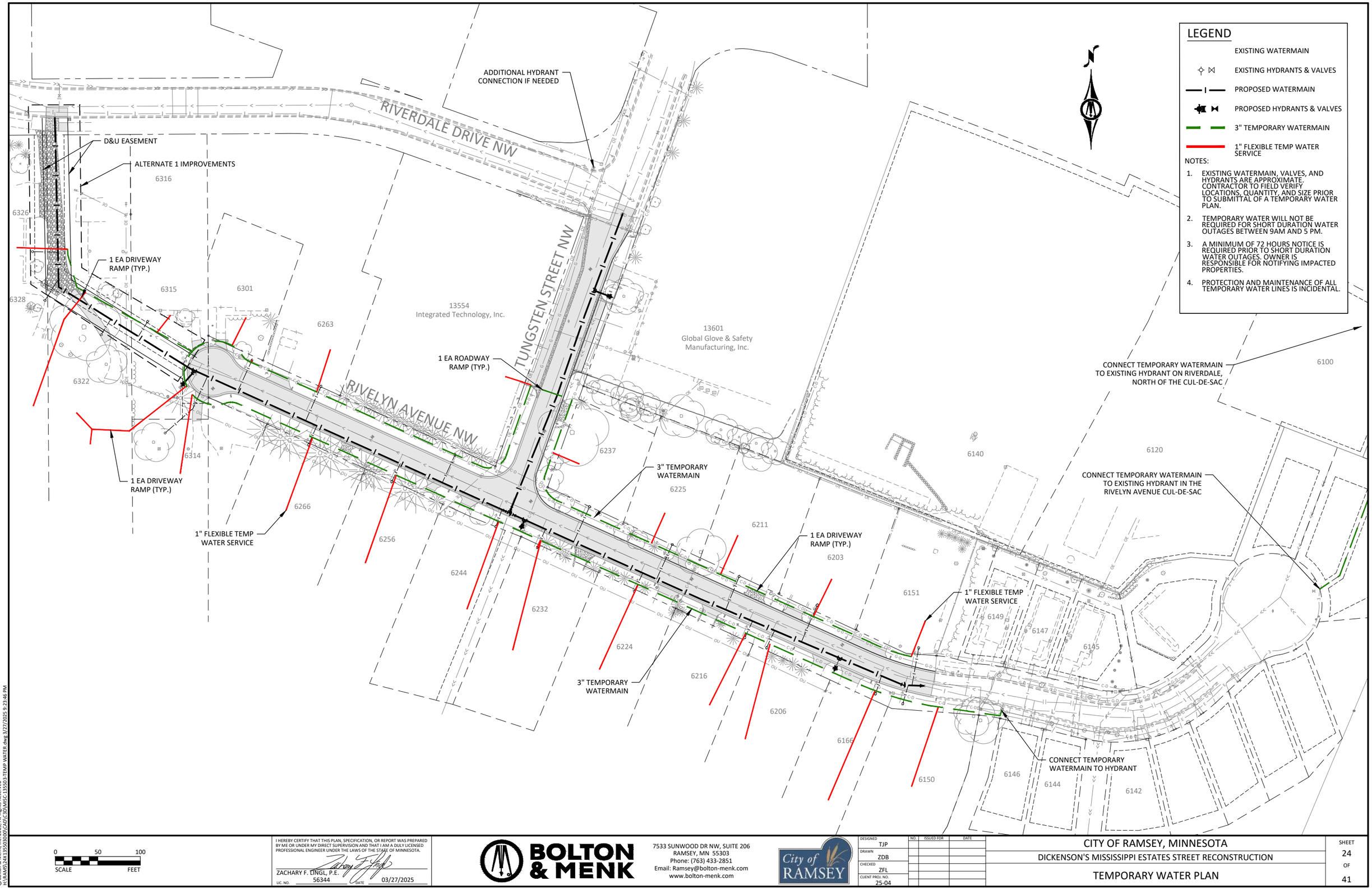
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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
ALTERNATE 1



LEGEND

- EXISTING WATERMAIN
- EXISTING HYDRANTS & VALVES
- PROPOSED WATERMAIN
- PROPOSED HYDRANTS & VALVES
- 3" TEMPORARY WATERMAIN
- 1" FLEXIBLE TEMP WATER SERVICE

NOTES:

1. EXISTING WATERMAIN, VALVES, AND HYDRANTS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATIONS, QUANTITY, AND SIZE PRIOR TO SUBMITTAL OF A TEMPORARY WATER PLAN.
2. TEMPORARY WATER WILL NOT BE REQUIRED FOR SHORT DURATION WATER OUTAGES BETWEEN 9AM AND 5 PM.
3. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED PRIOR TO SHORT DURATION WATER OUTAGES. OWNER IS RESPONSIBLE FOR NOTIFYING IMPACTED PROPERTIES.
4. PROTECTION AND MAINTENANCE OF ALL TEMPORARY WATER LINES IS INCIDENTAL.

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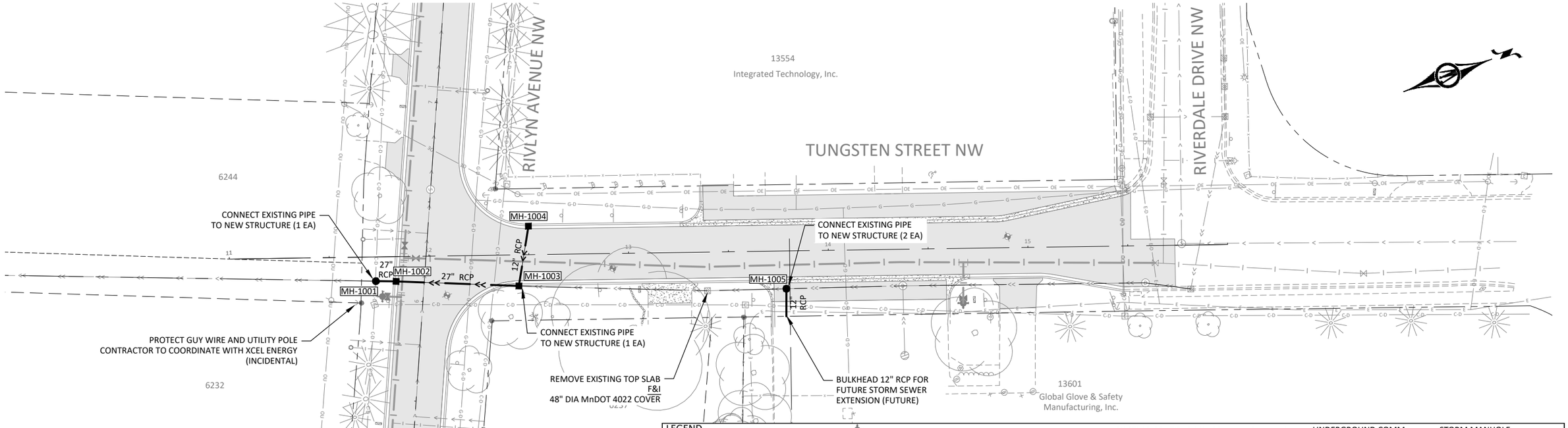
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CITY OF RAMSEY, MINNESOTA

DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION

TEMPORARY WATER PLAN

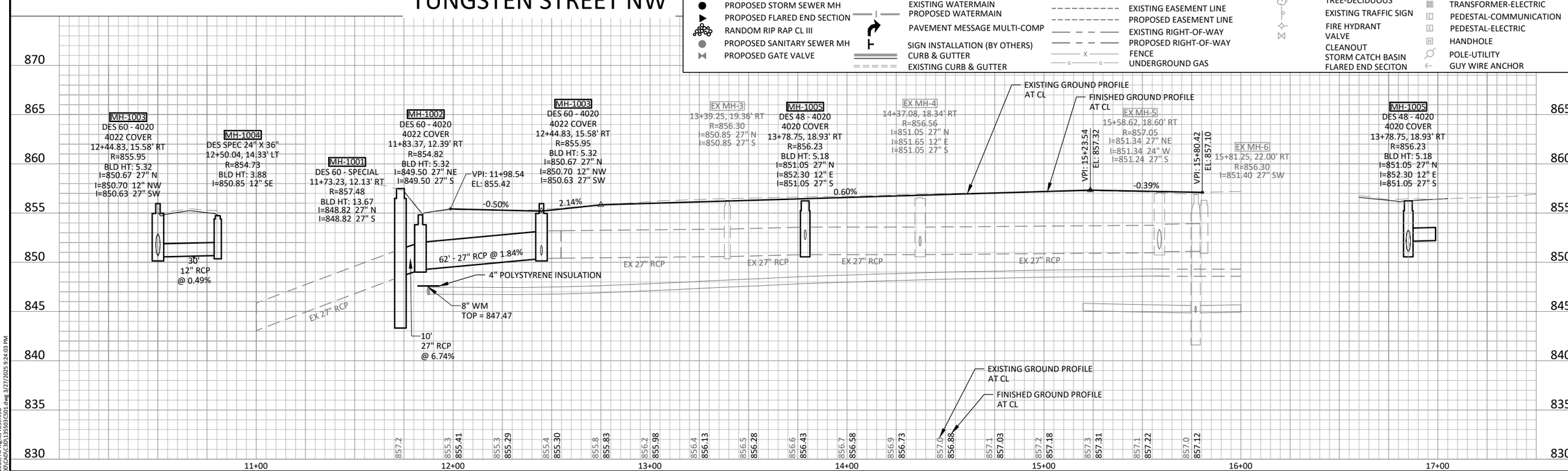
SHEET 24 OF 41



TUNGSTEN STREET NW

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PAVEMENT MESSAGE MULTI-COMP
- SIGN INSTALLATION (BY OTHERS)
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR
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- GUY WIRE ANCHOR



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ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

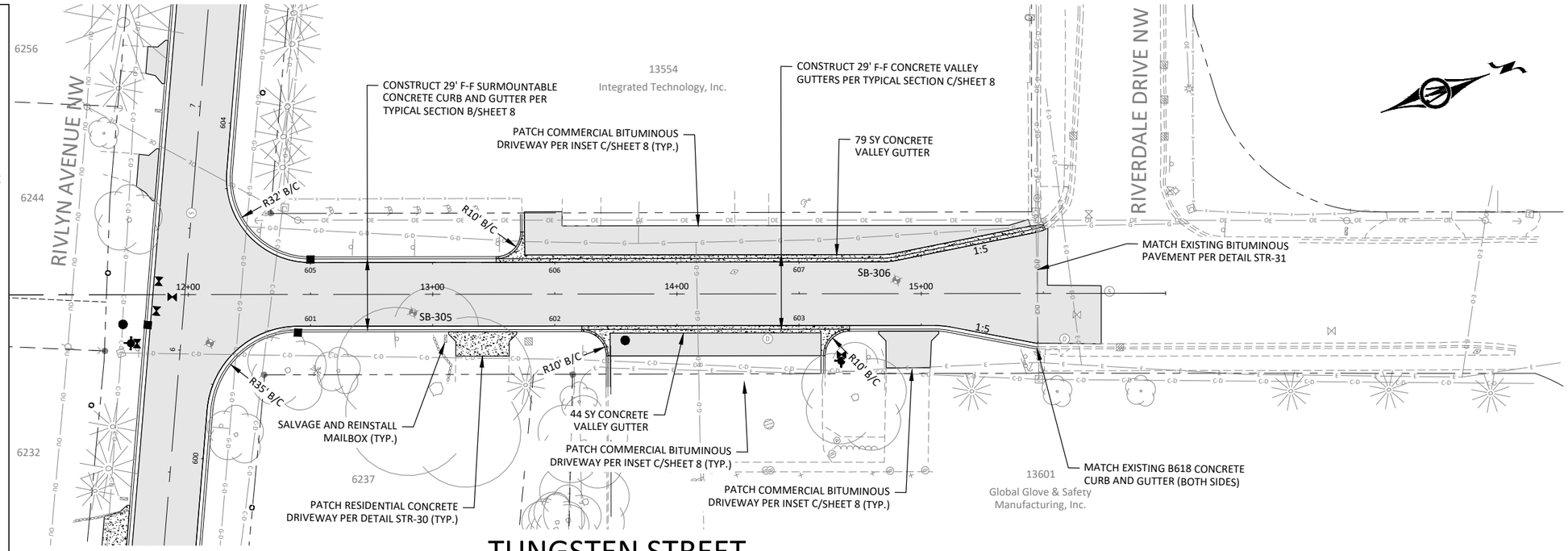
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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STORM SEWER - PLAN & PROFILE
TUNGSTEN ST NW

SHEET 25 OF 41

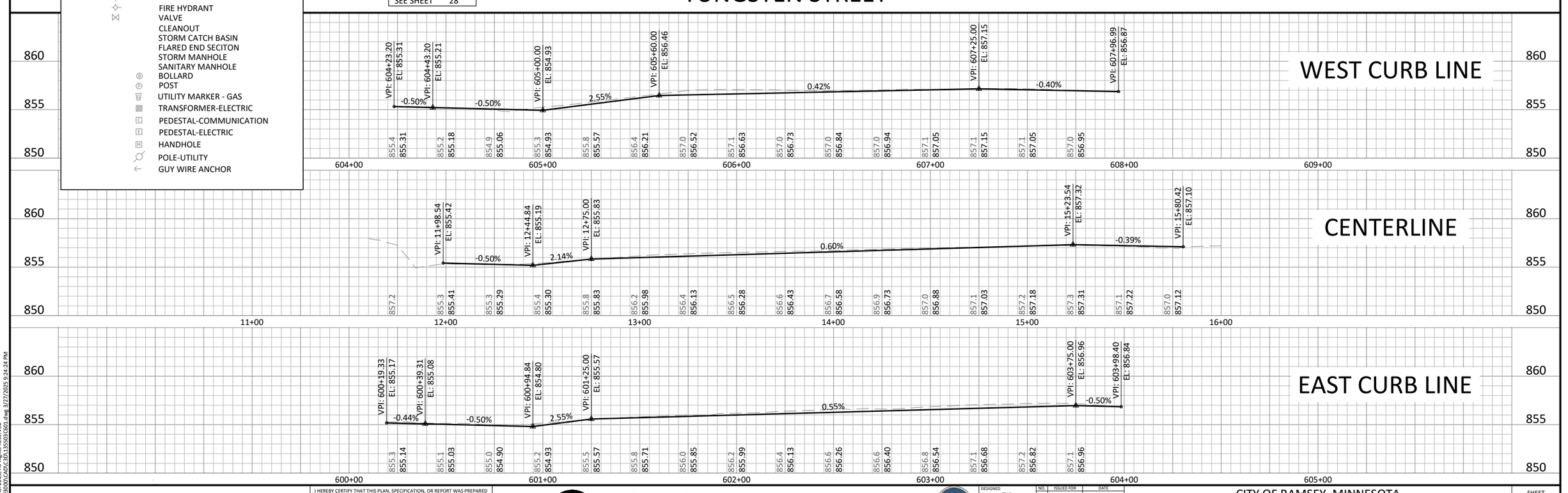
SEE SHEET 27

SEE SHEET 28



LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PAVEMENT MESSAGE MULTI-COMP
- SIGN INSTALLATION (BY OTHERS)
- CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE
- CLEANOUT
- STORM CATCH BASIN
- FLARED END SECITON
- STORM MANHOLE
- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
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DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STREET IMPROVEMENTS - PLAN & PROFILE
TUNGSTEN ST NW

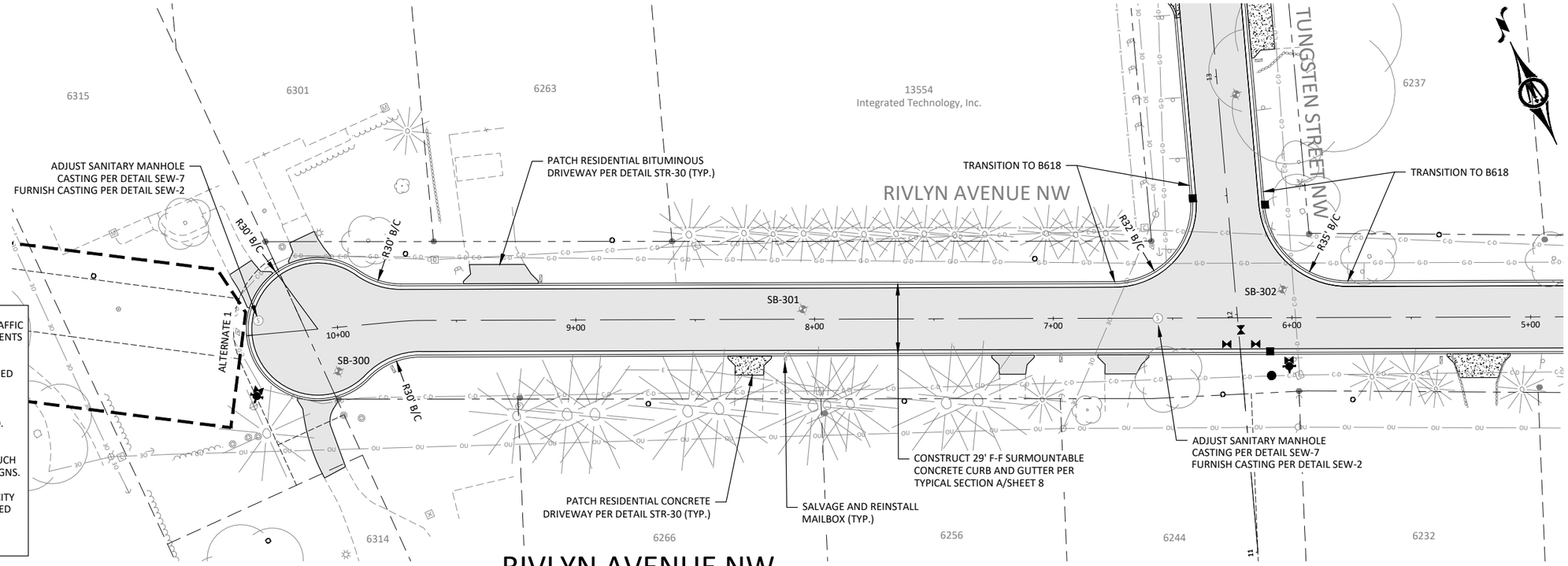
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SEE SHEET 26

SEE SHEET 28

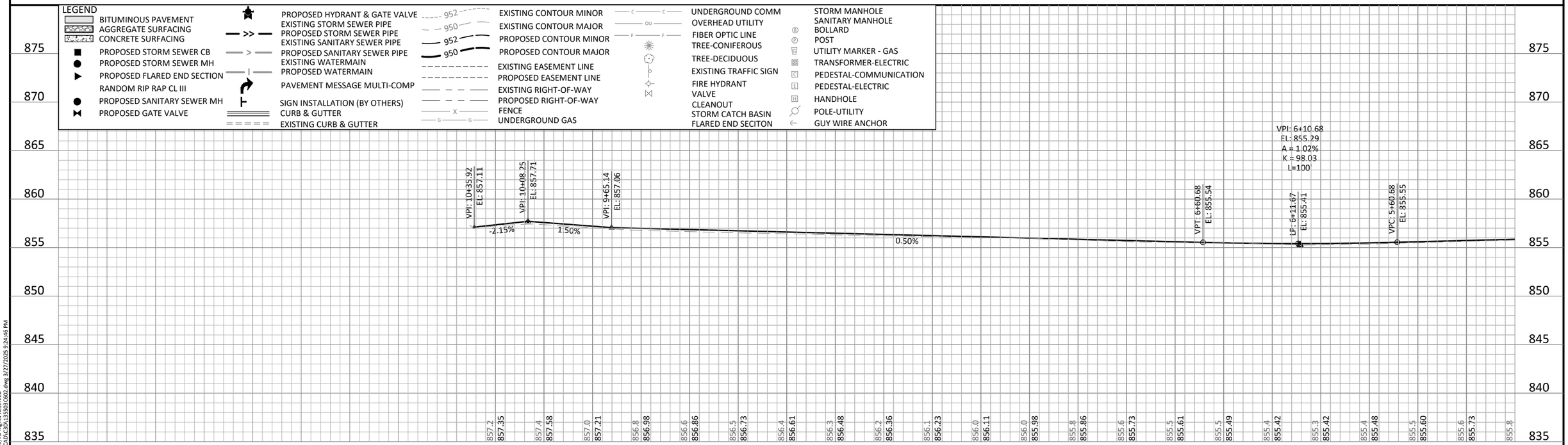
NOTE:
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING TRAFFIC CONTROL SIGNS AND DEVICES COMPLY WITH THE REQUIREMENTS OF THE MNMUTCD AT ALL TIMES DURING CONSTRUCTION.
2) PERMANENT SIGN REMOVAL AND INSTALLATION IS PREFORMED BY THE CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
3) THE CONTRACTOR SHALL CONTACT THE CITY 48 HOURS IN ADVANCE OF WHEN SIGNS NEED TO BE REMOVED/SALVAGED.
4) THE CONTRACTOR SHALL COVER (BAG) EXISTING SIGNS THAT CONFLICT WITH THE TEMPORARY TRAFFIC CONTROL UNTIL SUCH TIME THAT THE CITY OF RAMSEY REMOVES/SALVAGES THE SIGNS.
5) THE CONTRACTOR SHALL PROVIDE 2 WEEKS NOTICE TO THE CITY OF RAMSEY PRIOR TO THE PERMANENT SIGNS BEING REQUIRED TO BE INSTALLED/REINSTALLED.



RIVLYN AVENUE NW

LEGEND

- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- CONCRETE SURFACING
- PROPOSED STORM SEWER CB
- PROPOSED STORM SEWER MH
- PROPOSED FLARED END SECTION
- RANDOM RIP RAP CL III
- PROPOSED SANITARY SEWER MH
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
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- OVERHEAD UTILITY
- FIBER OPTIC LINE
- TREE-CONIFEROUS
- TREE-DECIDUOUS
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- VALVE
- CLEANOUT
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- SANITARY MANHOLE
- BOLLARD
- POST
- UTILITY MARKER - GAS
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- PEDESTAL-COMMUNICATION
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DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STREET IMPROVEMENTS - PLAN & PROFILE
RIVLYN AVE NW

SHEET 27 OF 41

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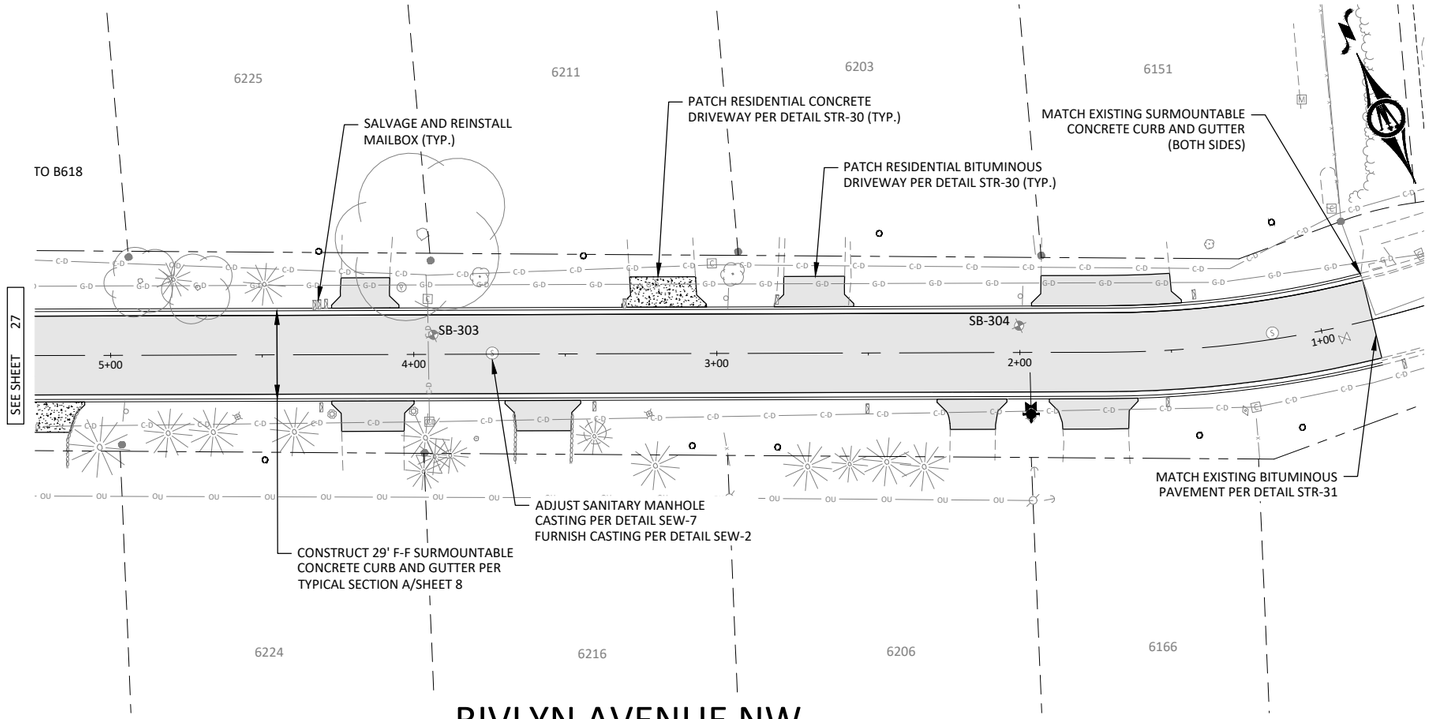
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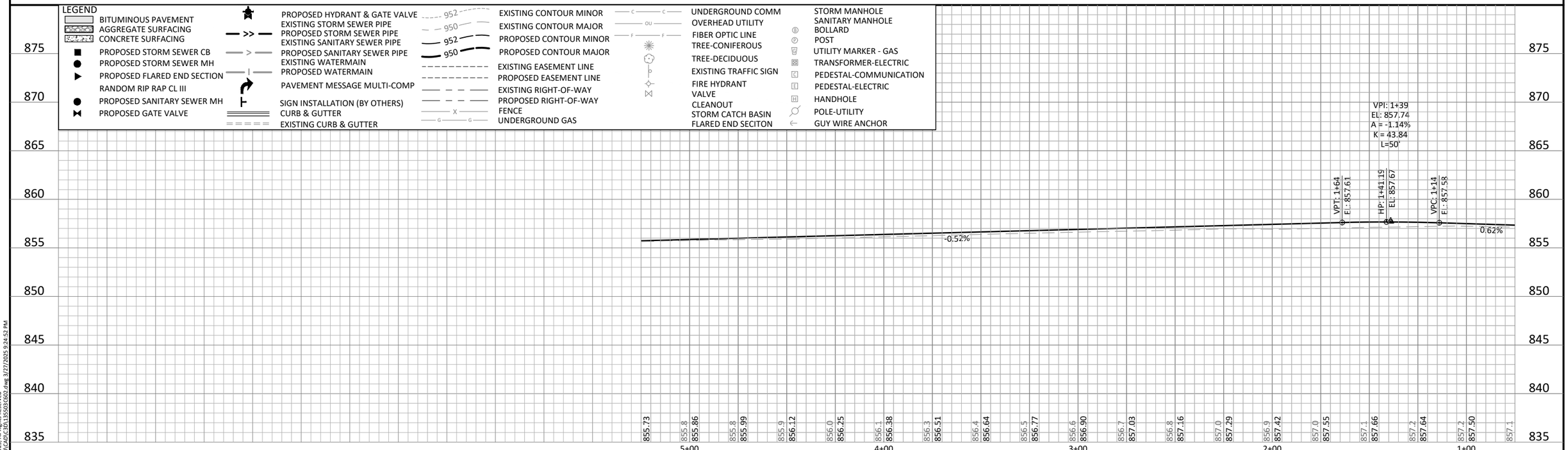
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RIVLYN AVENUE NW

LEGEND

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- CONCRETE SURFACING
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HORZ. SCALE 0 25 50 FEET

VERT. SCALE 0 5 10 FEET

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City of RAMSEY

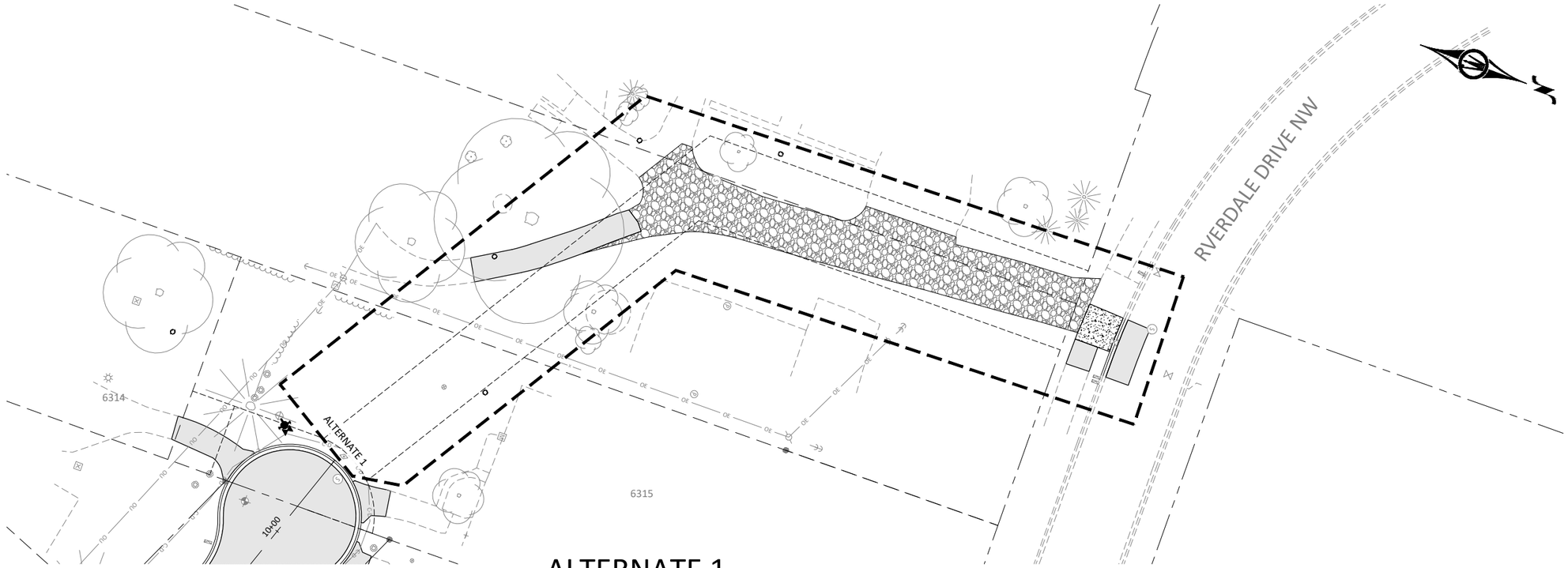
DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
STREET IMPROVEMENTS - PLAN & PROFILE
RIVLYN AVE NW

SHEET 28 OF 41

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ALTERNATE 1

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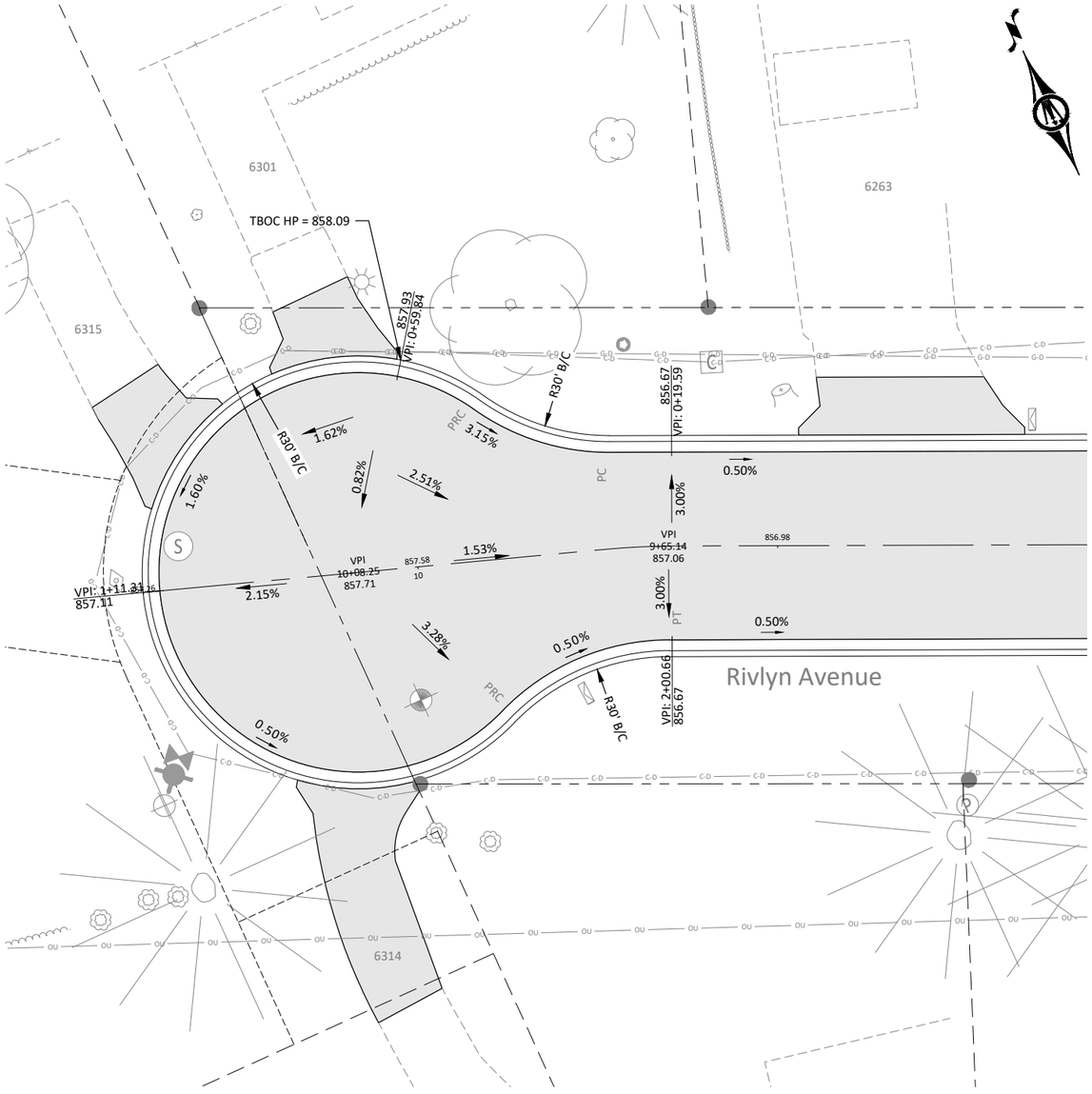
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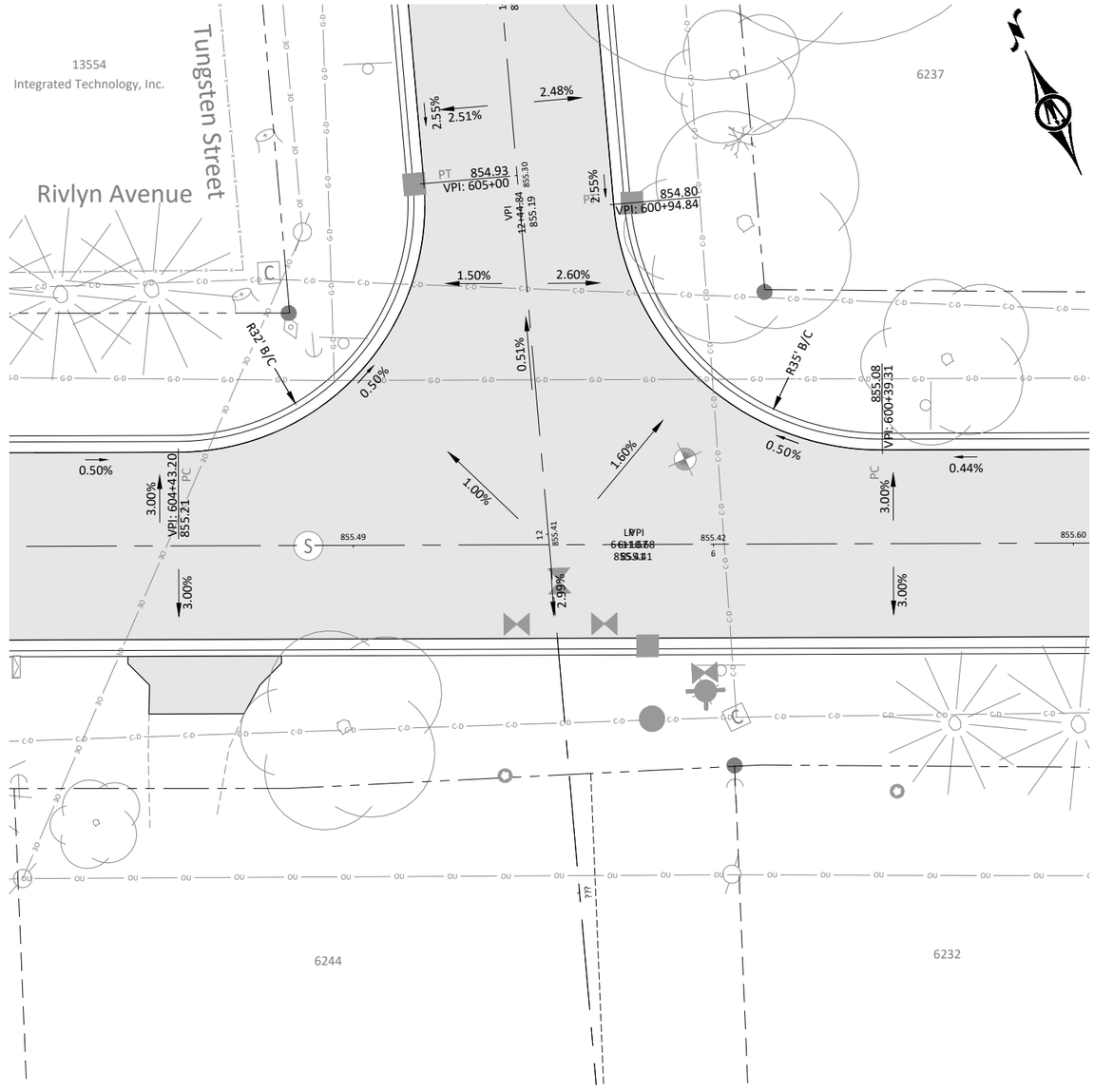
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STREET IMPROVEMENTS - PLAN & PROFILE
RIVLYN AVE NW





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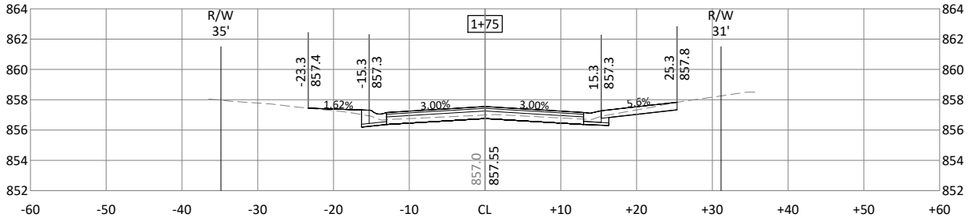
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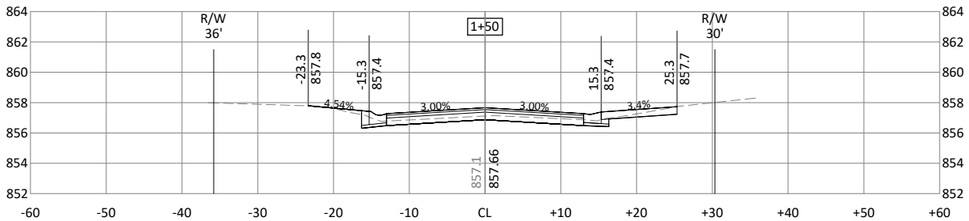
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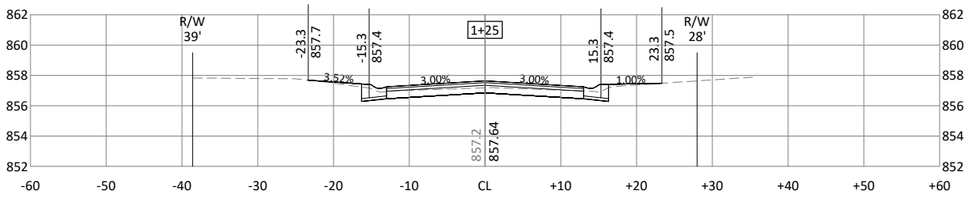
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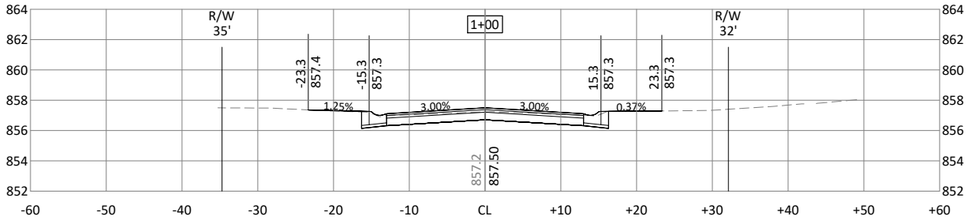
CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
INTERSECTION DETAILS

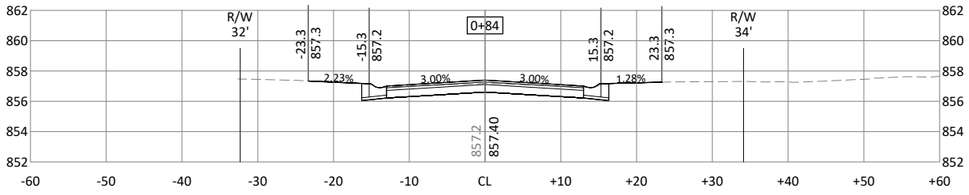
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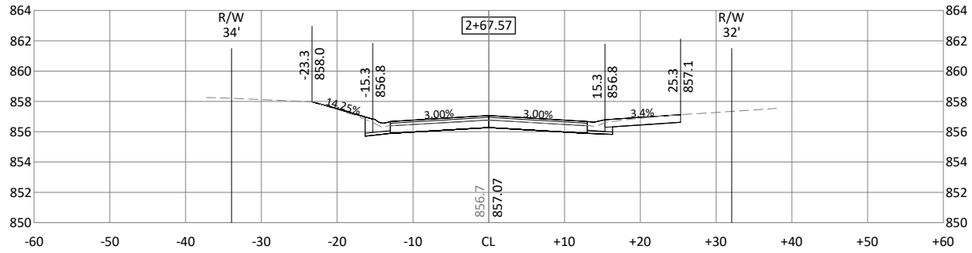


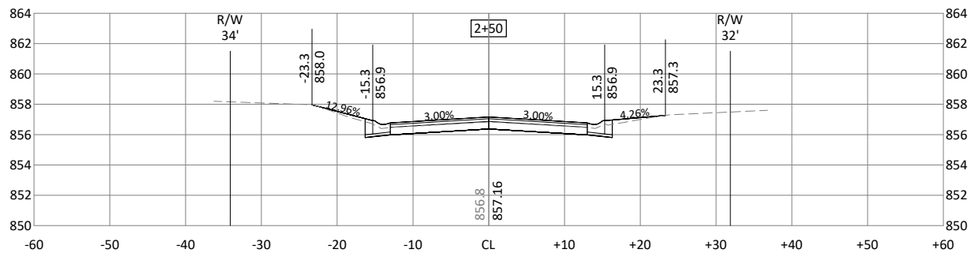


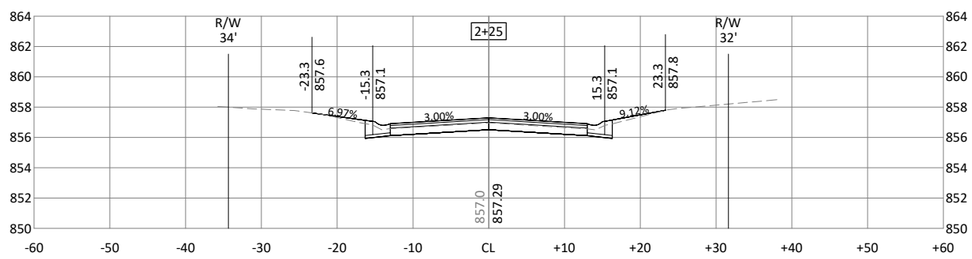


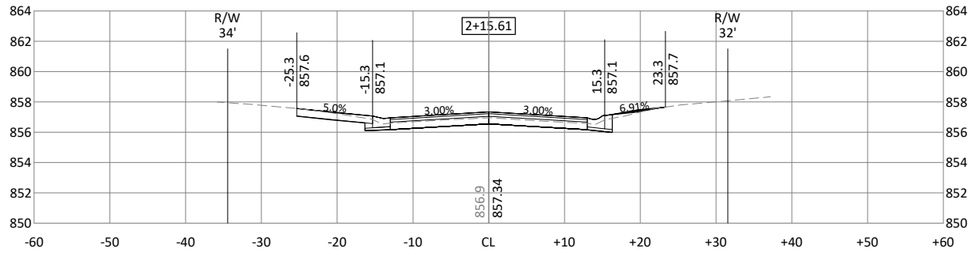


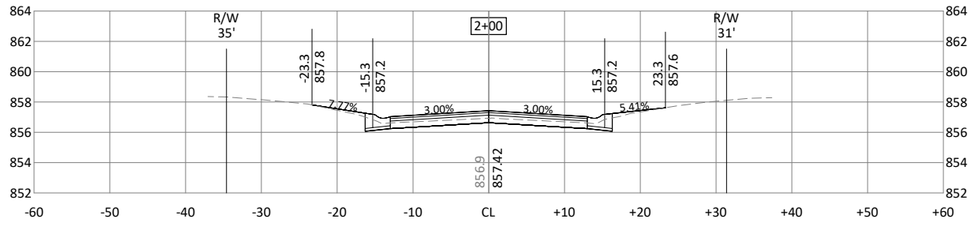












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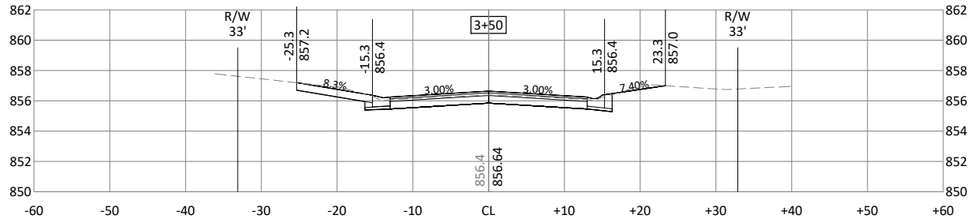
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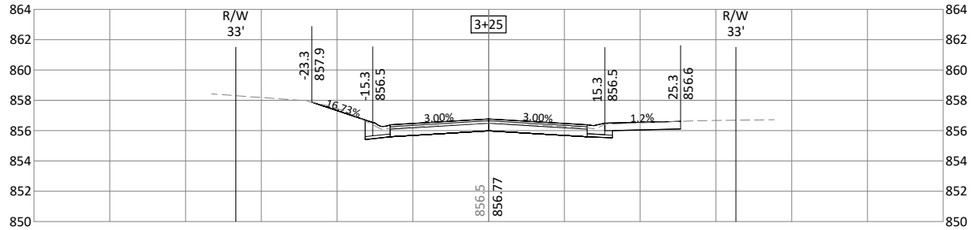
City of RAMSEY

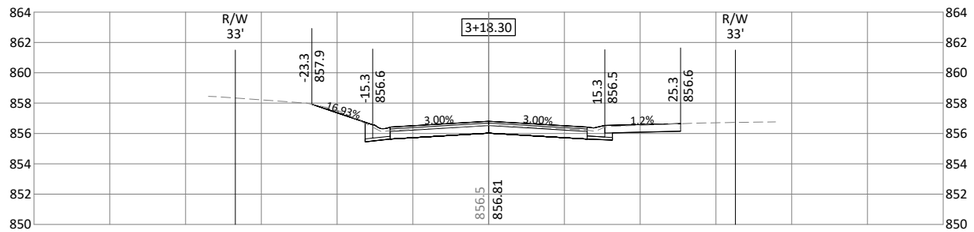
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CLIENT PROJ. NO.	25-04

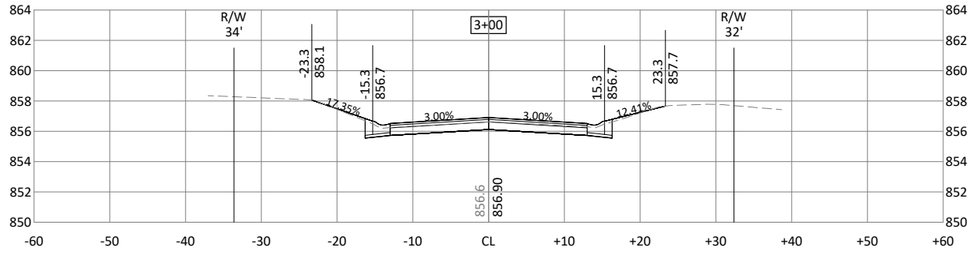
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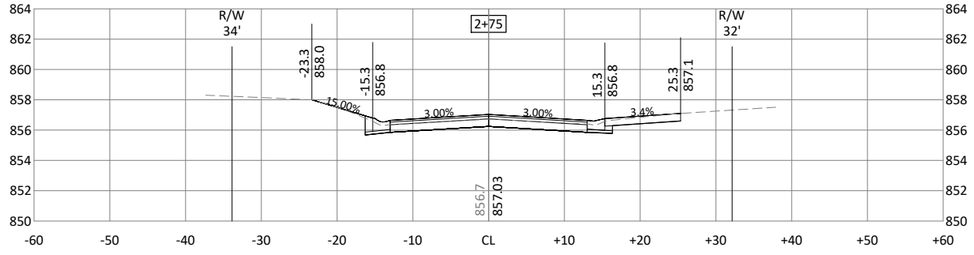
CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
RIVLYN AVE NW

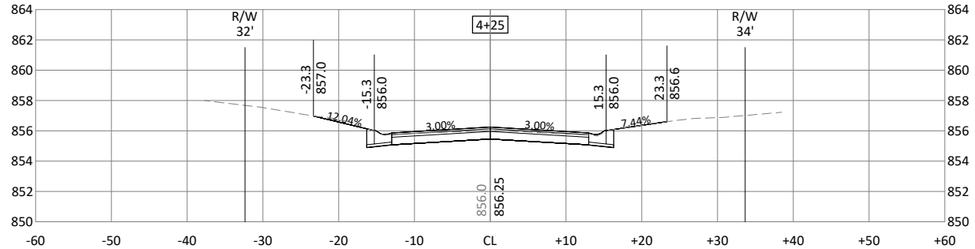


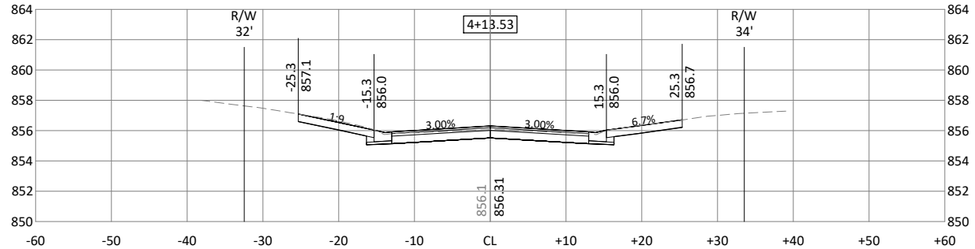


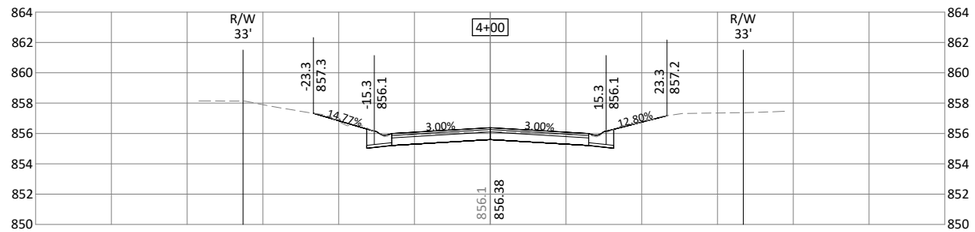


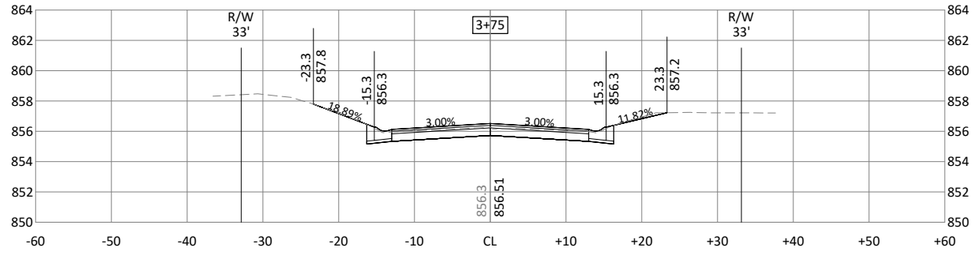


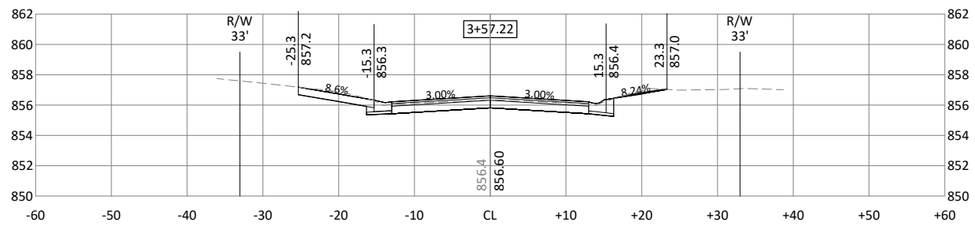












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LIC. NO. 56344 DATE 03/27/2025

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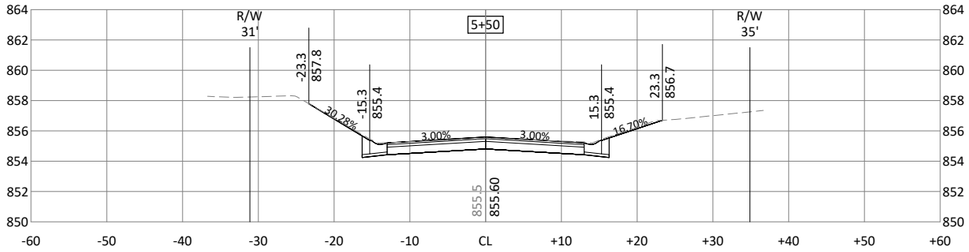
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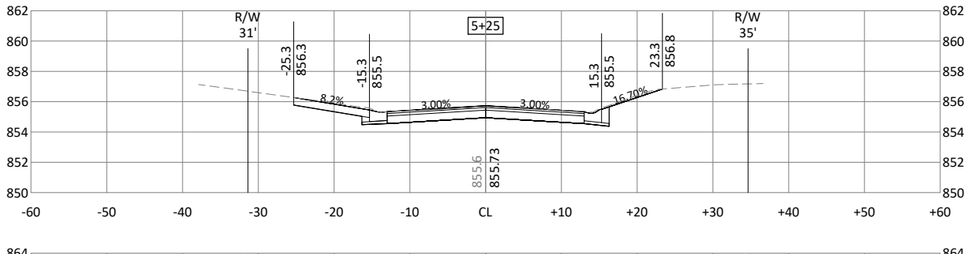
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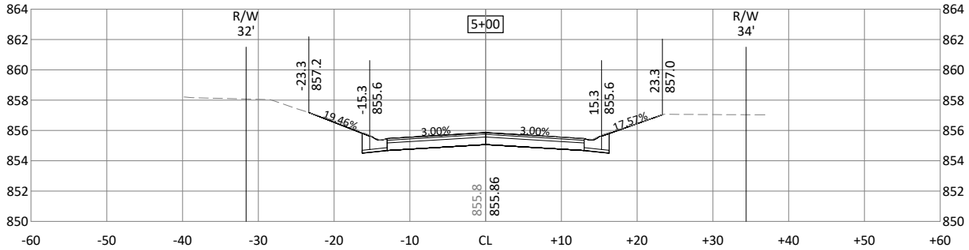
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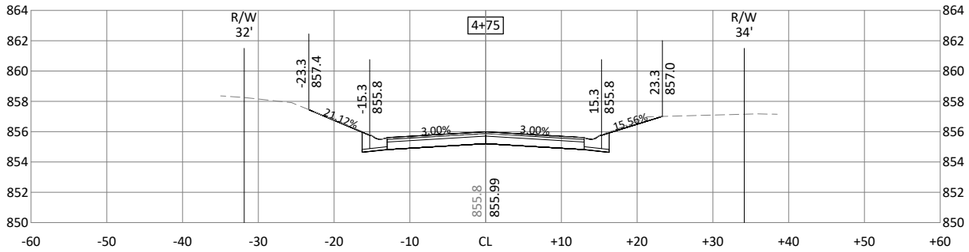
CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
RIVLYN AVE NW

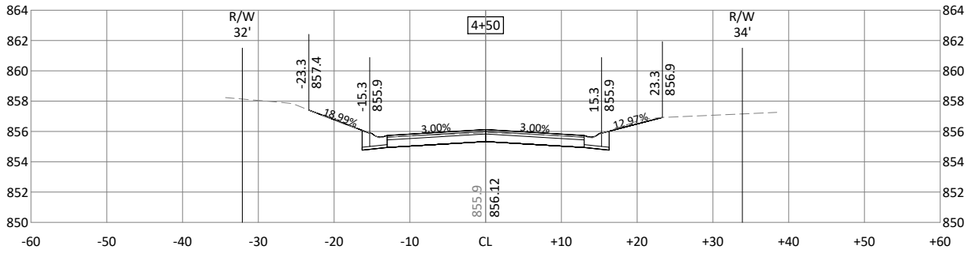
SHEET 32 OF 41

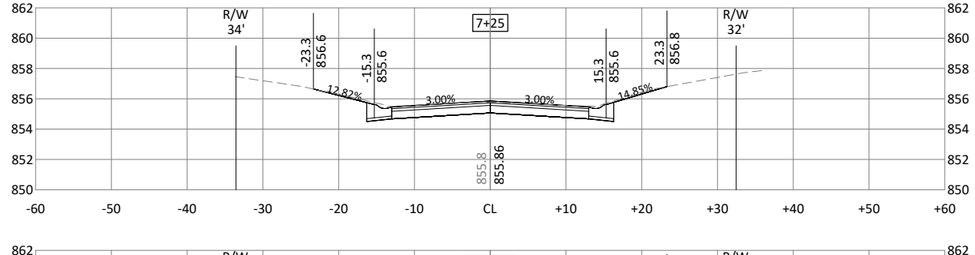


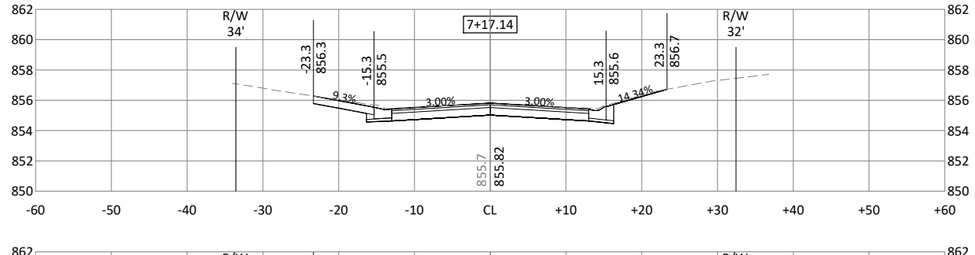


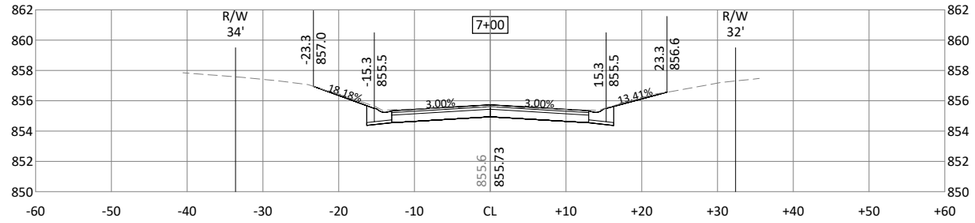


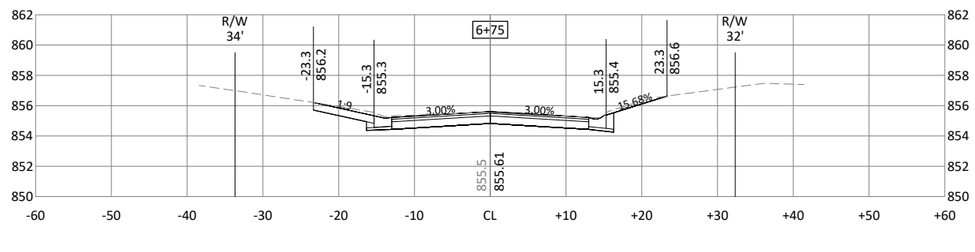


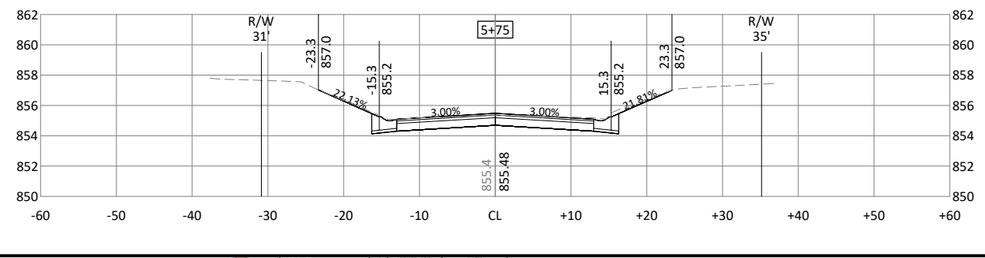












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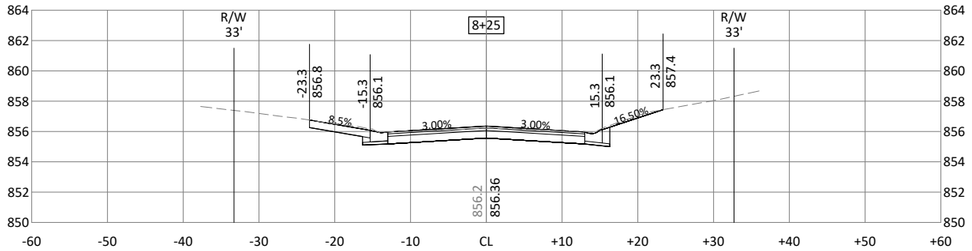
City of RAMSEY

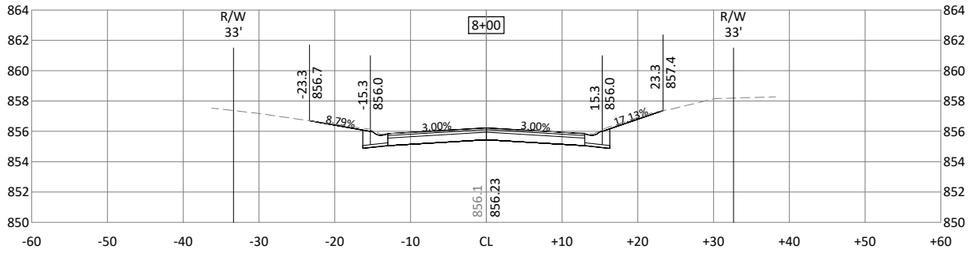
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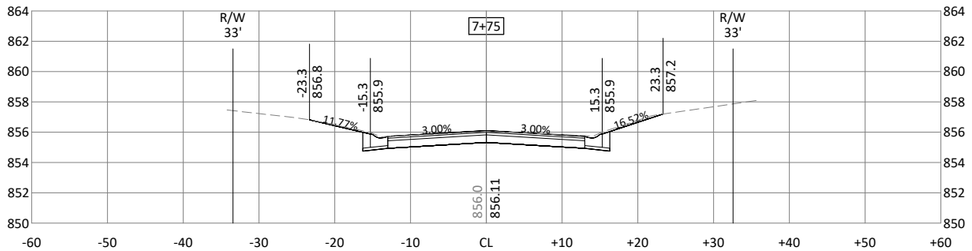
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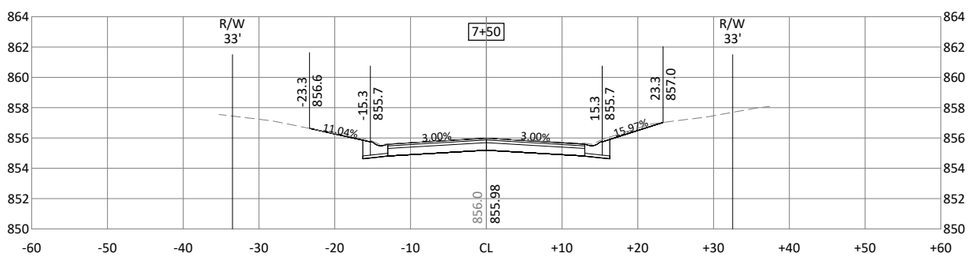
CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
RIVLYN AVE NW

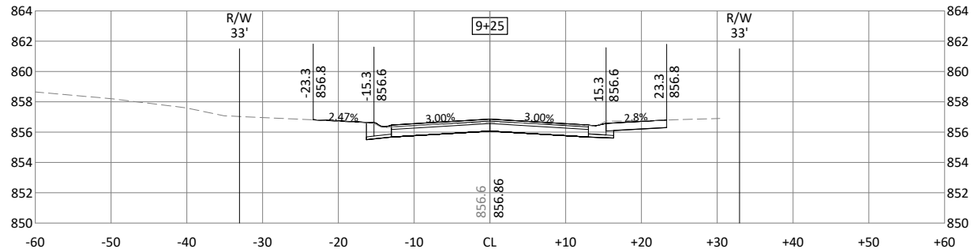
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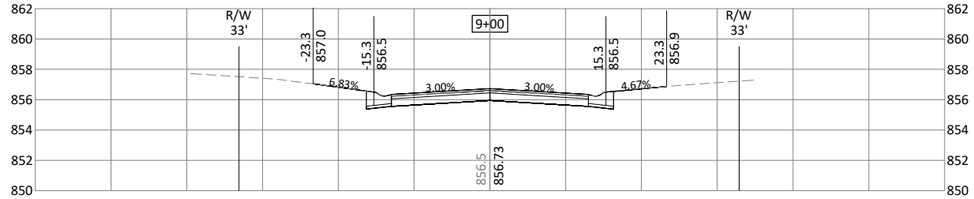


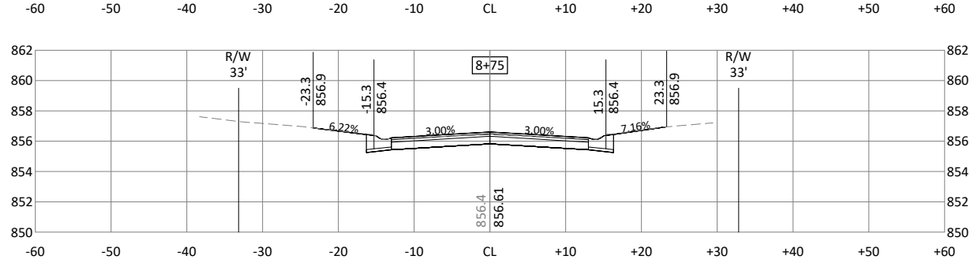


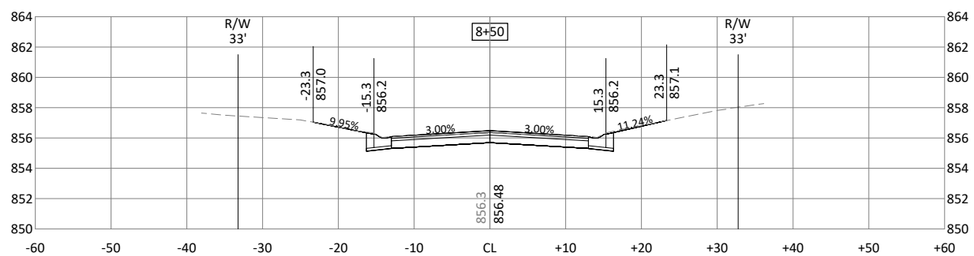












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VERT. 0 5 10 SCALE FEET

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LIC. NO. 56344 DATE 03/27/2025

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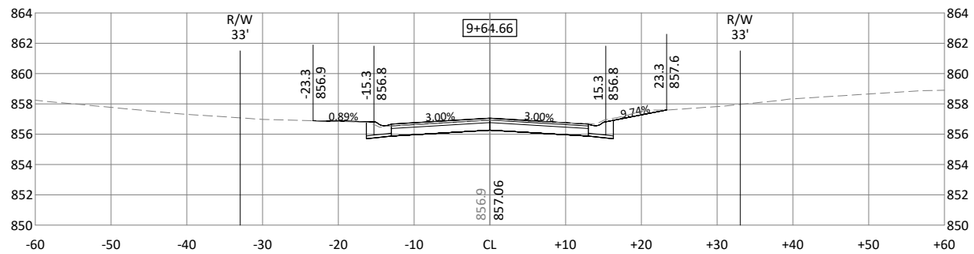
City of RAMSEY

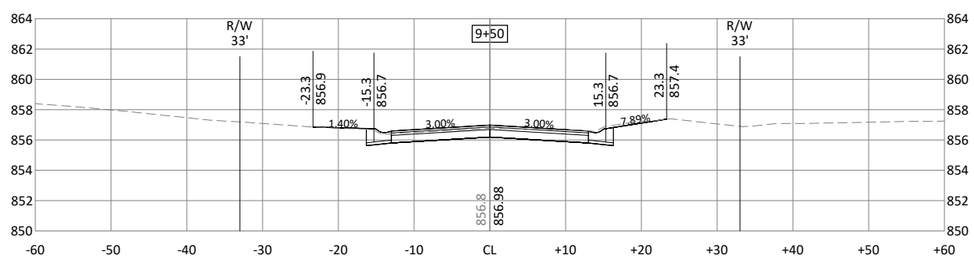
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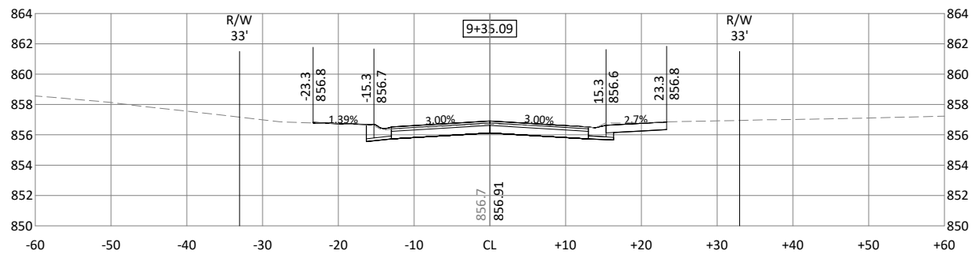
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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
RIVLYN AVE NW

SHEET 34 OF 41







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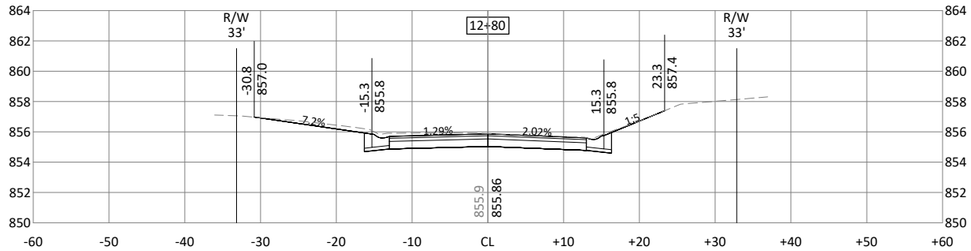
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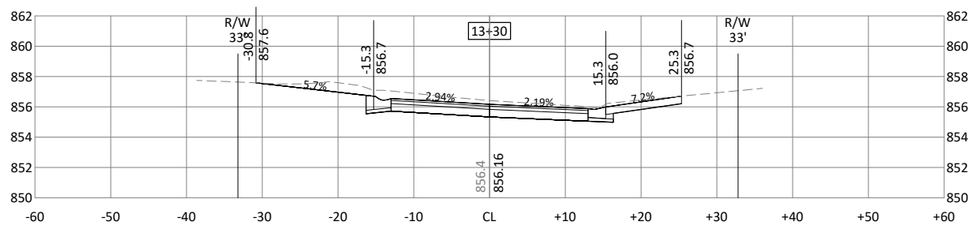
City of RAMSEY

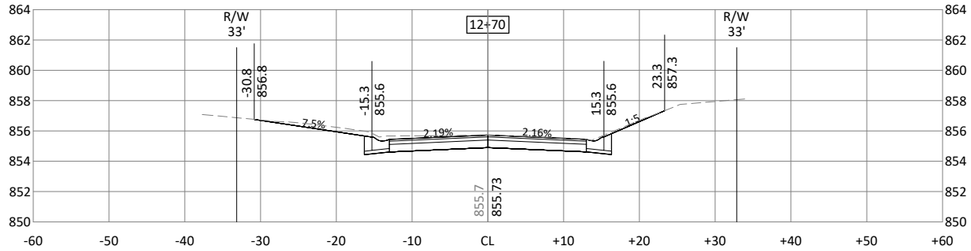
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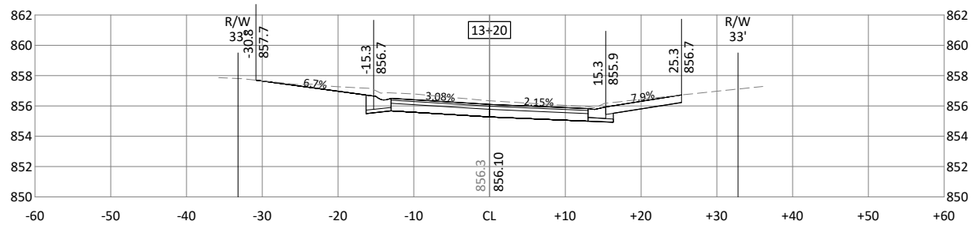
CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
RIVLYN AVE NW

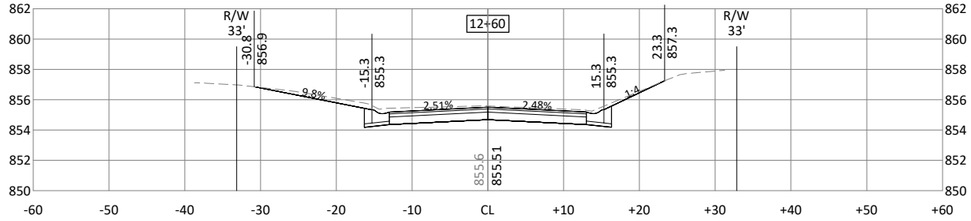
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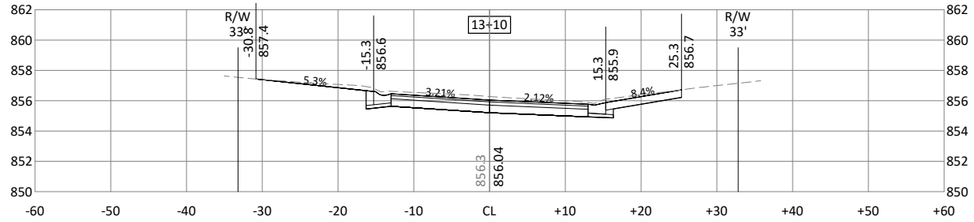


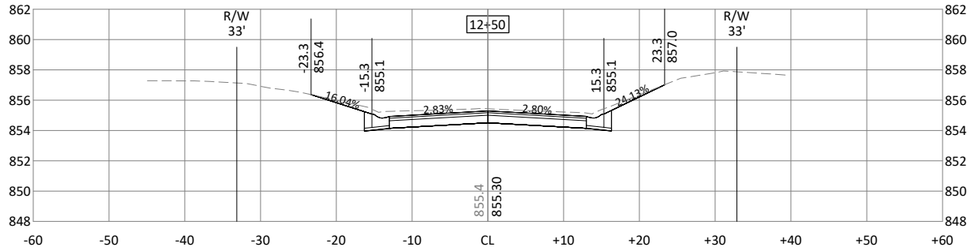


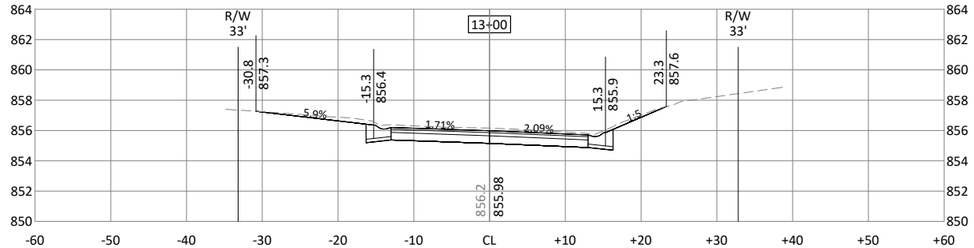


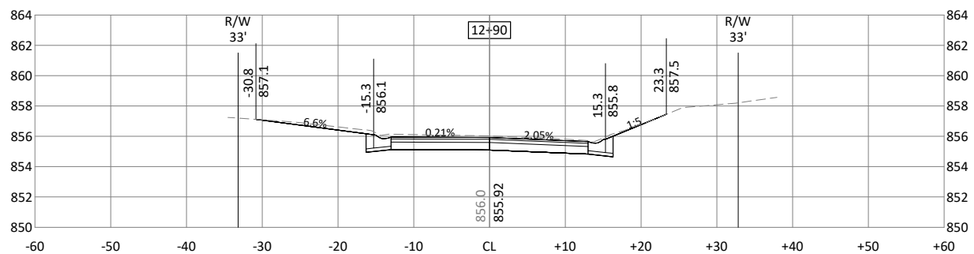












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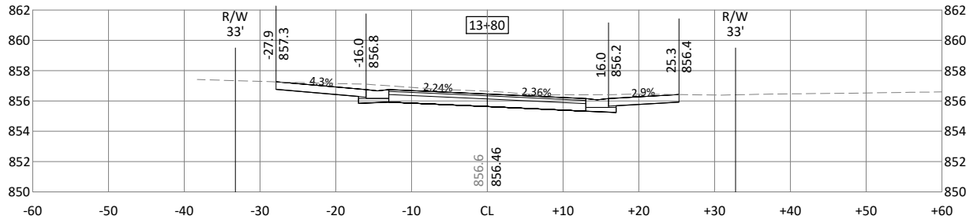
City of RAMSEY

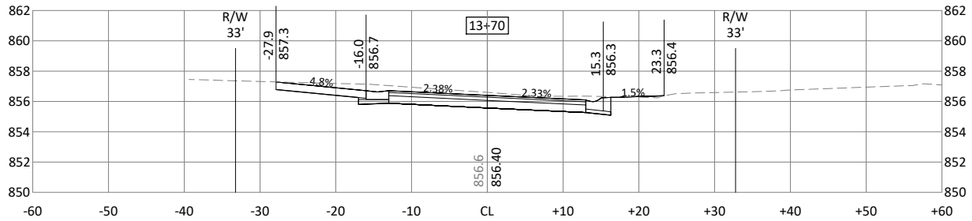
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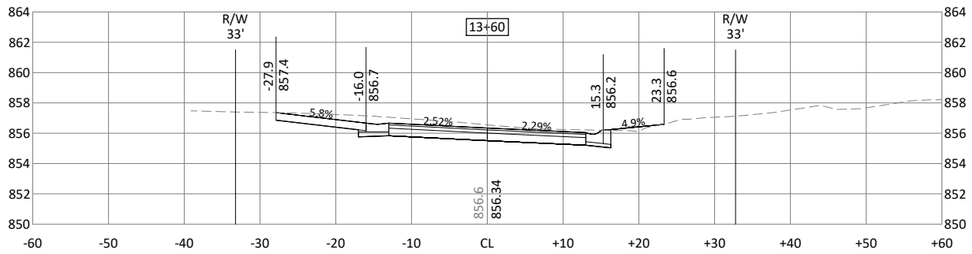
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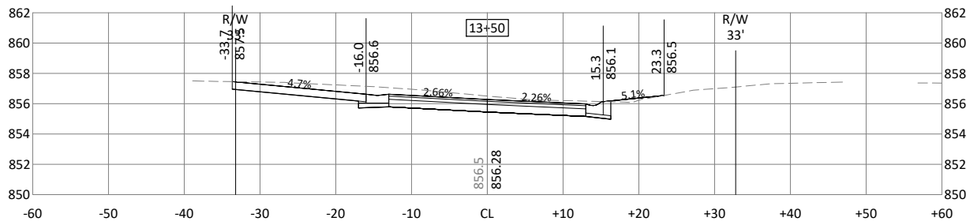
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DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
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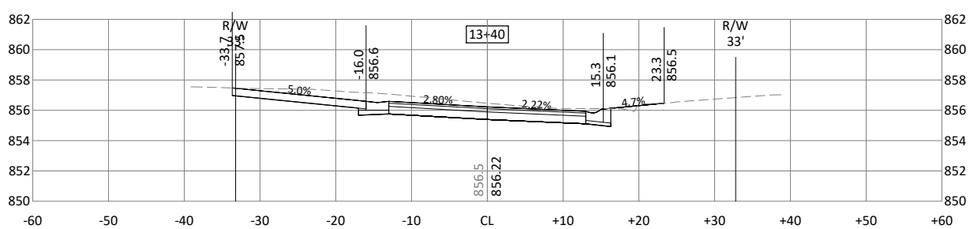
SHEET 36 OF 41

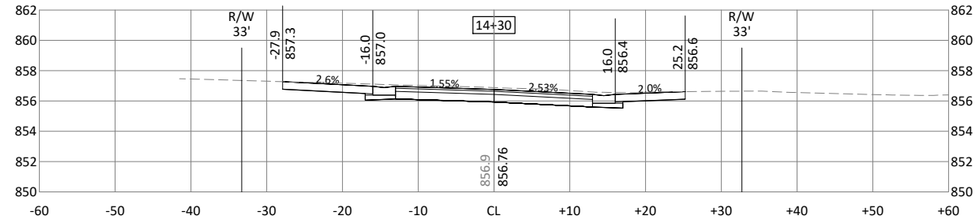


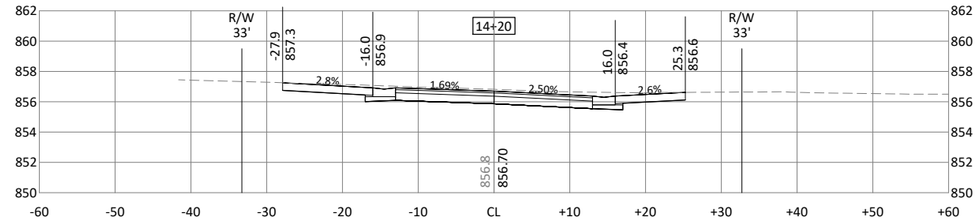


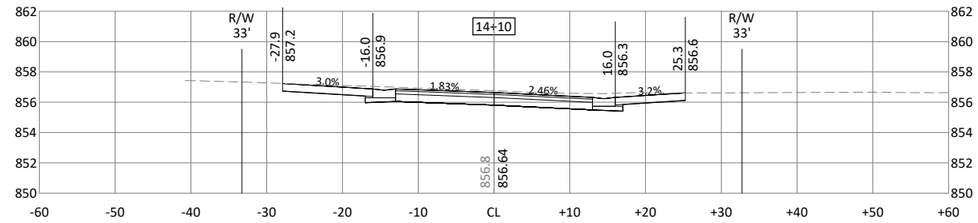


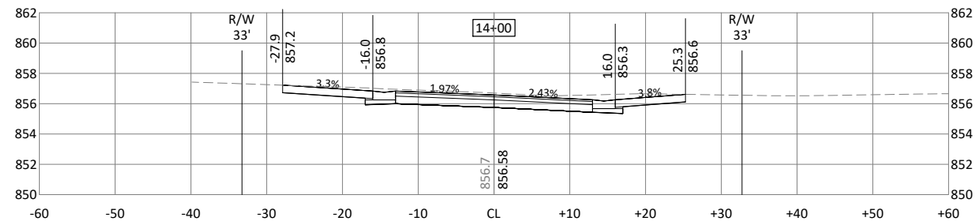


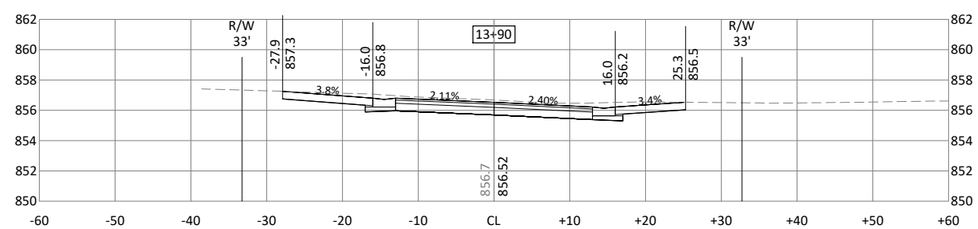












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HORZ. 0 10 20 SCALE FEET

VERT. 0 5 10 SCALE FEET

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ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

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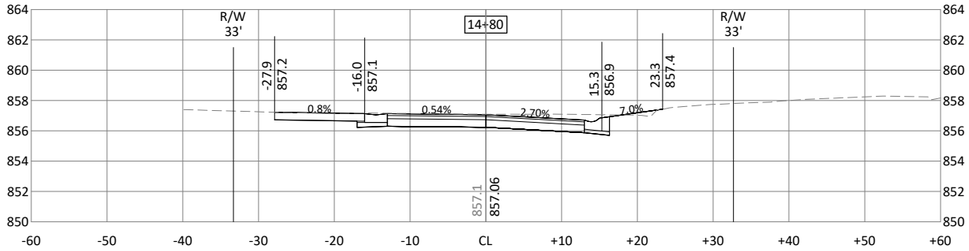
City of RAMSEY

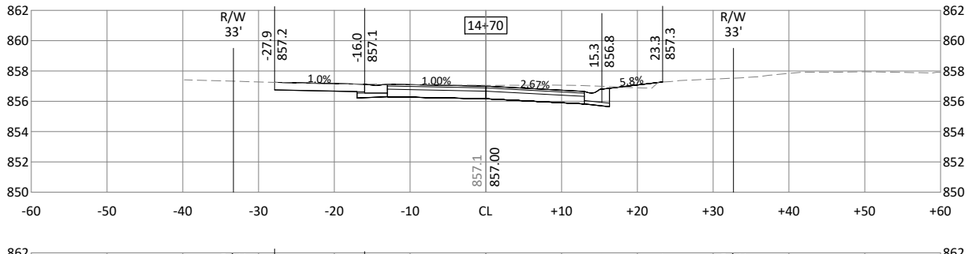
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CLIENT PROJ. NO.	25-04

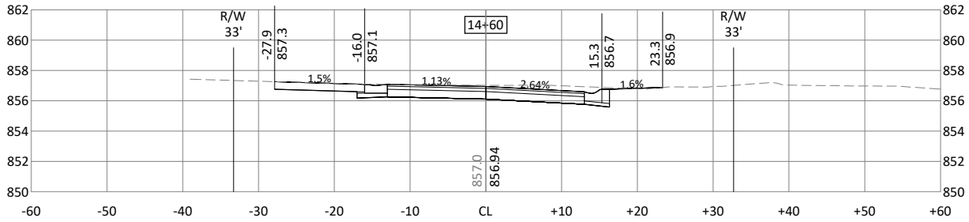
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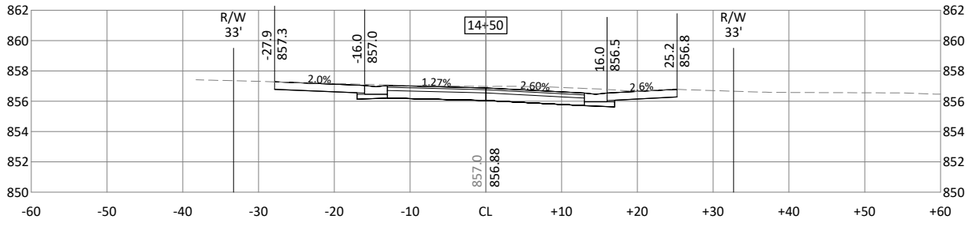
CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
TUNGSTEN ST NW

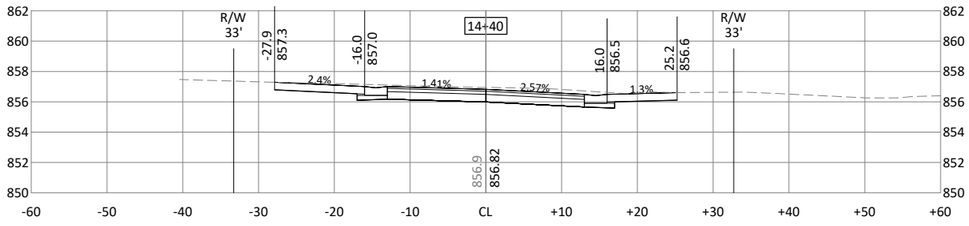
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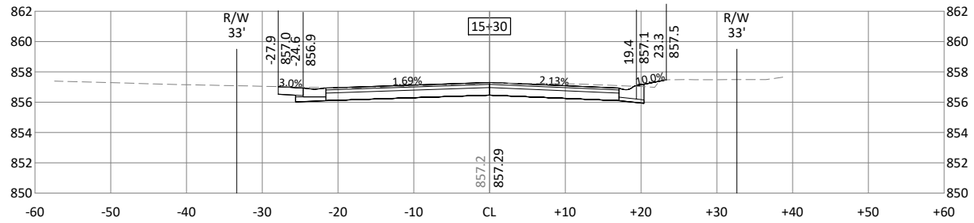


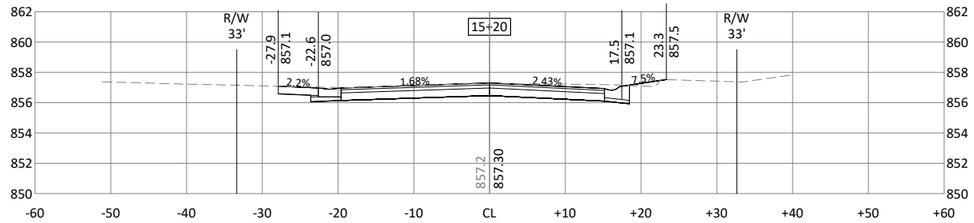


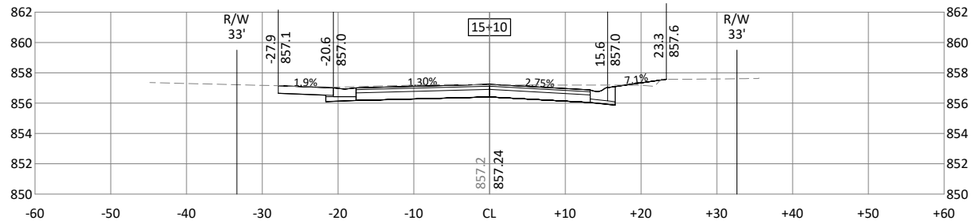


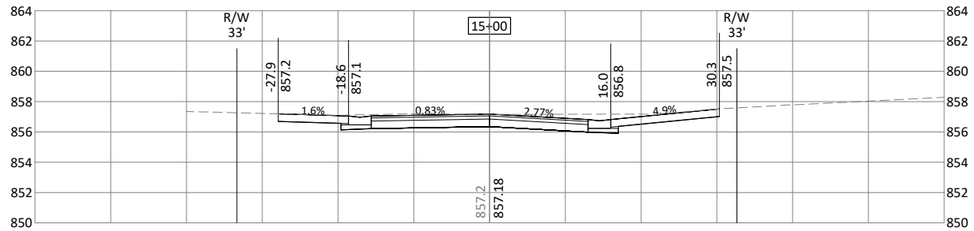


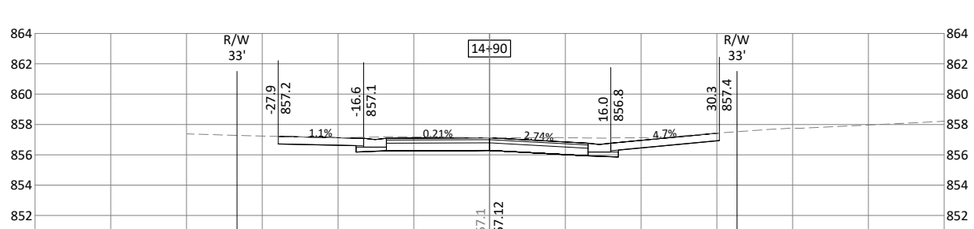












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VERT. SCALE 0 5 10 FEET

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ZACHARY F. LINGL, P.E.
LIC. NO. 56344 DATE 03/27/2025

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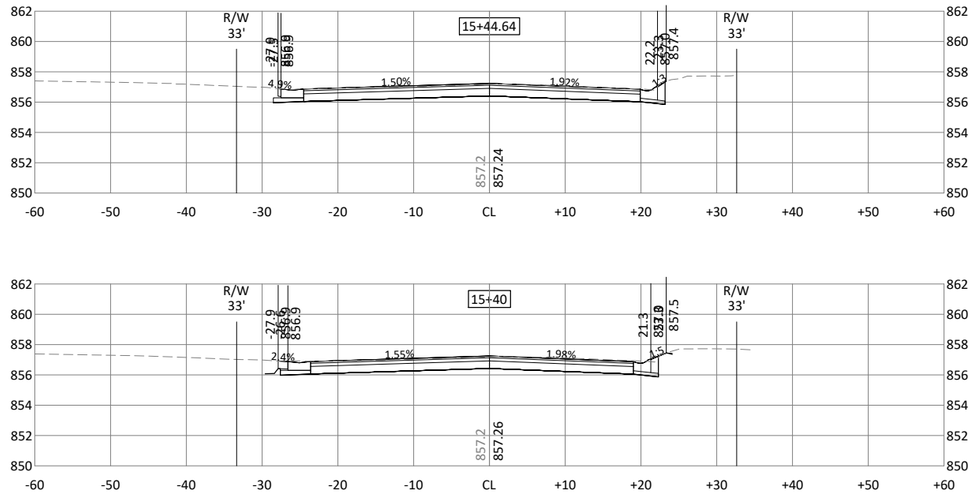
City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
TUNGSTEN ST NW

SHEET 38 OF 41



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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
CROSS SECTIONS
TUNGSTEN ST NW

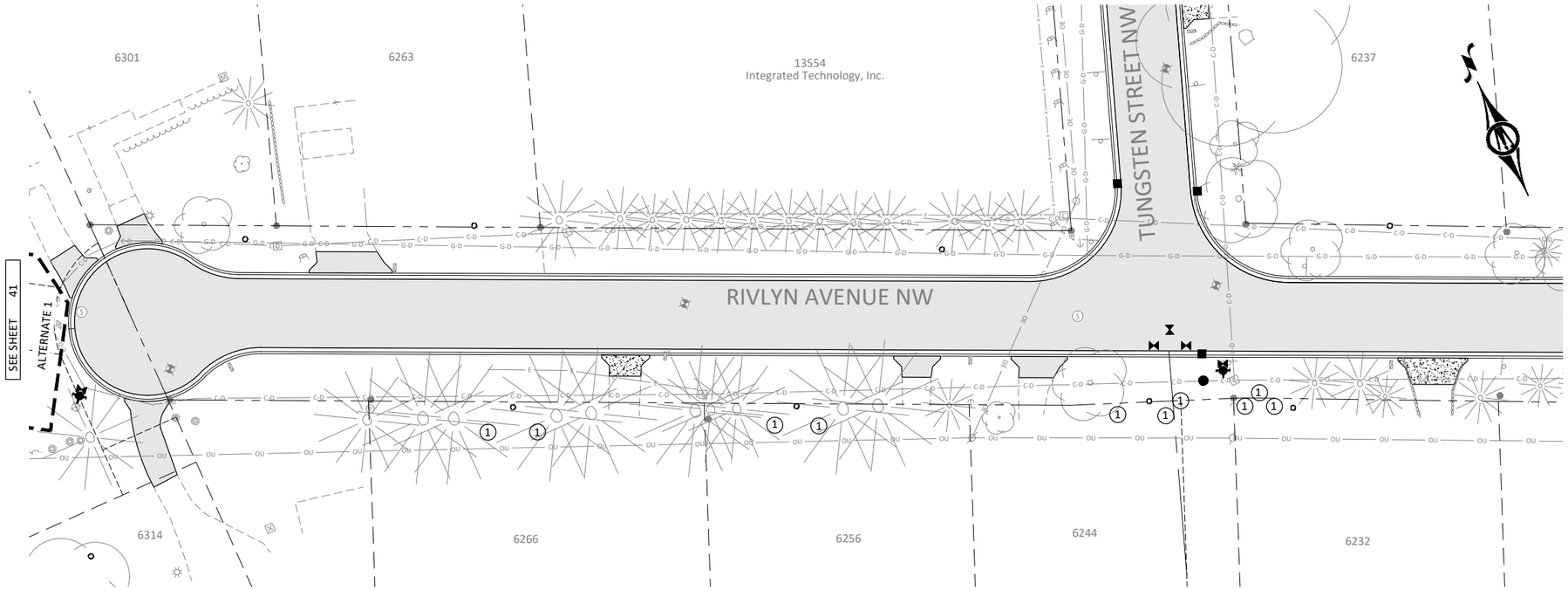
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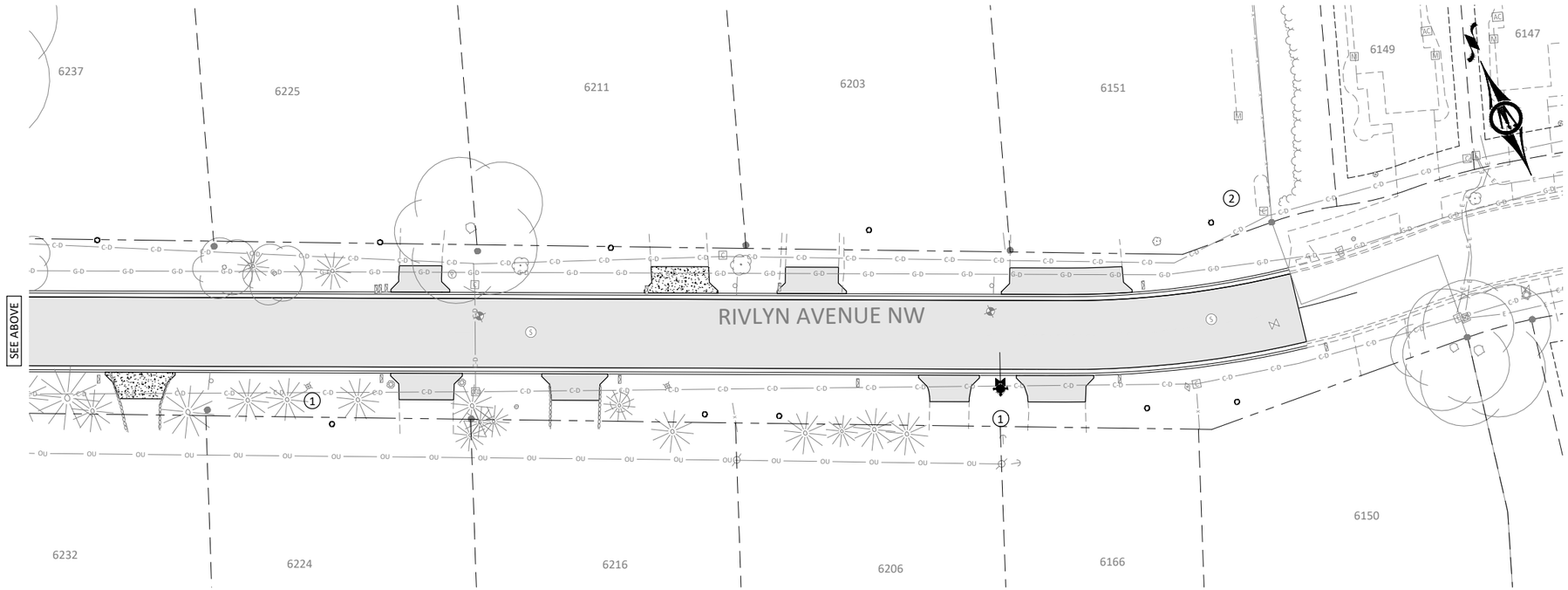
LEGEND

- (1) PROPOSED CONIFEROUS TREE LOCATION
- (2) PROPOSED DECIDUOUS TREE LOCATION
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE

NOTES

1. TREE LOCATIONS TO BE DETERMINED IN THE FIELD BY THE RESIDENT AND ENGINEER.





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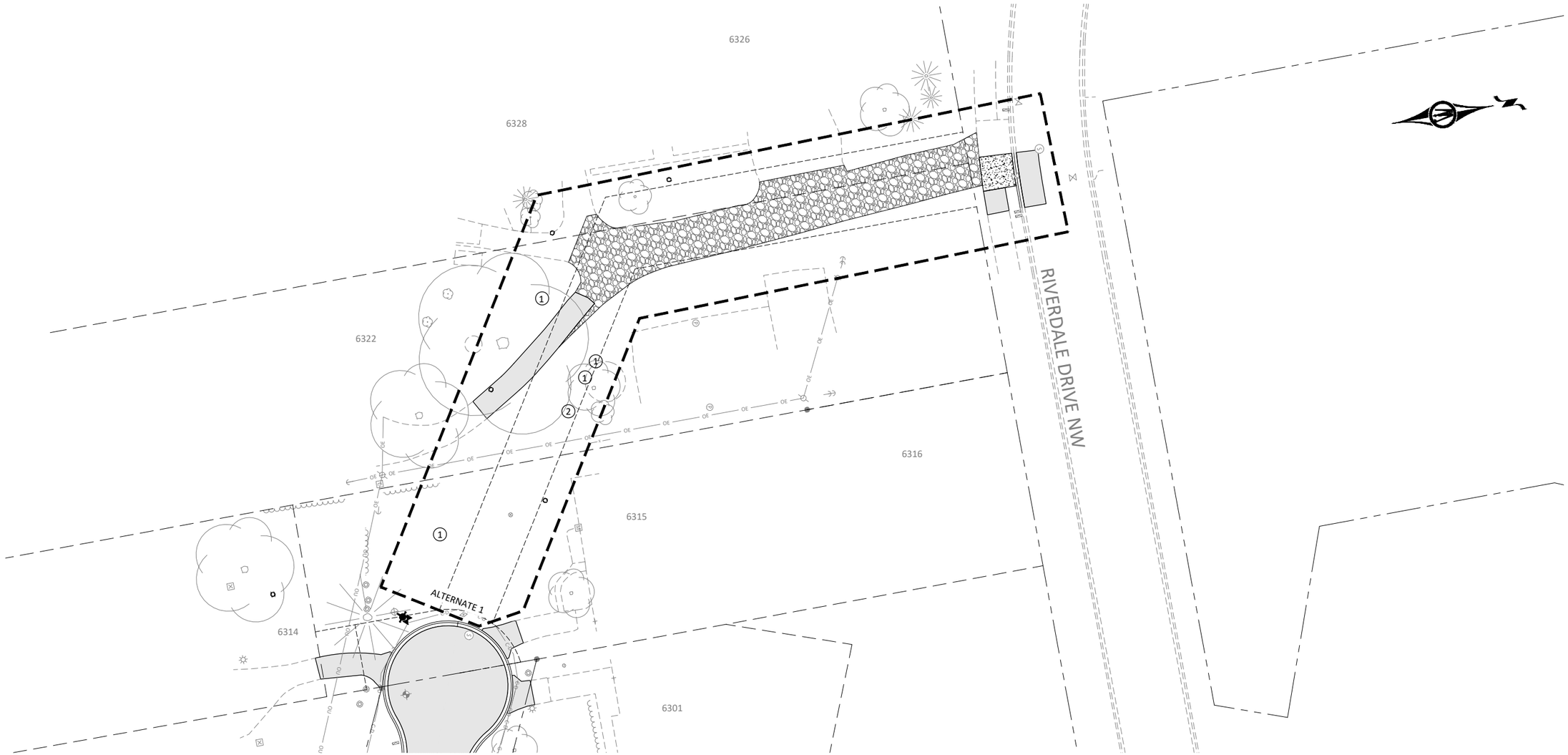
City of RAMSEY

DESIGNED	TJP
DRAWN	ZDB
CHECKED	ZFL
CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
LANDSCAPE PLAN
RIVLYN AVE NW

SHEET 40 OF 41



LEGEND

(1)	PROPOSED CONIFEROUS TREE LOCATION
(2)	PROPOSED DECIDUOUS TREE LOCATION
	TREE-CONIFEROUS
	TREE-DECIDUOUS
CO	CLEANOUT
D	STORM MANHOLE
S	SANITARY MANHOLE
	STORM CATCH BASIN
	FLARED END SECITON
	CURB & GUTTER
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
X	FENCE
G	UNDERGROUND GAS
C	UNDERGROUND COMM
OU	OVERHEAD UTILITY
F	FIBER OPTIC LINE
I	WATERMAIN
>	SANITARY SEWER
>>	STORM SEWER
B	BOLLARD
P	POST
	UTILITY MARKER - GAS
	TRANSFORMER-ELECTRIC
C	PEDESTAL-COMMUNICATION
E	PEDESTAL-ELECTRIC
H	HANDHOLE
	POLE-UTILITY
	GUY WIRE ANCHOR
	EXISTING TRAFFIC SIGN
	FIRE HYDRANT
	VALVE

NOTES

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City of RAMSEY

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CLIENT PROJ. NO.	25-04

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
DICKENSON'S MISSISSIPPI ESTATES STREET RECONSTRUCTION
LANDSCAPE PLAN
ALTERNATE 1

SHEET 41 OF 41

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

May 2, 2025

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

RE: Proposal for Construction Related Services – Dickenson's Mississippi Estates – IP 25-04

Dear Mr. Feriancek:

We appreciate the opportunity to present this scope of services for the Dickenson's Mississippi Estates Improvements. Our scope and fees were prepared based on our understanding of the project and our previous experience in assisting the City of Ramsey with similar project types. Our proposed services will be as described below:

Contract Preparation – Assist with Notice of Award, Contracts, and Notice to Proceed. Prepare sets of contract documents (plans and specifications) for City and Contractor.

Pre-Construction Conference – Facilitate the Pre-Construction Conference and address questions that may arise related to project design or construction staking. Prepare Agenda and Minutes.

Shop Drawing / Submittal Review – Review submittals for key project components.

Construction Staking – Includes the following:

- Staking Calculations and Preparation of Data,
- Establishing Survey Control,
- Staking of Erosion Control,
- Staking of Roadways (Edge of Bituminous and Curblines),
- Staking of Water Services,
- Staking of Water Main and Fittings, and
- Staking of Storm Sewer.

Pay Application Assistance – Work with City and Contractor to complete payment documents.

As-Built Survey and Record Drawings – Survey key project components after completion of construction and prepare of Record Drawings.

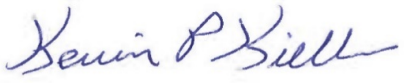
Construction Revisions / Plan Updates – To be performed as needed during construction. We have assumed a total of 24 hours for this task.

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. Our proposed Not-To-Exceed fees for the work are $33,940.00.

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

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENT – Fee Spreadsheet

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: Dickenson's Mississippi Estates IP 25-04	BOLTON & MENK, INC.							
WORK TASK DESCRIPTION	**Project Manager**	**Design Engineer**	**EIT**	**Survey Technician**	**Survey**	**Clerical**	**Total Hours**	**Cost**
Construction Services Assistance								
Contract Preparation	1	2	0	0	0	4	**7**	$1,027
Pre-Construction Conference	1	4	0	0	1	0	**6**	$1,187
Construction Staking	0	4	0	18	67	0	**89**	$16,902
Shop Drawing Review	0	8	0	0	0	0	**8**	$1,512
Pay Application Assistance	0	16	0	0	0	0	**16**	$3,024
As-Built Survey	0	0	0	2	12	0	**14**	$2,696
Record Drawings	0	12	6	0	0	0	**18**	$3,216
Revisions / Plan Updates	2	14	8	0	0	0	**24**	$4,376
Total Bolton & Menk Hours	**4**	**60**	**14**	**20**	**80**	**4**	**182**	
			TOTAL for Staking and Construction Admin					**$33,940**

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

RESOLUTION #25-099

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR DICKENSON'S MISSISSIPPI ESTATE 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 2025 – 2034 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council 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, pursuant to Ramsey City Council Resolution #24-302, adopted October 22, 2024, the Ramsey City Council accepted the amended proposal from Bolton & Menk, Inc. for additional topographic survey and design services for said improvements for $9,296.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-061, adopted March 25, 2025, the City Council approved final plans and specifications as prepared by Bolton & Menk, Inc. and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Related Services, including Construction Staking and As-built Survey of $33,940.00 from Bolton & Menk, Inc. for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday March 28 and Friday April 4, 2025; and

WHEREAS, six (6) bids were received, opened and tabulated on May 1, 2025, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

CONTRACTOR	BASE BID	ALTERNATE BID	TOTAL BID
Dave Perkins Contracting, Inc.	$672,350.11	$127,182.67	$799,532.78
Douglas-Kerr Underground, L.L.C.	$706,559.01	$105,533.80	$812,092.81
North Valley, Inc.	$804,326.05	$134,139.30	$938,465.35
Dressel Contracting, Inc.	$822,879.21	$146,600.41	$969,479.62
Northdale Construction Company, Inc.	$899,026.81	$152,989.57	$1,052,016.38
Meyer Contracting, Inc.	$937,087.18	$154,413.65	$1,091,500.83

WHEREAS, the bid of Dave Perkins Contracting, Inc. in the amount of $672,350.11 for the base 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 the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Bolton & Menk, Inc. proposal for Construction Related Services for said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/13/2025

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

Title:

Adopt 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:

The Sign Code Ordinance was introduced at the April 22nd City Council meeting, with 4 members voting in favor and 1 member voting against the ordinance.

Alternatives to consider:

1. Adopt Ordinance #25-07 as introduced by City Council on April 22, 2025.
2. Adopt Ordinance #25-07 with modifications based on discussion.
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 8th Work Session meeting, where several items were discussed pertaining to temporary signage. City Council voted 4-1 to introduce the Sign Code Ordinance at their regular meeting on April 22nd.

Outcome/Action:

Motion to adopt 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	05/08/2025 02:31 PM
Form Started By: Adam Martin		Started On: 04/23/2025 02:43 PM

Final Approval Date: 05/08/2025

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.

Black Text = Carried over verbatim
Gold Text = Partially verbatim, paraphrased, or combined carried over paragraphs.
Red Text = Text deleted from a carried over paragraph
Blue Text = New text

Chapter 108 – Signs

Article I. In General

Sec. 108-100 – Title.

This chapter may be known, cited, and referred to as the "Ramsey Sign Code" or "sign code," except as referred to herein where it may be known as "this chapter".

Sec. 108-101 – Authority.

This chapter is enacted pursuant to the authority granted by the Municipal Planning Act, Minn. Stats. §§ 462.351 to 462.364, as amended from time to time.

Sec. 108-102 – 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.

Sec. 108-103 – Coordination with other codes.

This chapter supersedes and replaces previous sign code language in the COR Design Framework. This chapter is intended to work in tandem with the adopted city zoning code, state building codes, state fire codes, Minnesota Statute, and any locally-adopted optional chapters as amended from time to time. It is also intended to work in tandem with the regulations set forth from the local watershed management organization. Nothing in this chapter is intended to preclude or supersede any requirements in those codes or regulations.

Sec. 108-104 – Rules of construction and interpretation.

(1) *Conflicting conditions*. Where the conditions imposed by any provision of this chapter are either more or less restrictive than comparable conditions by another provision of this chapter or by other chapters of this Code, rule or regulation of the city, the provision which imposes the more restrictive condition, standard, or requirement shall prevail.
(2) *Language rules of construction*. The language set forth in the text of this chapter shall be interpreted in accordance with the following rules of construction:
    a. All measured distances expressed in feet shall be the nearest tenth of a foot. All distances unless otherwise specified shall be measured horizontally.

b. The present tense includes the past and future tenses; and the future tense includes the present tense.
c. The singular number includes the plural; and the plural number includes the singular.
d. The words "shall" and "must" are mandatory and the words "should" and "may" are permissive.

Sec. 108-105 – Definitions

If a word or term defined in this chapter appears in the text, its meaning may be construed as set forth in the definition of the word or term as found in this section, except where the context clearly indicates a different meaning. If a word is not defined herein, a term is defined by commonly used English language dictionaries.

Abandoned sign means a sign which no longer identifies or advertises a bona fide business, lesser, service, owner, product, or activity, and/or for which no legal owner/business/lesser can be found.

~~*Address sign* means identification numbers only, whether written or in numerical form.~~ Definition moved to Chapter 105.

Athletic field sign means any scoreboard located on the interior-facing side of athletic field fences or facilities.

Area identification sign means a freestanding or wall 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 parcel as the development it identifies.~~ the name of any of the following:

(1) A residential subdivision;
(2) A multiple residential complex consisting of three or more structures;
(3) A business or industrial structure containing two or more independent concerns;
(4) A single business or industrial complex consisting of three or more separate structures existing on individual platted lots or as a planned unit development;
(5) A mobile home court;
(6) Any integrated combination of such developments or structures; or
(7) A shopping center.

Such signs shall identify an area or complex and may also name the principal business in the building or development.

~~*Advertising device sign*~~ *Attention-getting device* means a non-standard sign or an object or device other than a sign that has as its purpose to promote, advertise, or sell a product or service obtainable on the premises upon which the ~~sign~~ object or device is located, and not to identify the premises.

Awning means a hood or cover which projects from the wall of a building.

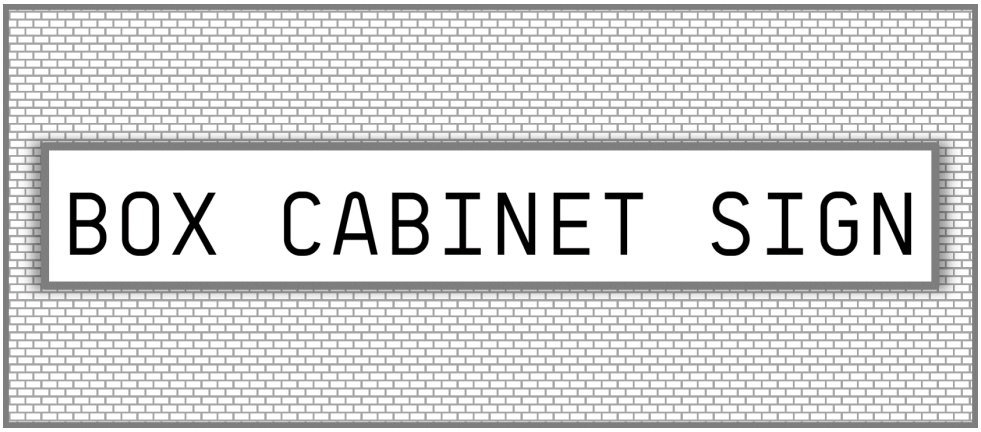
Awning sign means a sign attached or affixed to an awning.

Banner means a sign made of fabric or non-rigid material with no enclosing framework.

Bench sign means a sign which is affixed to a bench.

Billboard means a sign which directs attention to a business, establishment, product, service, interest, activity or entertainment, ~~or attraction sold, offered or existing elsewhere than upon~~ not exclusively related to the premises where such sign is located.

Box cabinet sign means an exterior sign that is constructed to be substantially supported by a separate box-like structure, with each segment of the sign message attached to one or a group of supports, and with or without internal illumination.



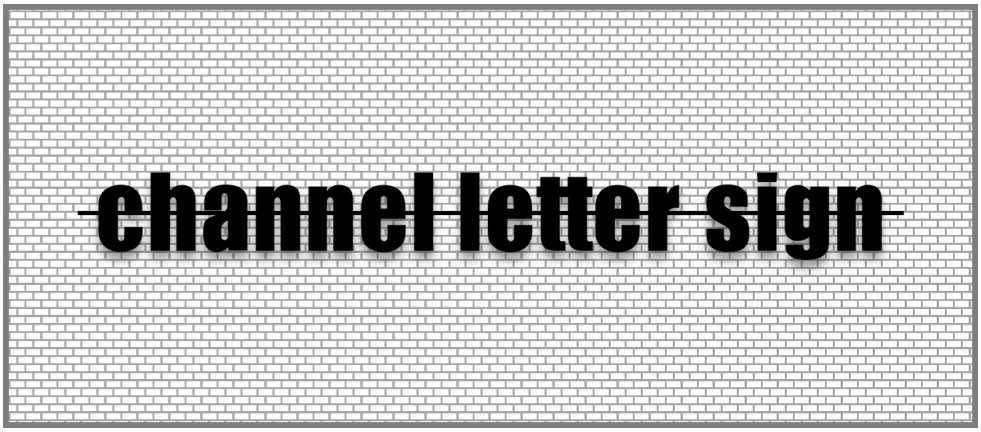
Business directory sign means a freestanding or wall sign which identifies the names of the specific businesses located in a shopping center or business or industrial park and which is located on the parcel of the center so identified.

~~*Business sign* means a sign relating in its subject matter to the parcel on which it is located, or to products, accommodations, services or activities on the parcel on which it is located.~~

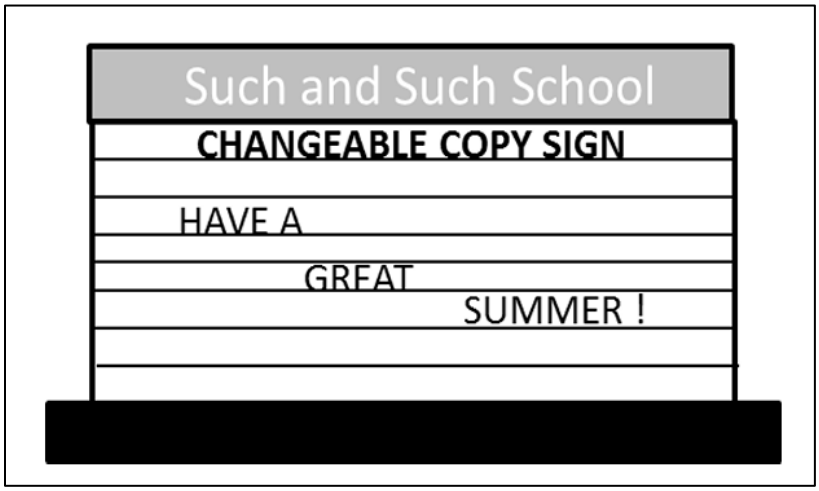
Canopy means a permanent roof-like structure of rigid materials.

Canopy sign means a sign attached or affixed to a canopy.

Channel letter means a custom-made three-dimensional metal or plastic letter, number, or symbol, with or without internal illumination, that is used in exterior signage.



~~*Attraction board manual (*~~*Changeable copy sign*~~*)*~~ *or reader board sign* means a sign or portion thereof with characters, letters or illustrations that can be changed or rearranged ~~on which the copy is changed~~ manually without altering the face or the surface of the sign.



Directional or instructional sign means a sign providing no advertising of any kind, which provides direction or instruction to guide persons to facilities intended to serve the public, including but not specifically limited to those signs identifying restrooms, public telephones, public walkways, affiliation with motor clubs, acceptance of designated credit cards, and other similar signs providing direction or instruction to persons using a facility but not including those signs accessory to parking areas.

Eaves means the part of a roof that meets or overhangs the walls of a building.

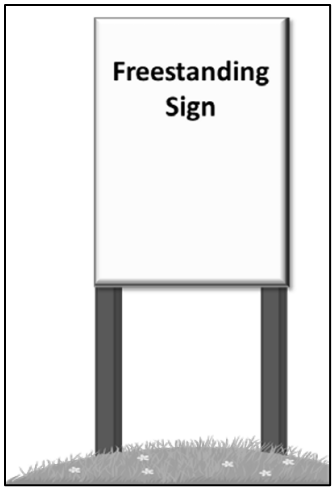
Electronic messaging center ~~*(dynamic display)*~~ means any characteristic of a sign that appears to have movement or that appears to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input or any other method of technology that allows the sign face to present a series of images or displays.

External illumination means illumination of a sign which is affected by an artificial source of light which is not contained within the sign itself.

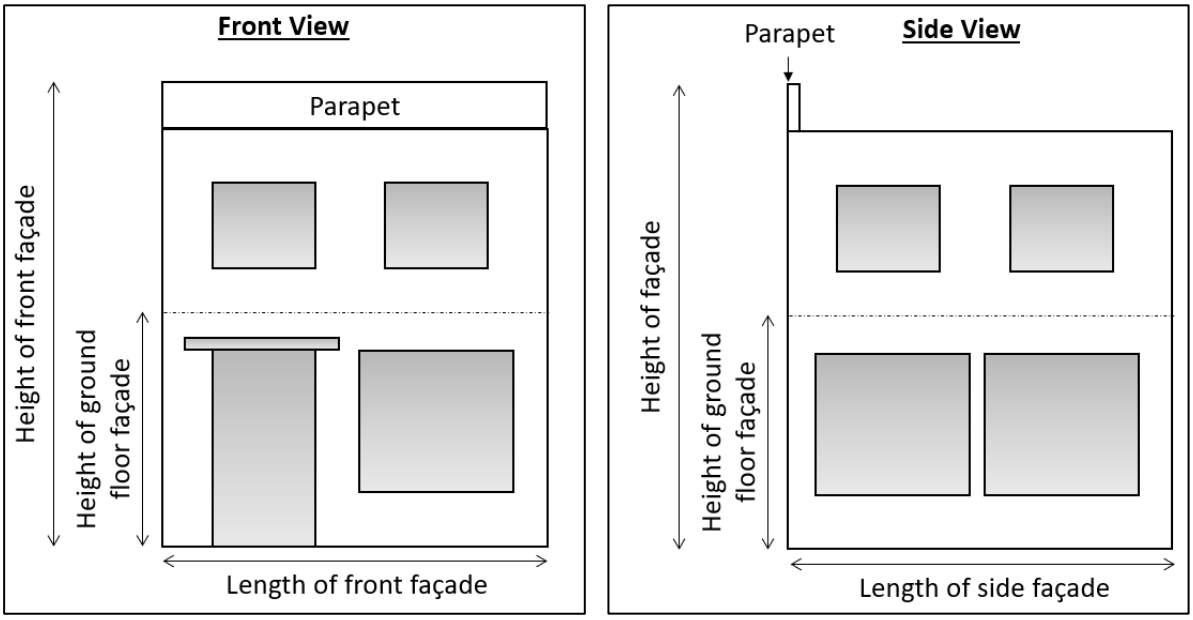
Feather sign means a freestanding temporary sign consisting of a piece of flexible cloth, plastic or other similar material that is attached lengthwise to a single pole and designed to flutter or wave in the wind.

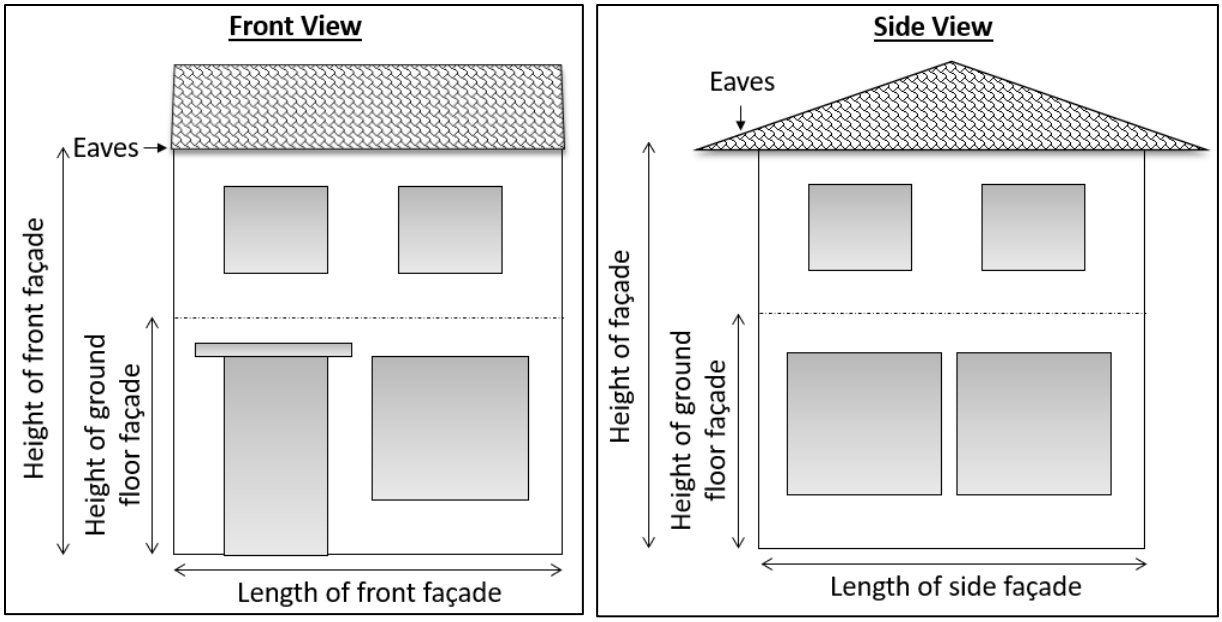
~~*Flashing or scrolling signs or lights* means a sign or lighting, other than a manual changeable copy sign, including dynamic display, which contains an intermittent or sequential flashing light source used primarily to attract attention.~~

Freestanding sign means a sign that is self-supporting and affixed to a frame structure and not attached to a building. Freestanding signs include monument signs and pylon signs.



Front façade means the vertical face of a building oriented along or toward the street to which the building is addressed. The area of the front façade is calculated by multiplying the length of the wall facing the street, as measured from edge to edge along the grade adjacent to the building, by the height of that same wall, as measured from the average grade adjacent to the building to the top of the parapet or eaves, whichever is less.





Governmental sign means a sign which is erected by a governmental unit.

~~*Ground sign* means a sign supported by structures or supports or upon the ground and not attached or dependent for support from any building.~~

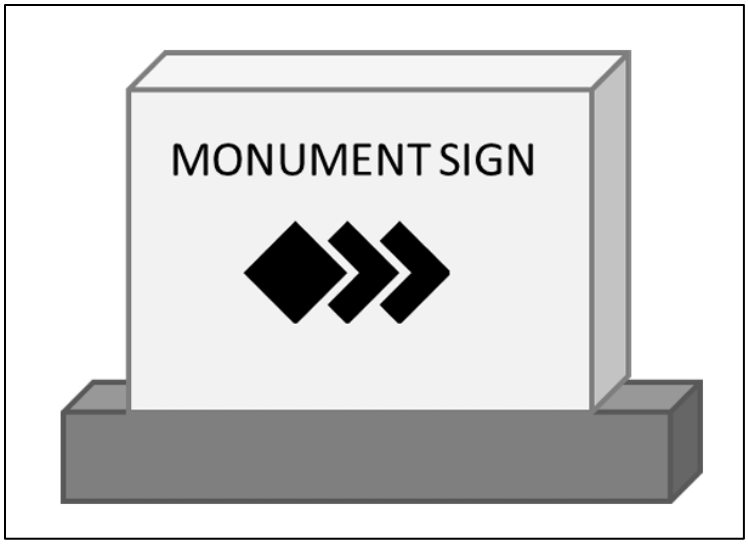
Highway 10 Signage Overlay District means a district for purposes of allowing additional signage in a specified area due to limited visibility created by overpasses on Highway 10, described as all commercially zoned property located within 750 feet of the centerline of Highway 10 between the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels located within the COR Zoning District are excluded from this overlay district, as sign regulations for that district are located in a separate section of the City Code.

Illuminated sign means any sign which is illuminated by an artificial light source.

Mansard means a sloped roof or roof-like facade architecturally comparable to a building wall.

Marquee means a permanent roof-like structure of rigid materials supported by and extending from the facade of a building.

Monument sign means a freestanding sign not supported by exposed posts or poles which is architecturally designed and located directly at grade.



Motion sign means any sign which revolves, rotates or has any moving parts.

Nameplate/identification sign means a sign which bears the name and/or address of the occupants of the building.

Nonconforming sign, illegal, means a sign which unlawfully existed prior to the adoption of the ordinance from which this chapter is derived.

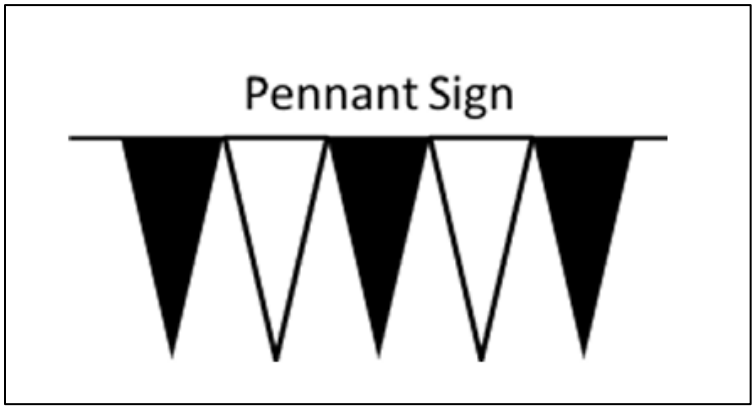
Nonconforming sign, legal, means a sign which lawfully existed prior to the adoption of the ordinance from which this chapter is derived, but does not conform to the newly enacted requirements of this chapter.

Obsolete Sign Copy means an abandoned sign that no longer advertises or identifies a use conducted on the property on which said sign is erected.

Off-premise sign ~~*Sign, advertising*~~ means a sign which directs attention to a business, commodity, service, activity or entertainment not necessarily conducted, sold or offered upon the premises where such sign is located.

Parapet means a low protective wall along the edge of a roof.

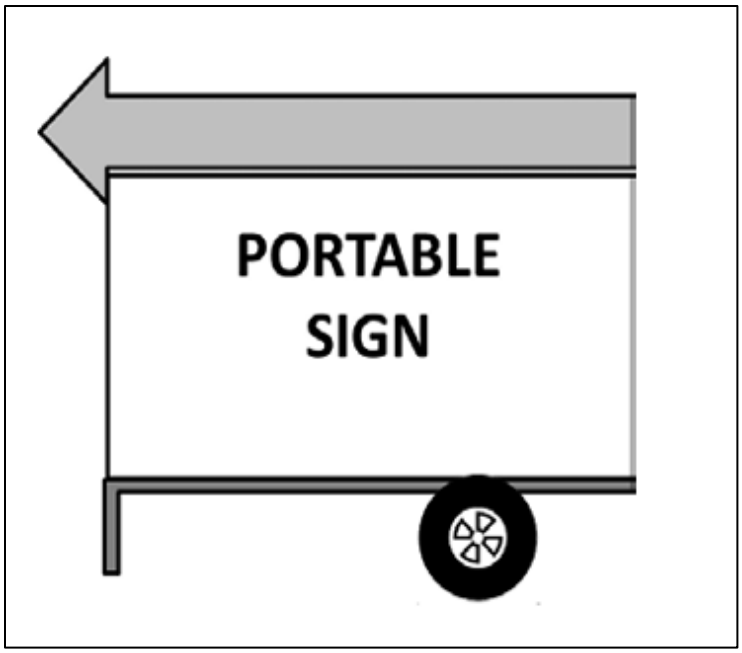
Pennants means attention-getting devices which resemble flags and are of non-permanent paper, cloth or plastic-like consistency.



Permanent sign means any sign which is not defined as a temporary sign.

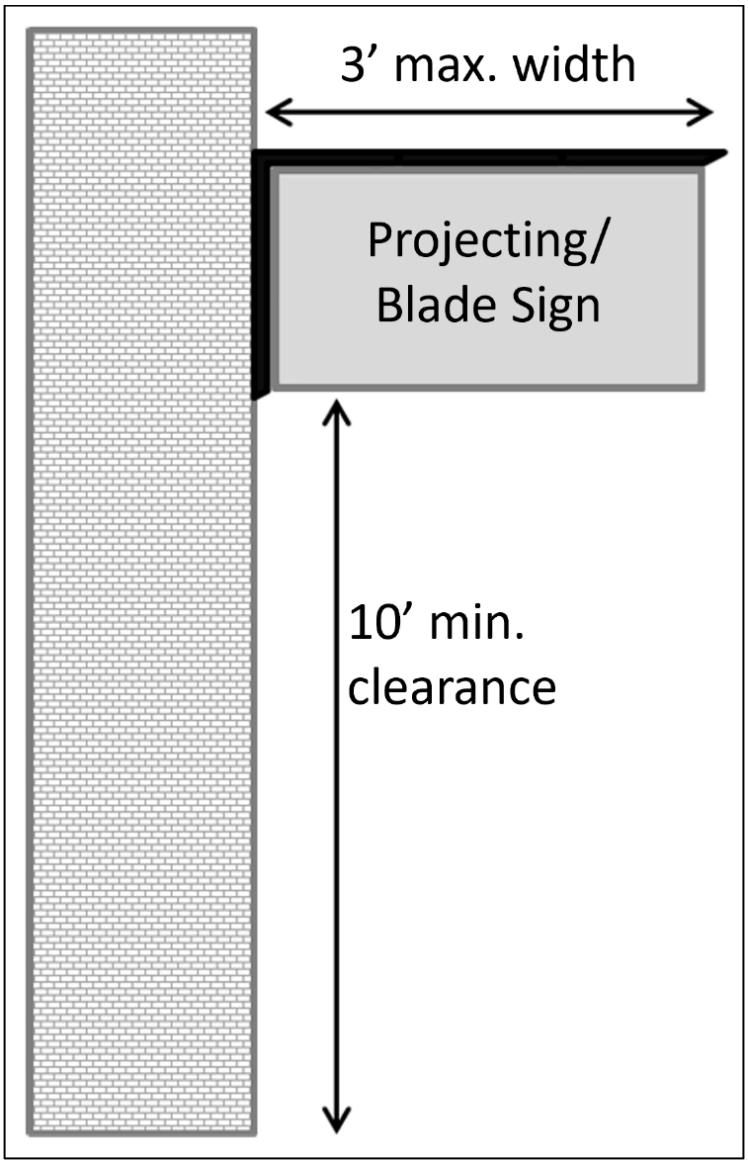
Political sign means a temporary sign used in connection with any local, state or national election or referendum, as regulated by State law.

Portable sign means any sign designed to be removed and not permanently affixed to the ground or a structure or a building.

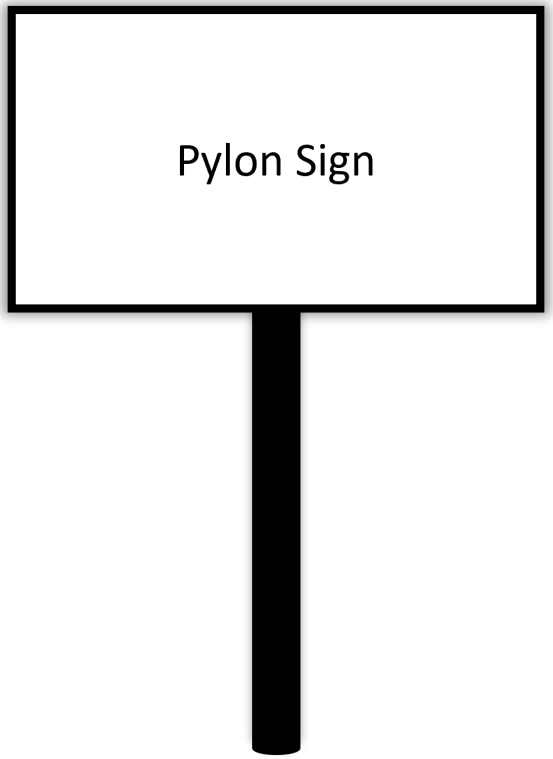


Principal business means any commercial or industrial business operating on a property zoned for commercial or industrial land uses.

Projecting sign (or *blade sign)* means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.



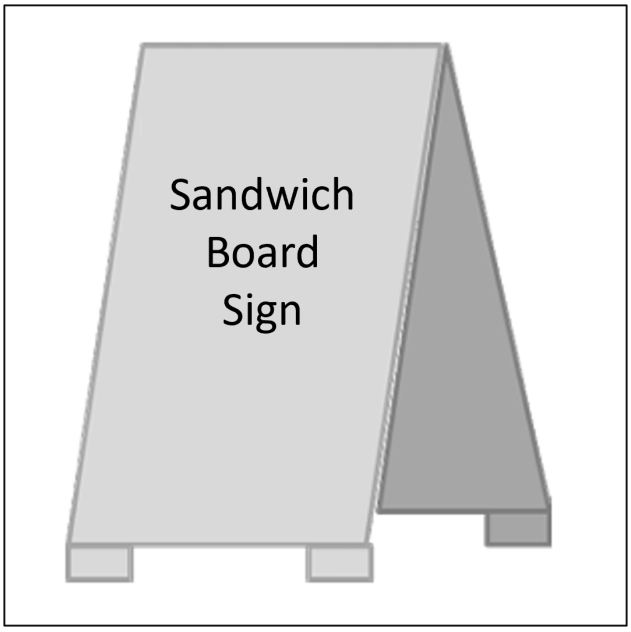
Pylon sign means any permanent, freestanding sign mounted on posts or columns.



Raceway means a separate structure attached to a wall upon which channel letters can be mounted.

Roof sign means any sign erected upon the roof of a structure to which it is affixed.

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.



Sign means any letter, word or symbol, device, poster, picture, statuary, reading matter, or representation in the nature of an advertisement, announcement, message or visual communication, whether painted, posted, printed, affixed or constructed, which is displayed ~~outdoors~~ to direct the attention of the public for informative or communicative purposes. Such communication located completely within an enclosed building and not exposed to view from a street shall not be considered a sign. Murals shall also not be considered signs.

Sign area means that area within the marginal lines of the surface which bears the advertisement, or in the case of messages, figures or symbols attached directly to any part of a building, that area which is included in the smallest geometric shape which can be made to circumscribe the message, figure or symbol displayed thereon. The stipulated maximum sign area for a free standing or ground sign refers to a single facing.

Sign, maximum height of, means the vertical distance measured from the grade to the top of such a sign.

Sign, minimum height of, means the vertical distance measured from the nearest finished grade to the lower limit of such sign.

Street frontage means the proximity of a parcel of land to one or more streets.

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.~~

Wall sign means any sign which is affixed to or erected against a wall of any building, including signs with individual letters, box cabinets, channelized components, service bay identification 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.

Sec. 108-106 – Applicability and compliance.

From and after the effective date of the ordinance from which this chapter is derived, the use of all signs in the city shall be in conformity with the provisions of this chapter and after the lawful issuance of all required permits.

Sec. 108-110 – Administration.

The zoning administrator, as defined in Section 106-105 of Ramsey City Code, shall process applications for sign permits. The building official, or their designee, 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.

Sec. 108-130 – Enforcement.

(1) Any violation of this chapter may be enjoined by the council through proper legal channels.
(2) In case any sign or sign structure is proposed to be erected, reconstructed, altered, converted, maintained or used in violation of this chapter, the council, in addition to other

remedies, may institute in the name of the city any appropriate action or proceeding to prevent, restrain, correct or abate such sign or sign structure, or to prevent, in or about such premises, any act, conduct, business, or use constituting a violation, as prescribed in chapter 2.

(3) Violation of any provision of this chapter is considered a misdemeanor. Each day a violation continues shall constitute a separate offense.

(4) Appeals are provided in the same manner as prescribed in chapter 2.

(5) The City will remove any signs in the public right-of-way, or erected without permission from the property owner.

~~(6) 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.~~

(7) If the zoning administrator or building official finds that a sign is abandoned or an obsolete sign copy that no longer advertises or identifies a use conducted on the property, 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 90 days of the use ceasing operations on the property, or within 60 days after written notification from the zoning administrator, whichever is sooner. If the owner of the sign does not remit payment for such removal within ~~30~~ 60 days after removal of signs, the City may take whatever actions are allowed by law to collect such amount, including imposing a lien on the property upon which the sign is located.

(8) 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.

~~(9) 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.~~

(10) 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.

(11) 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.

Sec. 108-140 – Nonconformities.

(1) *Regulations.*

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
Note 1: any type of signage not listed above is deemed prohibited. Note 2: all types of signage listed in this table must follow all applicable standards, regardless if a permit is required for installation. Note 3: this table only applies to requirements for sign and building permits. Separate electrical permits may still be required.			

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.

(4) Dimensions of the sign.
(5) Height of the sign.
(6) Duration of sign placement.
(7) A scaled site plan showing the proposed sign location, existing signs located on the subject property, nearby buildings and structures, public streets, rights-of-way, public easements, and property lines.
(8) Detailed schematics of the sign, including plans and specifications for the method of construction and attachment to the ground.

Sec. 108-230 – Permitting requirements for permanent signs allowed with a permit.

All permanent signs requiring a permit must submit a sign permit application with the following information:

(1) Wall signs, including banners, blade/projecting signs, typeface on awnings and canopies, and all business directory signs, area identification signs, and menu boards installed on walls.
    a. The names, addresses, email addresses, and telephone numbers of the following parties:
        i. The applicant,
        ii. The owner of the parcel on which the sign is to be erected or affixed,
        iii. The owner of the sign, and
        iv. The person to be erecting or affixing the sign.
    b. Address and location of the property where the sign will be installed.
    c. Type of sign (box cabinet, channel letter, etc.).
    d. Dimensions of the sign.
    e. Dimensions of the wall to which the sign will be attached.
    f. Placement of the sign on the wall to which it will be attached.
    g. Height of the sign.
    h. Detailed schematics of the sign, including plans and specifications for the method and materials of construction and attachment to the building.
    i. Detailed specifications of sign illumination, including the source and type of illumination, wattage, and any light shields and shades.
(2) Freestanding signs under 7 feet in height, including directional signs, freestanding menu boards, and real estate and construction signs.
    a. The names, addresses, email addresses, and telephone numbers of the following parties:
        i. The applicant,
        ii. The owner of the parcel on which the sign is to be erected or affixed,
        iii. The owner of the sign, and
        iv. The person to be erecting or affixing the sign.
    b. Address and location of the property where the sign will be installed.
    c. Type of sign (pylon or monument).
    d. Dimensions of the sign.
    e. Height of the sign.
    f. A scaled site plan showing the proposed sign location, existing signs located on the subject property, nearby buildings and structures, public streets, rights-of-way, public easements, and property lines.

g. Detailed schematics of the sign, including plans and specifications for the method and materials of construction and attachment to the ground.
h. Detailed specifications of sign illumination, including the source and type of illumination, wattage, and any light shields and shades.

Sec. 108-240 – Permitting requirements for permanent signs allowed with a building permit.

All permanent signs requiring a building permit must submit a sign permit application with the following information:

(1) Freestanding signs equal to or over 7 feet in height.
a. The names, addresses, email addresses, and telephone numbers of the following parties:
i. The applicant,
ii. The owner of the parcel on which the sign is to be erected or affixed,
iii. The owner of the sign, and
iv. The person to be erecting or affixing the sign.
b. Address and location of the property where the sign will be installed.
c. Type of sign (pylon or monument).
d. Dimensions of the sign.
e. Height of the sign.
f. A lot survey showing the proposed sign location, existing signs located on the subject property, nearby buildings and structures, public streets, rights-of-way, public easements, and property lines.
g. Detailed schematics of the sign.
h. Detailed specifications of sign illumination, including the source and type of illumination, wattage, and any light shields and shades.
i. Construction documents showing the dimensions, materials, and required details of construction including loads, stress, and anchors. These documents shall be signed and stamped by a licensed design professional.

Sec. 108-250 – Electrical permit requirements.

All electronic messaging centers and illuminated signs must obtain an electrical permit, in accordance with Minnesota Electrical Code. Required electrical permits are in addition to any other permitting requirements set forth in this chapter.

Sec. 108-260 – Permit fees.

A set fee established by an annual fee schedule shall be paid to the city at the time the sign permit application is made.

Article III. Standards and regulations.

Sec. 108-300 – Purpose.

The following sections set forth standards and regulations for allowable sign types applicable in all zoning districts.

Sec. 108-301 – Bulk standards.

Minimum and maximum dimensional standards for signs for each zoning district are established 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						
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)								
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

1

	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						
Freestanding signs (monument and pylon)								
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.								

2

	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						
Freestanding area identification and business directory signs (monument and pylon)								
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.								

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.
i. Wall signs are not allowed on any of the following uses in any zoning district, except those explicitly allowed in accordance with home occupation performance standards in Section 106-425(2) of City Code:
    i. single-family detached dwellings,
    ii. detached townhome dwellings (including villas, cottage homes, and the like),
    iii. attached townhouse dwellings,
    iv. two-family attached dwellings,
    v. accessory dwelling units (ADUs),
    vi. any detached accessory structure built in conjunction with any of the uses listed in Items i-v in this section above.

(3) Projecting and blade signs.
a. The total area of each sign face counts toward the allowable area for wall signage.
b. Each face of the projecting or blade sign must not exceed 32 square feet in area.
c. Projecting signs must not exceed 3 feet in width.
d. All projecting and blade signs must maintain a minimum vertical clearance of 10 feet between the ground and the sign's lowest edge.
e. Projecting and blade 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.

(4) Awnings and canopies.
a. The area of all typeface applied to awnings and canopies, including all letters, numbers, symbols, and logos, counts toward the allowable area for wall signage.

(5) Marquees
a. The total sign area and placement of marquees must follow the same standards as wall signs.
b. Marquees may be internally or externally illuminated, provided that the light source is not visible or exposed on the face or sides of the characters.

(6) Freestanding signs.
a. Signs may be shared and combined at areas of shared entrances, cross-access easements and/or street frontages for multiple users. A written agreement or a signed leasing document must be provided to City staff alongside a permit application to ensure all parties utilizing the shared sign are permitted to do so on the subject property by the property owner. Shared freestanding signs installed in lieu of a standalone freestanding sign, including monument and pylon signs, shall not exceed 150 square feet per sign face and shall not exceed 300 square feet in total sign face area.
b. Freestanding building directory signs count toward allowable freestanding signage.

c. Any freestanding sign within 25 feet of any street right-of-way lines or driveway entrances shall have vertical clearance for proper visibility by motorists on all affected roadways.
d. No freestanding sign may be constructed or installed upon a property that does not have a principal structure.
e. Signs affixed to knee walls, retaining walls, or similar structures count toward allowable freestanding signage.
f. Scoreboards shall be permitted on properties used for recreational purposes.
g. Freestanding signs may be internally or externally illuminated, provided that the lighting meets all standards in Section 106-310 of City Code.
h. Freestanding signage within the B-1, B-2, B-3, I-1, or I-2 zoning districts and within the Highway 10 Signage Overlay District, as defined in Section 106-970 of City Code, can be constructed with the following standards:
    i. Maximum sign area: 150 square feet per face; 300 square feet total
    ii. Maximum height: 75 feet
i. Monument signs.
    i. In the COR, 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.
    ii. In all districts outside of the COR, the signboard shall be constructed of durable materials and shall be architecturally compatible with the building.
j. Pylon signs.
    i. In the COR, the signboard and base of the pylon shall be constructed with wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
    ii. In all districts outside of the COR, the signboard and pylon shall be constructed of durable materials and shall be architecturally compatible with the building.

(7) Window signs.

a. Window signs include signs located within any glass along the exterior of a building, or otherwise intentionally designed to be seen on the exterior of a building. This includes signs placed on doors, storefront, and clerestory windows.
b. ~~Window signs shall not exceed the following maximum standards:~~
    ~~i. Maximum sign area:~~
        ~~1. All uses in the Residential, Business, Industrial, COR-2, COR-2B, PI, P, CL, and PUD zoning districts: no more than 30% of the window area.~~
        ~~2. All uses in the COR-1, COR-3, COR-4A, COR-4B, and COR-4C zoning districts: no more than 10% of the window area or 4 square feet, whichever is less, and no more than 1 window sign per building.~~
c. Window signs are allowed without permits, as long as they are kept in good condition and installed on the interior side of a window.
d. Signs showing the hours of operation for a business are exempt from window sign requirements.

e. No electronic messaging center signs, internally illuminated signs, or other internally illuminated attention-getting devices may be placed in any window, except for the following:
    i. signs showing whether a business is open or closed,
    ii. signs showing the hours of operation for a business.

(8) Menu boards.

a. Menu boards are intended to list products or services available for purchase at a business, through a drive-through lane, or through a walk-up window (ex. Food and beverages offered at restaurants; services offered at car washes; etc.).
b. Menu boards may be internally or externally illuminated, provided that the light source is not visible or exposed on the face or sides of the characters.
c. Menu boards may be freestanding or attached to an exterior wall.
d. Menu boards must be one-sided.
e. Menu boards adjacent to walk-up windows or business entrances must not exceed 3 square feet in size
f. Drive-through lanes may have up to 50 square feet in menu board area. The allowable area can be used in one sign or divided into multiple signs, as long as the cumulative total does not exceed 50 square feet per drive-through lane.
g. All menu boards must not exceed 6 feet in height.
h. Menu boards adjacent to drive-through lanes may utilize electronic messaging centers, provided that all standards are met for both menu boards and electronic messaging centers.
i. Temporary signs shall not be attached to menu boards, nor shall menu boards be designed to allow for temporary signs to be attached for special promotions, events, or any other reason.
j. ~~No advertising messages are allowed.~~

~~Wall-mounted building directory signs.~~ (Standards combined with Wall Signs.)

k. ~~Building directory signs are intended to list all tenants of the building to which the sign is affixed.~~
l. ~~Building directory signs may be internally or externally illuminated.~~
m. ~~Building directory signs shall not project more than 6 inches from the building wall.~~
n. ~~All letters, numbers, symbols, and logos on the building directory shall not exceed 12 inches in height.~~

(9) Directional signs.

a. Directional signs are intended to guide pedestrian, vehicular, and freight traffic through parking lots to building entrances, drive-through lanes, loading zones, docks, or other similar destinations within a development.
b. Directional signs must not exceed 4 square feet in sign area, with at least 50 percent of the sign area dedicated to the directional message.
c. Directional signs must not exceed 6 feet in height, unless they are affixed to other required infrastructure (such as light poles) to uniquely identify a portion of a parking lot for navigational purposes.
d. Directional signs ~~must not~~ may be placed within a public easement, provided that any sign constructed within an easement is subject to removal at the property owner's expense in the event work in the easement is needed.

e. The total number of directional signs shall not exceed the number of parking lot entrances plus the number of drive aisles within the parking lot.

(10) Service bay identification signs.

a. Each service bay may have one identification sign on the outermost wall of any principal building adjacent to a service bay entrance.

b. If the identification sign only includes a number to identify the door or service bay, it shall not count toward the allowable wall sign area for the building.

c. If the identification sign includes any information in addition to a number, such as a product, service, brand name, or other information, it shall count toward the allowable wall sign area for the building.

(11) Fuel pump island identification signs.

a. All fuel pumps shall display the following information:

i. The type of service offered

ii. The price of gasoline, diesel, ethanol, or other product sold and dispensed at the fuel pump

iii. General direction to customers using the fuel pump

iv. Other relevant information pertaining to the facility.

b. The sign area counts toward the maximum allowable sign area for the parcel on which it is located.

(12) Electronic messaging centers.

a. Electronic messaging centers can be used as all or part of any allowable free-standing or wall sign in the Business, Industrial, COR, PUD, Public/Institutional, Parks, and Closed Landfill zoning districts. Electronic messaging centers are not allowed in Residential zoning districts, except in conjunction with the following principal uses:

i. Assisted living, memory care, and nursing home facilities.

ii. Multiple-family and/or senior living dwellings.

iii. Governmental or public facilities or utilities.

iv. Religious institutions.

b. All electronic messaging centers shall meet the following display standards:

i. 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.

ii. All electronic messaging centers shall be equipped with a mechanism that automatically adjusts the brightness to ambient lighting conditions (e.g., dusk).

iii. The display shall not change more than once every ~~3~~ 7 seconds.

iv. The display shall not include animations, flashing ~~or scrolling~~ text, full-motion video, special effects, or other non-static images. Scrolling text is allowed, provided that scrolling may not occur at a rate faster than one word per second, where words contain an average of five characters each.

v. The display must be one static image at a time, and the transition from one display to another must be instantaneous without special effects. ~~Subtle transition animations shall be allowed.~~

vi. The electronic messaging center must be designed and equipped to 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 noninterference 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

that they maintain horizontal and vertical clearance of all electrical power lines and communication lines.

(4) *Maintenance*.

a. 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.

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.

~~(5) 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.~~

~~(6) 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.~~

Sec. 108-310 – Off-premises digital billboard signs.

(1) *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:

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.

(2) *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.
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 the Ramsey city limits. Off-premises digital billboard signs are not allowed in any residential or planned unit development (PUD) zoning district.
b. *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.
c. *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.
d. *Size*. Off-premises digital billboard signs shall not exceed 700 square feet in surface area per sign surface.
e. *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.
f. *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.
g. *Conditional use*. Off-premises digital billboard signs shall be processed in accordance with the procedures established for conditional use permits in Section 106-230 of City Code ~~117-51~~.

(3) *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:
a. 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.
b. 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.
c. Off-premises digital billboard signs must have an architecturally enhanced base.
d. 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.

e. Off-premises digital billboard signs must be rectangular in shape and all messages must be contained within the off-premises digital billboard frame.

f. 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.

g. Off-premises digital billboard signs shall meet the following brightness standards:

    i. 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.

    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.

Chapter 108 – Signs

Article I. In General

Sec. 108-100 – Title.

This chapter may be known, cited, and referred to as the “Ramsey Sign Code” or “sign code,” except as referred to herein where it may be known as “this chapter”.

Sec. 108-101 – Authority.

This chapter is enacted pursuant to the authority granted by the Municipal Planning Act, Minn. Stats. §§ 462.351 to 462.364, as amended from time to time.

Sec. 108-102 – 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.

Sec. 108-103 – Coordination with other codes.

This chapter supersedes and replaces previous sign code language in the COR Design Framework. This chapter is intended to work in tandem with the adopted city zoning code, state building codes, state fire codes, Minnesota Statute, and any locally-adopted optional chapters as amended from time to time. It is also intended to work in tandem with the regulations set forth from the local watershed management organization. Nothing in this chapter is intended to preclude or supersede any requirements in those codes or regulations.

Sec. 108-104 – Rules of construction and interpretation.

(1) *Conflicting conditions*. Where the conditions imposed by any provision of this chapter are either more or less restrictive than comparable conditions by another provision of this chapter or by other chapters of this Code, rule or regulation of the city, the provision which imposes the more restrictive condition, standard, or requirement shall prevail.
(2) *Language rules of construction*. The language set forth in the text of this chapter shall be interpreted in accordance with the following rules of construction:
    a. All measured distances expressed in feet shall be the nearest tenth of a foot. All distances unless otherwise specified shall be measured horizontally.
    b. The present tense includes the past and future tenses; and the future tense includes the present tense.
    c. The singular number includes the plural; and the plural number includes the singular.
    d. The words "shall" and "must" are mandatory and the words "should" and "may" are permissive.

Sec. 108-105 – Definitions

If a word or term defined in this chapter appears in the text, its meaning may be construed as set forth in the definition of the word or term as found in this section, except where the context clearly indicates a different meaning. If a word is not defined herein, a term is defined by commonly used English language dictionaries.

Abandoned sign means a sign which no longer identifies or advertises a bona fide business, lesser, service, owner, product, or activity, and/or for which no legal owner/business/lesser can be found.

Athletic field sign means any scoreboard located on the interior-facing side of athletic field fences or facilities.

Area identification sign means a freestanding or wall sign which identifies the name of any of the following:

(1) A residential subdivision;
(2) A multiple residential complex consisting of three or more structures;
(3) A business or industrial structure containing two or more independent concerns;
(4) A single business or industrial complex consisting of three or more separate structures existing on individual platted lots or as a planned unit development;
(5) A mobile home court;
(6) Any integrated combination of such developments or structures; or
(7) A shopping center.

Such signs shall identify an area or complex and may also name the principal business in the building or development.

Attention-getting device means a non-standard sign or an object or device other than a sign that has as its purpose to promote, advertise, or sell a product or service obtainable on the premises upon which the object or device is located, and not to identify the premises.

Awning means a hood or cover which projects from the wall of a building.

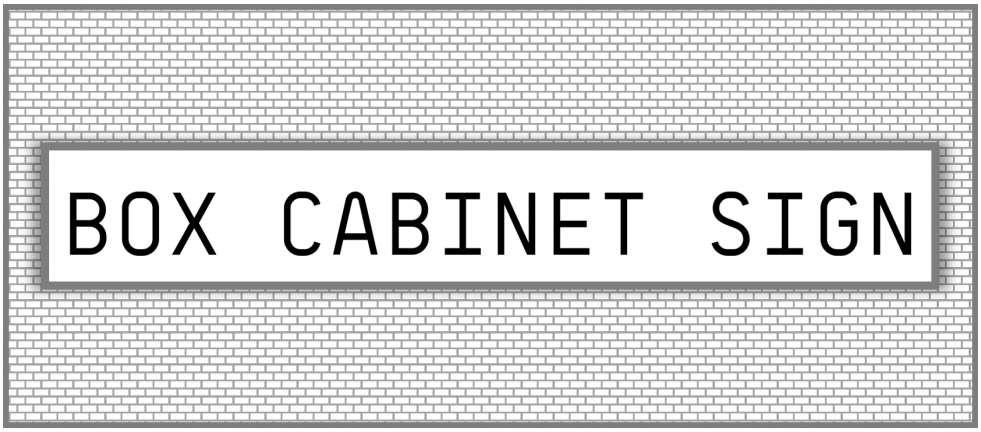
Awning sign means a sign attached or affixed to an awning.

Banner means a sign made of fabric or non-rigid material with no enclosing framework.

Bench sign means a sign which is affixed to a bench.

Billboard means a sign which directs attention to a business, establishment, product, service, interest, activity or entertainment not exclusively related to the premises where such sign is located.

Box cabinet sign means an exterior sign that is constructed to be substantially supported by a separate box-like structure, with each segment of the sign message attached to one or a group of supports, and with or without internal illumination.

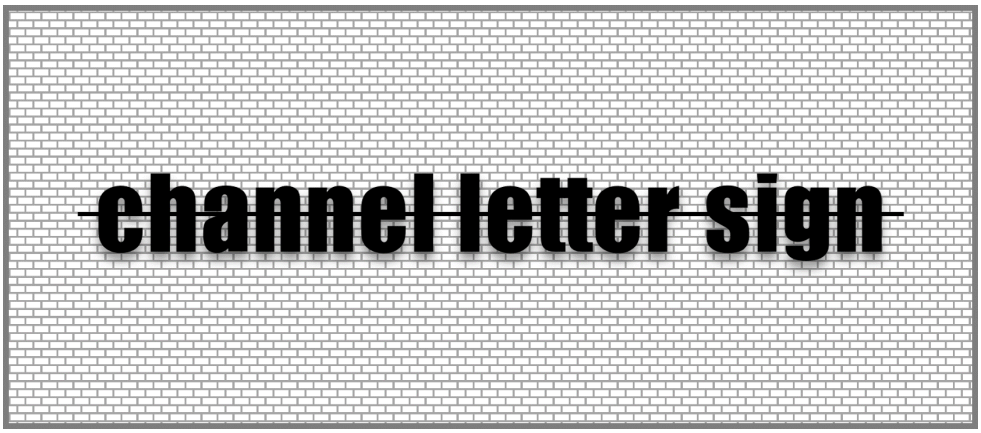


Business directory sign means a freestanding or wall sign which identifies the names of the specific businesses located in a shopping center or business or industrial park and which is located on the parcel of the center so identified.

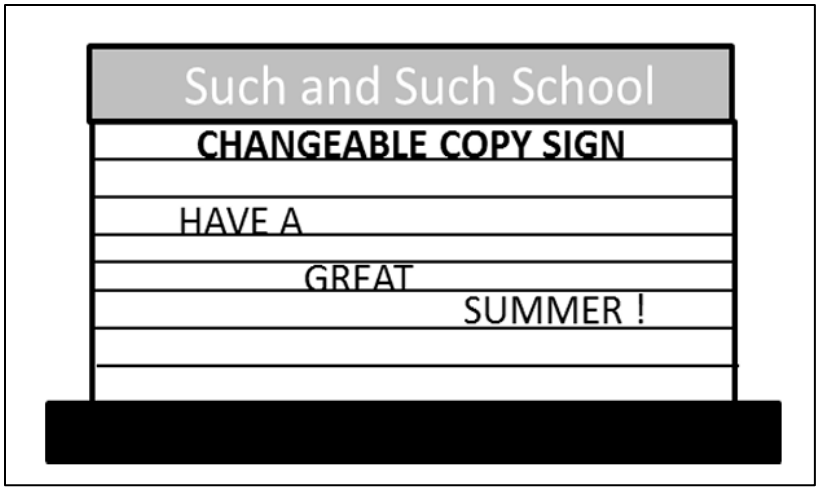
Canopy means a permanent roof-like structure of rigid materials.

Canopy sign means a sign attached or affixed to a canopy.

Channel letter means a custom-made three-dimensional metal or plastic letter, number, or symbol, with or without internal illumination, that is used in exterior signage.



Changeable copy sign or reader board sign means a sign or portion thereof with characters, letters or illustrations that can be changed or rearranged manually without altering the face or the surface of the sign.



Directional or instructional sign means a sign providing no advertising of any kind, which provides direction or instruction to guide persons to facilities intended to serve the public, including but not specifically limited to those signs identifying restrooms, public telephones, public walkways, affiliation with motor clubs, acceptance of designated credit cards, and other similar signs providing direction or instruction to persons using a facility but not including those signs accessory to parking areas.

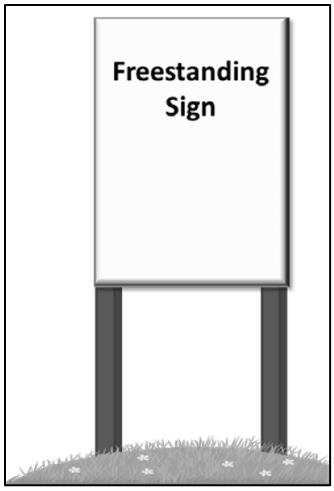
Eaves means the part of a roof that meets or overhangs the walls of a building.

Electronic messaging center means any characteristic of a sign that appears to have movement or that appears to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input or any other method of technology that allows the sign face to present a series of images or displays.

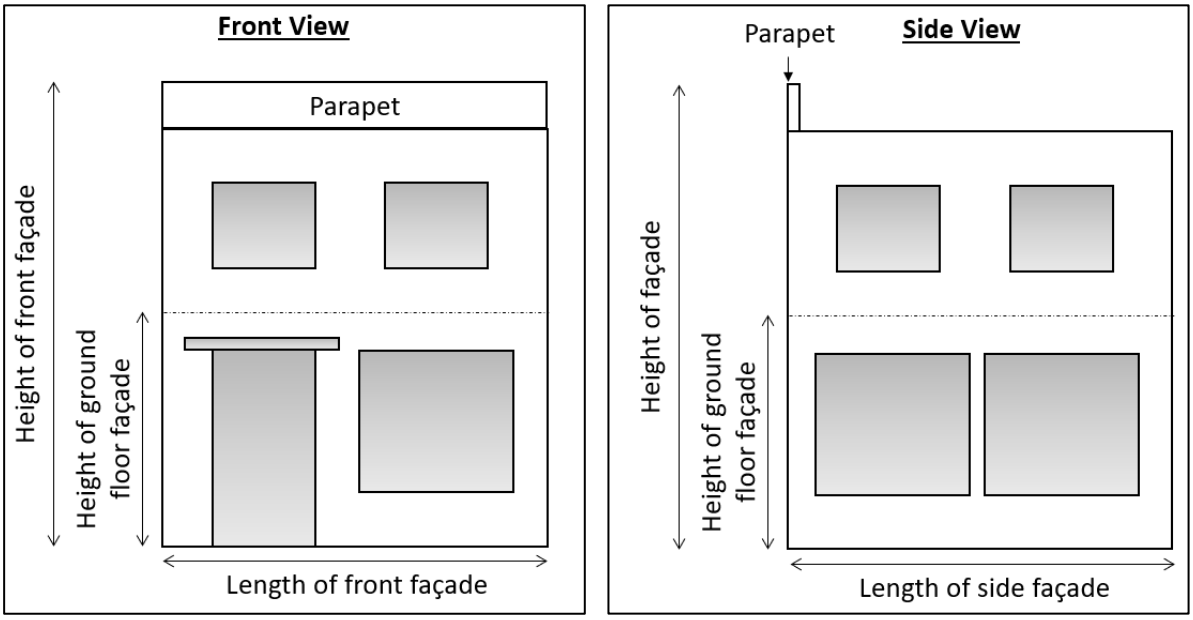
External illumination means illumination of a sign which is affected by an artificial source of light which is not contained within the sign itself.

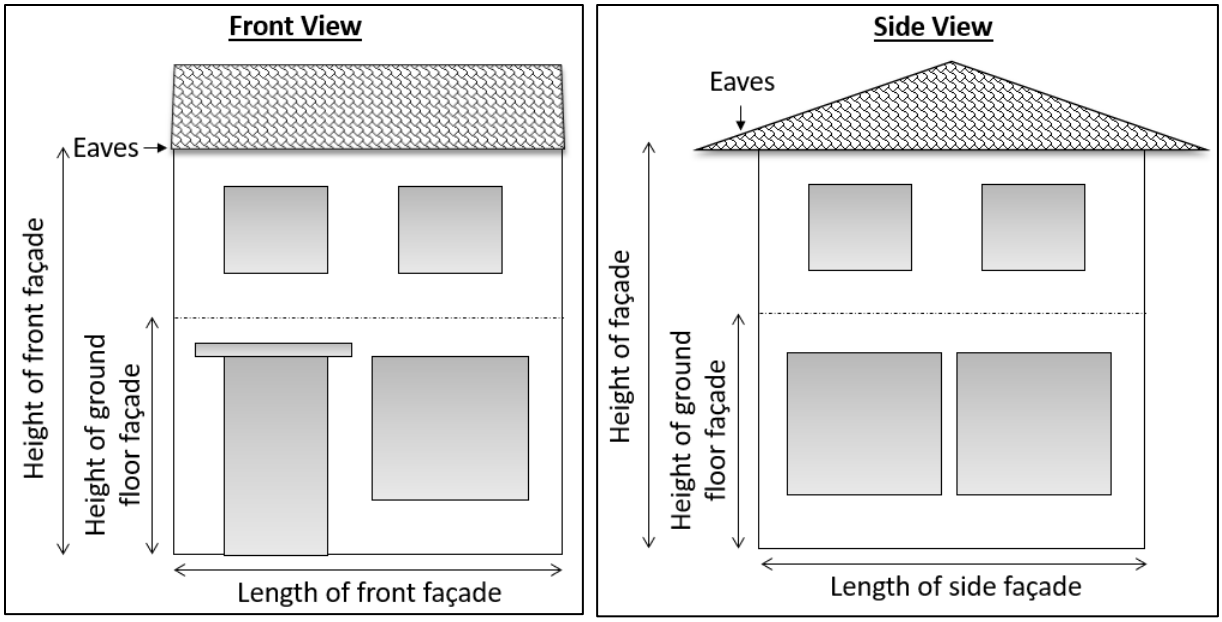
Feather sign means a freestanding temporary sign consisting of a piece of flexible cloth, plastic or other similar material that is attached lengthwise to a single pole and designed to flutter or wave in the wind.

Freestanding sign means a sign that is self-supporting and affixed to a frame structure and not attached to a building. Freestanding signs include monument signs and pylon signs.



Front façade means the vertical face of a building oriented along or toward the street to which the building is addressed. The area of the front façade is calculated by multiplying the length of the wall facing the street, as measured from edge to edge along the grade adjacent to the building, by the height of that same wall, as measured from the average grade adjacent to the building to the top of the parapet or eaves, whichever is less.





Governmental sign means a sign which is erected by a governmental unit.

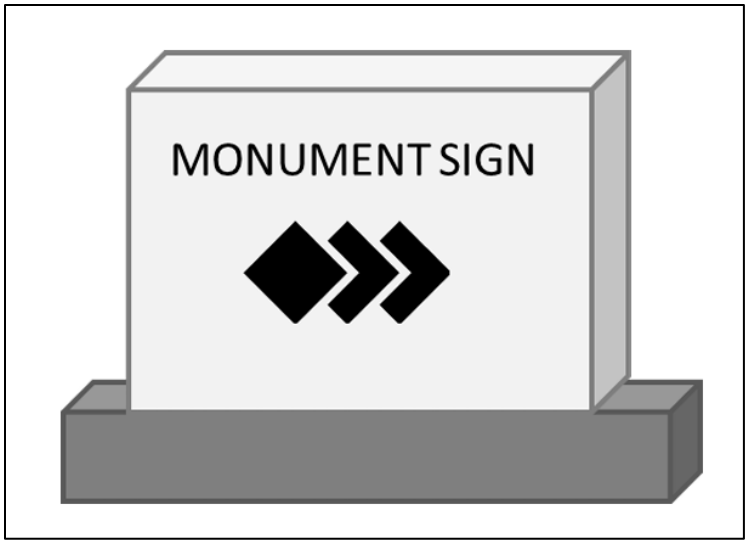
Highway 10 Signage Overlay District means a district for purposes of allowing additional signage in a specified area due to limited visibility created by overpasses on Highway 10, described as all commercially zoned property located within 750 feet of the centerline of Highway 10 between the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels located within the COR Zoning District are excluded from this overlay district, as sign regulations for that district are located in a separate section of the City Code.

Illuminated sign means any sign which is illuminated by an artificial light source.

Mansard means a sloped roof or roof-like facade architecturally comparable to a building wall.

Marquee means a permanent roof-like structure of rigid materials supported by and extending from the facade of a building.

Monument sign means a freestanding sign not supported by exposed posts or poles which is architecturally designed and located directly at grade.



Motion sign means any sign which revolves, rotates or has any moving parts.

Nameplate/identification sign means a sign which bears the name and/or address of the occupants of the building.

Nonconforming sign, illegal, means a sign which unlawfully existed prior to the adoption of the ordinance from which this chapter is derived.

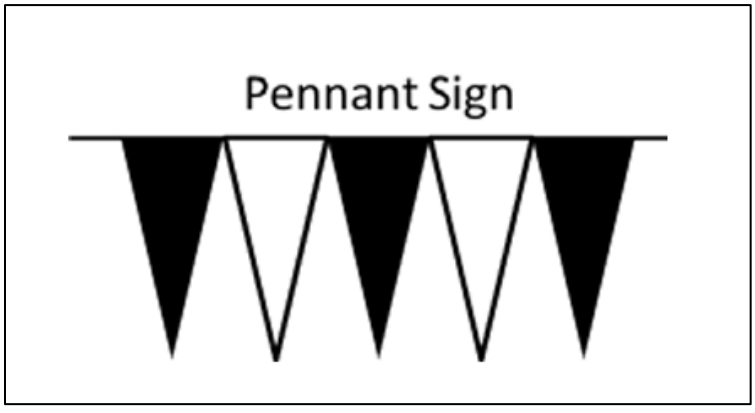
Nonconforming sign, legal, means a sign which lawfully existed prior to the adoption of the ordinance from which this chapter is derived, but does not conform to the newly enacted requirements of this chapter.

Obsolete Sign Copy means an abandoned sign that no longer advertises or identifies a use conducted on the property on which said sign is erected.

Off-premise sign means a sign which directs attention to a business, commodity, service, activity or entertainment not necessarily conducted, sold or offered upon the premises where such sign is located.

Parapet means a low protective wall along the edge of a roof.

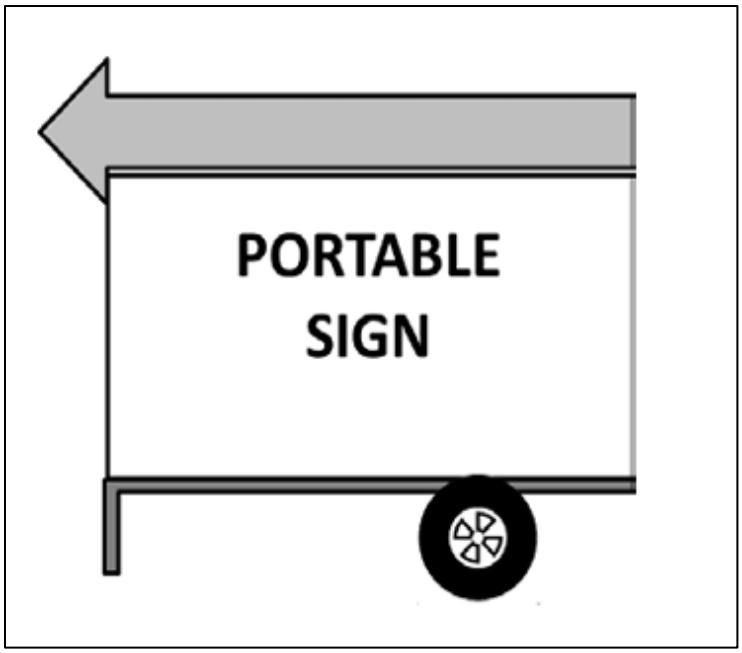
Pennants means attention-getting devices which resemble flags and are of non-permanent paper, cloth or plastic-like consistency.



Permanent sign means any sign which is not defined as a temporary sign.

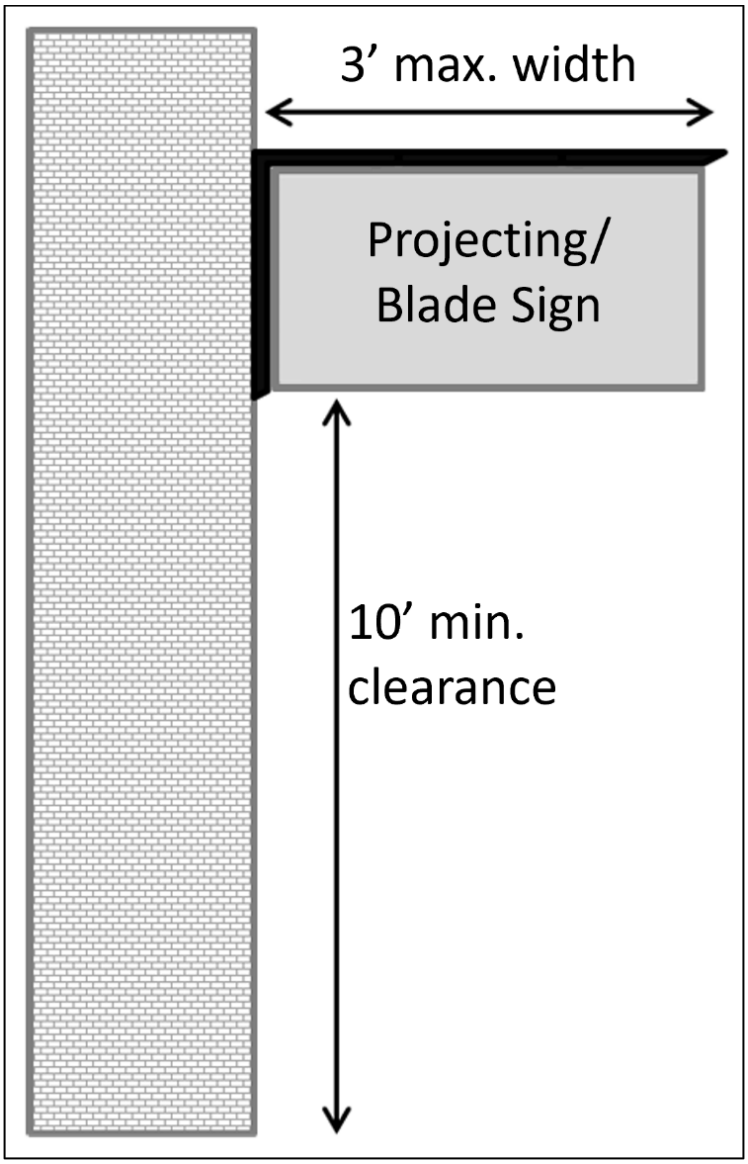
Political sign means a temporary sign used in connection with any local, state or national election or referendum, as regulated by State law.

Portable sign means any sign designed to be removed and not permanently affixed to the ground or a structure or a building.

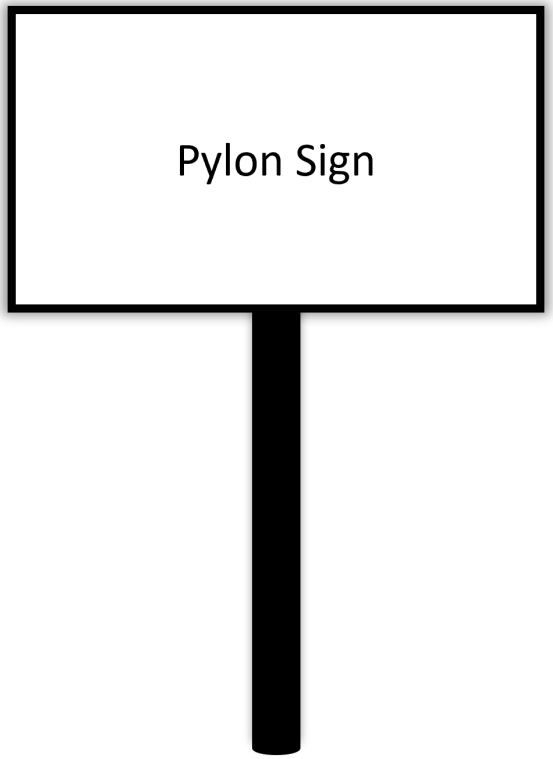


Principal business means any commercial or industrial business operating on a property zoned for commercial or industrial land uses.

Projecting sign (or *blade sign)* means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.



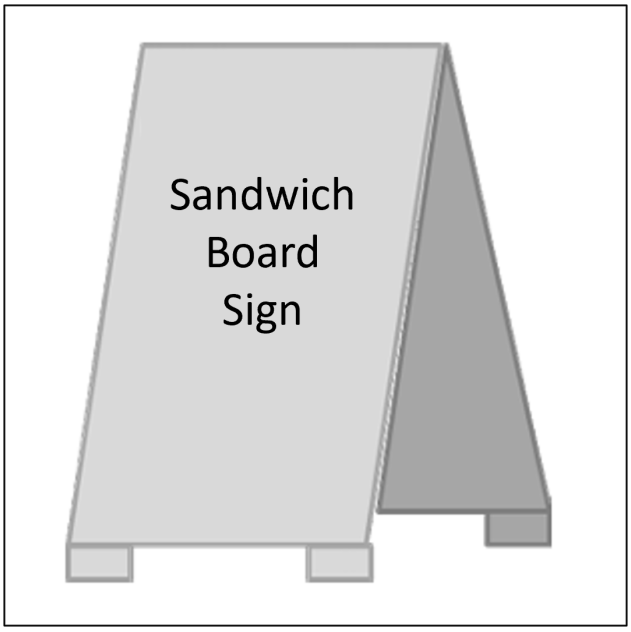
Pylon sign means any permanent, freestanding sign mounted on posts or columns.



Raceway means a separate structure attached to a wall upon which channel letters can be mounted.

Roof sign means any sign erected upon the roof of a structure to which it is affixed.

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.



Sign means any letter, word or symbol, device, poster, picture, statuary, reading matter, or representation in the nature of an advertisement, announcement, message or visual communication, whether painted, posted, printed, affixed or constructed, which is displayed to direct the attention of the public for informative or communicative purposes. Such communication located completely within an enclosed building and not exposed to view from a street shall not be considered a sign. Murals shall also not be considered signs.

Sign area means that area within the marginal lines of the surface which bears the advertisement, or in the case of messages, figures or symbols attached directly to any part of a building, that area which is included in the smallest geometric shape which can be made to circumscribe the message, figure or symbol displayed thereon. The stipulated maximum sign area for a free standing or ground sign refers to a single facing.

Sign, maximum height of, means the vertical distance measured from the grade to the top of such a sign.

Sign, minimum height of, means the vertical distance measured from the nearest finished grade to the lower limit of such sign.

Street frontage means the proximity of a parcel of land to one or more streets.

Temporary sign means a sign which is erected or displayed for a limited period of time.

Wall sign means any sign which is affixed to or erected against a wall of any building, including signs with individual letters, box cabinets, channelized components, service bay identification 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.

Sec. 108-106 – Applicability and compliance.

From and after the effective date of the ordinance from which this chapter is derived, the use of all signs in the city shall be in conformity with the provisions of this chapter and after the lawful issuance of all required permits.

Sec. 108-110 – Administration.

The zoning administrator, as defined in Section 106-105 of Ramsey City Code, shall process applications for sign permits. The building official, or their designee, 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.

Sec. 108-130 – Enforcement.

(1) Any violation of this chapter may be enjoined by the council through proper legal channels.
(2) In case any sign or sign structure is proposed to be erected, reconstructed, altered, converted, maintained or used in violation of this chapter, the council, in addition to other remedies, may institute in the name of the city any appropriate action or proceeding to

prevent, restrain, correct or abate such sign or sign structure, or to prevent, in or about such premises, any act, conduct, business, or use constituting a violation, as prescribed in chapter 2.

(3) Violation of any provision of this chapter is considered a misdemeanor. Each day a violation continues shall constitute a separate offense.

(4) Appeals are provided in the same manner as prescribed in chapter 2.

(5) The City will remove any signs in the public right-of-way, or erected without permission from the property owner.

(6) If the zoning administrator or building official finds that a sign is abandoned or an obsolete sign copy that no longer advertises or identifies a use conducted on the property, 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 90 days of the use ceasing operations on the property, or within 60 days after written notification from the zoning administrator, whichever is sooner. If the owner of the sign does not remit payment for such removal within 60 days after removal of signs, the City may take whatever actions are allowed by law to collect such amount, including imposing a lien on the property upon which the sign is located.

(7) 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.

(8) 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.

(9) 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.

Sec. 108-140 – Nonconformities.

(1) *Regulations*.

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 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
Note 1: any type of signage not listed above is deemed prohibited. Note 2: all types of signage listed in this table must follow all applicable standards, regardless if a permit is required for installation. Note 3: this table only applies to requirements for sign and building permits. Separate electrical permits may still be required.			

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.
(4) Dimensions of the sign.
(5) Height of the sign.
(6) Duration of sign placement.
(7) A scaled site plan showing the proposed sign location, existing signs located on the subject property, nearby buildings and structures, public streets, rights-of-way, public easements, and property lines.
(8) Detailed schematics of the sign, including plans and specifications for the method of construction and attachment to the ground.

Sec. 108-230 – Permitting requirements for permanent signs allowed with a permit.

All permanent signs requiring a permit must submit a sign permit application with the following information:

(1) Wall signs, including banners, blade/projecting signs, typeface on awnings and canopies, and all business directory signs, area identification signs, and menu boards installed on walls.
    a. The names, addresses, email addresses, and telephone numbers of the following parties:
        i. The applicant,
        ii. The owner of the parcel on which the sign is to be erected or affixed,
        iii. The owner of the sign, and
        iv. The person to be erecting or affixing the sign.
    b. Address and location of the property where the sign will be installed.
    c. Type of sign (box cabinet, channel letter, etc.).
    d. Dimensions of the sign.
    e. Dimensions of the wall to which the sign will be attached.
    f. Placement of the sign on the wall to which it will be attached.
    g. Height of the sign.
    h. Detailed schematics of the sign, including plans and specifications for the method and materials of construction and attachment to the building.
    i. Detailed specifications of sign illumination, including the source and type of illumination, wattage, and any light shields and shades.

(2) Freestanding signs under 7 feet in height, including directional signs, freestanding menu boards, and real estate and construction signs.
    a. The names, addresses, email addresses, and telephone numbers of the following parties:
        i. The applicant,
        ii. The owner of the parcel on which the sign is to be erected or affixed,
        iii. The owner of the sign, and
        iv. The person to be erecting or affixing the sign.
    b. Address and location of the property where the sign will be installed.
    c. Type of sign (pylon or monument).
    d. Dimensions of the sign.
    e. Height of the sign.
    f. A scaled site plan showing the proposed sign location, existing signs located on the subject property, nearby buildings and structures, public streets, rights-of-way, public easements, and property lines.
    g. Detailed schematics of the sign, including plans and specifications for the method and materials of construction and attachment to the ground.
    h. Detailed specifications of sign illumination, including the source and type of illumination, wattage, and any light shields and shades.

Sec. 108-240 – Permitting requirements for permanent signs allowed with a building permit.

All permanent signs requiring a building permit must submit a sign permit application with the following information:

(1) Freestanding signs equal to or over 7 feet in height.

a. The names, addresses, email addresses, and telephone numbers of the following parties:
    i. The applicant,
    ii. The owner of the parcel on which the sign is to be erected or affixed,
    iii. The owner of the sign, and
    iv. The person to be erecting or affixing the sign.
b. Address and location of the property where the sign will be installed.
c. Type of sign (pylon or monument).
d. Dimensions of the sign.
e. Height of the sign.
f. A lot survey showing the proposed sign location, existing signs located on the subject property, nearby buildings and structures, public streets, rights-of-way, public easements, and property lines.
g. Detailed schematics of the sign.
h. Detailed specifications of sign illumination, including the source and type of illumination, wattage, and any light shields and shades.
i. Construction documents showing the dimensions, materials, and required details of construction including loads, stress, and anchors. These documents shall be signed and stamped by a licensed design professional.

Sec. 108-250 – Electrical permit requirements.

All electronic messaging centers and illuminated signs must obtain an electrical permit, in accordance with Minnesota Electrical Code. Required electrical permits are in addition to any other permitting requirements set forth in this chapter.

Sec. 108-260 – Permit fees.

A set fee established by an annual fee schedule shall be paid to the city at the time the sign permit application is made.

Article III. Standards and regulations.

Sec. 108-300 – Purpose.

The following sections set forth standards and regulations for allowable sign types applicable in all zoning districts.

Sec. 108-301 – Bulk standards.

Minimum and maximum dimensional standards for signs for each zoning district are established 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						
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)								

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						

Freestanding signs (monument and pylon)								
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						
Freestanding area identification and business directory signs (monument and pylon)								
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.								

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.

i. Wall signs are not allowed on any of the following uses in any zoning district, except those explicitly allowed in accordance with home occupation performance standards in Section 106-425(2) of City Code:
    i. single-family detached dwellings,
    ii. detached townhome dwellings (including villas, cottage homes, and the like),
    iii. attached townhouse dwellings,
    iv. two-family attached dwellings,
    v. accessory dwelling units (ADUs),
    vi. any detached accessory structure built in conjunction with any of the uses listed in Items i-v in this section above.

(3) Projecting and blade signs.
    a. The total area of each sign face counts toward the allowable area for wall signage.
    b. Each face of the projecting or blade sign must not exceed 32 square feet in area.
    c. Projecting signs must not exceed 3 feet in width.
    d. All projecting and blade signs must maintain a minimum vertical clearance of 10 feet between the ground and the sign's lowest edge.
    e. Projecting and blade 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.

(4) Awnings and canopies.
    a. The area of all typeface applied to awnings and canopies, including all letters, numbers, symbols, and logos, counts toward the allowable area for wall signage.

(5) Marquees
    a. The total sign area and placement of marquees must follow the same standards as wall signs.
    b. Marquees may be internally or externally illuminated, provided that the light source is not visible or exposed on the face or sides of the characters.

(6) Freestanding signs.
    a. Signs may be shared and combined at areas of shared entrances, cross-access easements and/or street frontages for multiple users. A written agreement or a signed leasing document must be provided to City staff alongside a permit application to ensure all parties utilizing the shared sign are permitted to do so on the subject property by the property owner. Shared freestanding signs installed in lieu of a standalone freestanding sign, including monument and pylon signs, shall not exceed 150 square feet per sign face and shall not exceed 300 square feet in total sign face area.
    b. Freestanding building directory signs count toward allowable freestanding signage.
    c. Any freestanding sign within 25 feet of any street right-of-way lines or driveway entrances shall have vertical clearance for proper visibility by motorists on all affected roadways.
    d. No freestanding sign may be constructed or installed upon a property that does not have a principal structure.
    e. Signs affixed to knee walls, retaining walls, or similar structures count toward allowable freestanding signage.

f. Scoreboards shall be permitted on properties used for recreational purposes.
g. Freestanding signs may be internally or externally illuminated, provided that the lighting meets all standards in Section 106-310 of City Code.
h. Freestanding signage within the B-1, B-2, B-3, I-1, or I-2 zoning districts and within the Highway 10 Signage Overlay District, as defined in Section 106-970 of City Code, can be constructed with the following standards:
    i. Maximum sign area: 150 square feet per face; 300 square feet total
    ii. Maximum height: 75 feet
i. Monument signs.
    i. In the COR, 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.
    ii. In all districts outside of the COR, the signboard shall be constructed of durable materials and shall be architecturally compatible with the building.
j. Pylon signs.
    i. In the COR, the signboard and base of the pylon shall be constructed with wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
    ii. In all districts outside of the COR, the signboard and pylon shall be constructed of durable materials and shall be architecturally compatible with the building.

(7) Window signs.
a. Window signs include signs located within any glass along the exterior of a building, or otherwise intentionally designed to be seen on the exterior of a building. This includes signs placed on doors, storefront, and clerestory windows.
b. Window signs are allowed without permits, as long as they are kept in good condition and installed on the interior side of a window.
c. Signs showing the hours of operation for a business are exempt from window sign requirements.
d. No electronic messaging center signs, internally illuminated signs, or other internally illuminated attention-getting devices may be placed in any window, except for the following:
    i. signs showing whether a business is open or closed,
    ii. signs showing the hours of operation for a business.

(8) Menu boards.
a. Menu boards are intended to list products or services available for purchase at a business, through a drive-through lane, or through a walk-up window (ex. Food and beverages offered at restaurants; services offered at car washes; etc.).
b. Menu boards may be internally or externally illuminated, provided that the light source is not visible or exposed on the face or sides of the characters.
c. Menu boards may be freestanding or attached to an exterior wall.
d. Menu boards must be one-sided.
e. Menu boards adjacent to walk-up windows or business entrances must not exceed 3 square feet in size
f. Drive-through lanes may have up to 50 square feet in menu board area. The allowable area can be used in one sign or divided into multiple signs, as long as the cumulative total does not exceed 50 square feet per drive-through lane.

g. All menu boards must not exceed 6 feet in height.
h. Menu boards adjacent to drive-through lanes may utilize electronic messaging centers, provided that all standards are met for both menu boards and electronic messaging centers.
i. Temporary signs shall not be attached to menu boards, nor shall menu boards be designed to allow for temporary signs to be attached for special promotions, events, or any other reason.

(9) Directional signs.
a. Directional signs are intended to guide pedestrian, vehicular, and freight traffic through parking lots to building entrances, drive-through lanes, loading zones, docks, or other similar destinations within a development.
b. Directional signs must not exceed 4 square feet in sign area, with at least 50 percent of the sign area dedicated to the directional message.
c. Directional signs must not exceed 6 feet in height, unless they are affixed to other required infrastructure (such as light poles) to uniquely identify a portion of a parking lot for navigational purposes.
d. Directional signs may be placed within a public easement, provided that any sign constructed within an easement is subject to removal at the property owner's expense in the event work in the easement is needed.
e. The total number of directional signs shall not exceed the number of parking lot entrances plus the number of drive aisles within the parking lot.

(10) Service bay identification signs.
a. Each service bay may have one identification sign on the outermost wall of any principal building adjacent to a service bay entrance.
b. If the identification sign only includes a number to identify the door or service bay, it shall not count toward the allowable wall sign area for the building.
c. If the identification sign includes any information in addition to a number, such as a product, service, brand name, or other information, it shall count toward the allowable wall sign area for the building.

(11) Fuel pump island identification signs.
a. All fuel pumps shall display the following information:
i. The type of service offered
ii. The price of gasoline, diesel, ethanol, or other product sold and dispensed at the fuel pump
iii. General direction to customers using the fuel pump
iv. Other relevant information pertaining to the facility.
b. The sign area counts toward the maximum allowable sign area for the parcel on which it is located.

(12) Electronic messaging centers.
a. Electronic messaging centers can be used as all or part of any allowable free-standing or wall sign in the Business, Industrial, COR, PUD, Public/Institutional, Parks, and Closed Landfill zoning districts. Electronic messaging centers are not allowed in Residential zoning districts, except in conjunction with the following principal uses:
i. Assisted living, memory care, and nursing home facilities.
ii. Multiple-family and/or senior living dwellings.
iii. Governmental or public facilities or utilities.

iv. Religious institutions.

b. All electronic messaging centers shall meet the following display standards:

i. 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.

ii. All electronic messaging centers shall be equipped with a mechanism that automatically adjusts the brightness to ambient lighting conditions (e.g., dusk).

iii. The display shall not change more than once every 7 seconds.

iv. The display shall not include animations, flashing text, full-motion video, special effects, or other non-static images. Scrolling text is allowed, provided that scrolling may not occur at a rate faster than one word per second, where words contain an average of five characters each.

v. The display must be one static image at a time, and the transition from one display to another must be instantaneous without special effects.

vi. The electronic messaging center must be designed and equipped to 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 45 consecutive days and up to 90 total days per year per parcel, or per business on multitenant business parcels.

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. *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.

h. *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.

i. *"A" frame or sandwich board signs*. “A” frame or sandwich board signs are permitted within all 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.

j. *Pennants*. The use of pennants is permitted in any commercial district provided the pennants comply with all standards in this section.

k. *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. 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.

l. *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.

m. *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.

n. *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.

o. *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.

p. *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 noninterference 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 that they maintain horizontal and vertical clearance of all electrical power lines and communication lines.

(4) *Maintenance*.

a. 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.

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.

Sec. 108-310 – Off-premises digital billboard signs.

(1) *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:
    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.
(2) *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.
    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

the Ramsey city limits. Off-premises digital billboard signs are not allowed in any residential or planned unit development (PUD) zoning district.

b. *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.

c. *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.

d. *Size*. Off-premises digital billboard signs shall not exceed 700 square feet in surface area per sign surface.

e. *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.

f. *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.

g. *Conditional use*. Off-premises digital billboard signs shall be processed in accordance with the procedures established for conditional use permits in Section 106-230 of City Code.

(3) *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:

a. 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.

b. 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.

c. Off-premises digital billboard signs must have an architecturally enhanced base.

d. 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.

e. Off-premises digital billboard signs must be rectangular in shape and all messages must be contained within the off-premises digital billboard frame.

f. 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.

g. Off-premises digital billboard signs shall meet the following brightness standards:

i. 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.

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.

(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.

(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.

(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.

(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.

(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.

(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.

(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:

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.

(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.

(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.

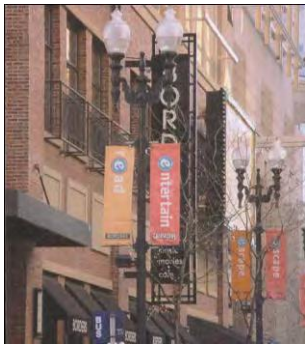
Overall Framework - Signage

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 Sign*s 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

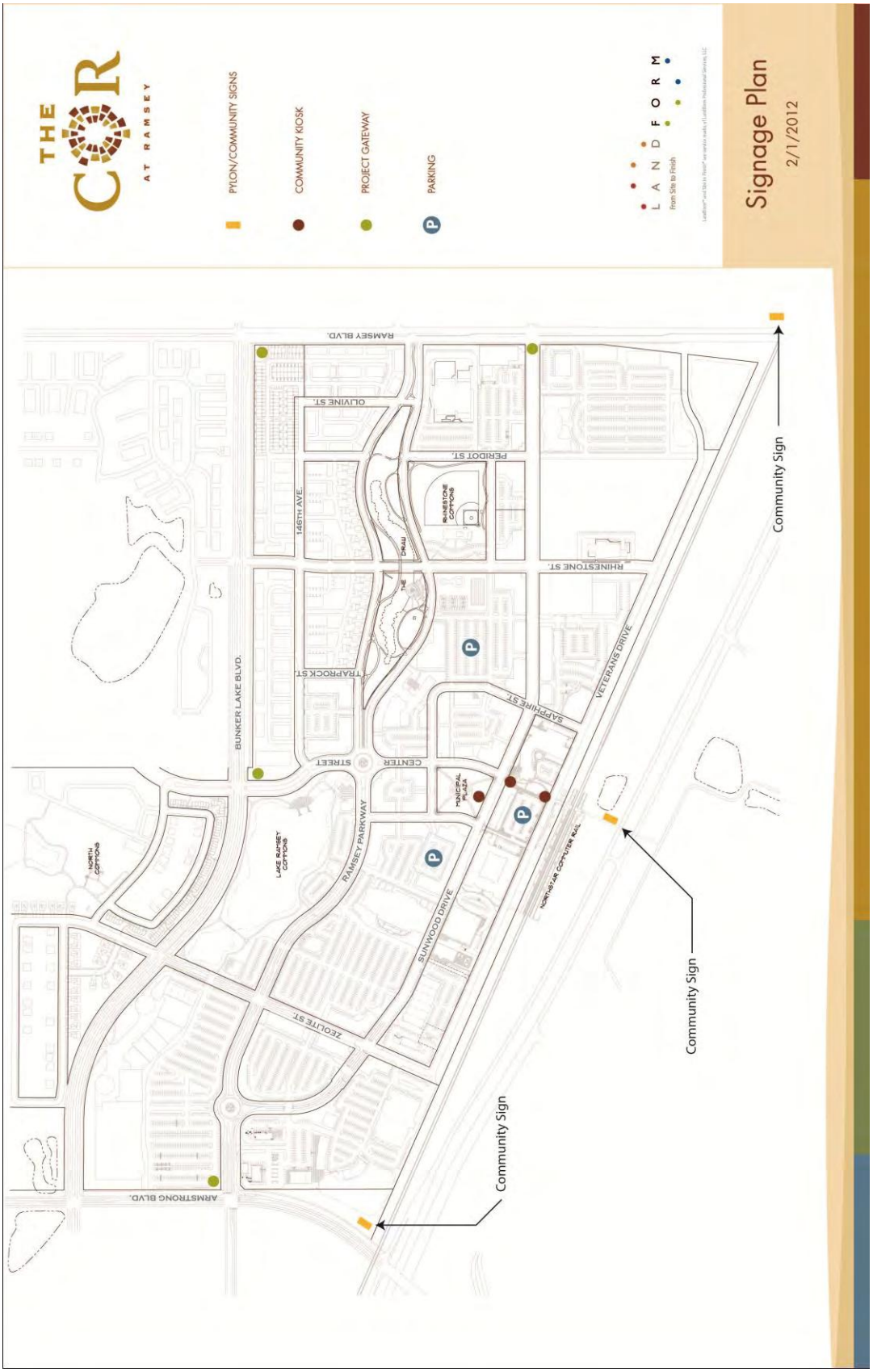


Figure 5: Signage Plan

Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage the will build on the design concepts for The COR. These types of signs in 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 ordinances, 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).

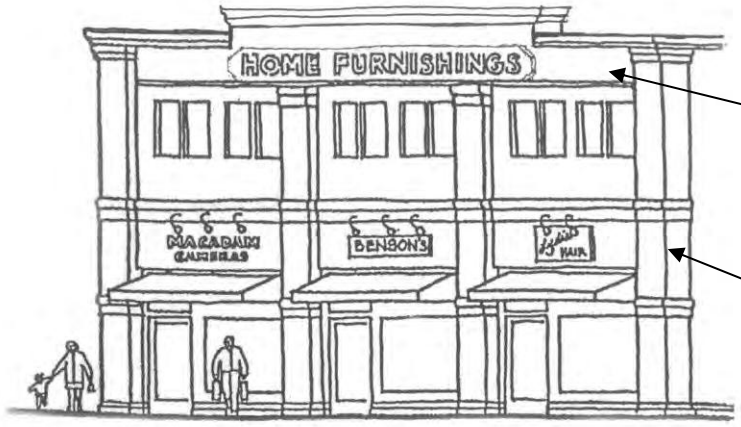
B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.

C. Directional signs.

1. Directional or instructional signs are permitted in accordance with Section 117-463(l).

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.



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(I)	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-inces 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-inces 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-inces 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-inces 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-inces 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: 05/13/2025

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.
- This language has been included in HF2437 Omnibus Tax 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.
- This language has not been included in HF2437 Omnibus Tax Bill, but staff received feedback it should be included in the Senate version.

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.
- Staff has not witnessed this request in an omnibus bill, but we will continue to monitor legislation in the closing days of session.

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
- Additional new bills have received hearings with comparable restrictions to local zoning authority, however, those bills have not been successful in committees.

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	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2025 02:02 PM
Form Started By: Brian Hagen		Started On: 04/04/2025 01:56 PM
Final Approval Date: 05/08/2025		

2025 City of Ramsey Legislative Priorities

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

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

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

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

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

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

The feasibility study for a new Mississippi River bridge was completed in 2021 with funds allocated by the 2020 legislature. Staff will work with local legislators to secure the funding for the next step in pursuit of this project. These next steps may include establishing a location of the crossing, in which will be used when developing parcels impacted by a future river crossing. It should be noted, the City of Dayton recognizes the likelihood of a future crossing and are developing a master plan to incorporate such crossing in the future. 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 Osmek, R-Mound) would have provided for a minimum per capita LGA amount for all cities that otherwise would receive no LGA, and increased the LGA appropriation to cover the additional amount.

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

<u>State-wide Policy Priority</u>: 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.