City of Ramsey
Agenda
Regular City Council
Tuesday, June 10, 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. Presentation of the 2024 Annual Comprehensive Financial Report by the City's Auditing Firm of LB Carlson

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 May 31, 2025

2. Receive April 2025 Financial Reports - General Fund, EDA, and Enterprise Funds

3. Receive 2024 Annual Comprehensive Financial Report

4. Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission Meeting Minutes - April 24, 2025
- Economic Development Authority Meeting Minutes - April 10, 2025
- Environmental Policy Board Meeting Minutes - April 21, 2025
- Park and Rec Commission Meeting Minutes - April 10, 2025
- Public Works Meeting Minutes - April 15, 2025

5. Approve the Following Meeting Minutes:

1. City Council Work Session dated May 27, 2025
2. City Council Regular Session dated May 27, 2025

6. Approve Liquor License Renewals

7. Approve Business License Applications

8. Approve Request to Declare Surplus Property

9. Authorization to Hire a Building Inspector/Plans Examiner

10. Adopt Resolution #25-135 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 22, 2025 through June 4, 2025.

11. Adopt Resolution #25-122 Ordering Plans and Specifications for MSA Sunwood Drive Crosswalk Repairs, Improvement Project #25-08

12. Adopt Resolution #25-123 Awarding Construction Staking Contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03

13. Adopt Resolution #25-124 Awarding Construction Staking Contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07

14. Adopt Resolution #25-126 Declaring Participation in State Performance Measurement Program

15. Adopt Resolution #25-129 Approving Construction Contingency Expense No. 9 for Improvement Project #21-09, Centralized Water Treatment Plant

16. Adopt Resolution #25-143 Adopting the 2025 Strategic Plan

6. Public Hearing

1. PUBLIC HEARING: Adopt Resolution #25-130 Vacating Right-of-Way Easements in Trott Brook Crossing.

2. PUBLIC HEARING: Approve On-Sale Liquor License, including Sunday and 2 AM sales, for SM Enterprises dba Riversbend Sports Bar & Grill. This request is due to a change in the license applicant.

7. Council Business

1. Adopt Resolution #25-107, Approving a Preliminary and Final Plat for Bunker Lake Crossing at the northeast corner of Sunwood Drive and Armstrong Boulevard

2. Adopt Resolution #25-109, Approving a Conditional Use Permit and Site Plan for Taco Bell at 14751 Armstrong Blvd NW

3. The Waterfront - Approve Water-Play and Eastern Park Development Process

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 06/10/2025

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

Title:

Presentation of the 2024 Annual Comprehensive Financial Report by the City's Auditing Firm of LB Carlson

Purpose/Background:

The City's auditing firm will provide a brief overview of the 2024 Annual Comprehensive Financial Report.

Recommendation:

Brief overview of the 2024 Annual Comprehensive Financial Report.

Outcome/Action:

Brief overview of the 2024 Annual Comprehensive Financial Report.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:20 AM
Form Started By: Diana Lund		Started On: 05/30/2025 09:16 AM
Final Approval Date: 06/05/2025		

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative:

Title:

Receive Cash and Investments for Period Ending May 31, 2025

Purpose/Background:

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

Cash and investment report shows the monthly cash flow - receipts and expenditures through May 31, 2025, with the current listing of the city's investment portfolio.

Recommendation:

No action required. Information only.

Outcome/Action:

No action required. Information only.

Attachments

Cash & Investments for Period Ending May 31, 2025

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Diana Lund		Started On: 05/30/2025 09:07 AM
Final Approval Date: 06/05/2025		

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

	May-25 CURRENT MONTH	2025 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 Bond Proceeds)	$ 79,816,822.17	$ 88,846,329.91
CASH INFLOWS:		
Daily Deposit	472,815.71	4,247,688.14
Tax Settlements	-	252,159.65
U/B Receipts	450,184.14	955,511.18
Credit Cards (Includes Utility Billing)	1,143,486.20	3,429,451.40
Interest Earnings [Net of Interest Paid on Investments]	107,207.39	703,891.90
Bond Proceeds-int	-	3,610.76
TOTAL CASH INFLOW	$ 2,173,693.44	$ 9,592,313.03
TOTAL CASH AVAILABLE	$ 81,990,515.61	$ 98,438,642.94
CASH OUTFLOWS:		
Prepaid Checks	792,282.59	5,354,657.61
Bills Lists	1,353,863.37	6,691,212.41
Pay Estimates	1,712,849.42	5,626,675.46
Credit Cards	8,849.64	63,044.53
Payroll - Net	580,700.40	3,160,309.88
Flex Reimbursement	-	315.04
Void Checks/Dormant Checks Paid	(4,558.65)	(5,279.33)
Debt Service	39,081.25	39,081.25
Miscellaneous [Bank Charges; etc.]	283.50	1,462.00
TOTAL CASH OUTFLOW	$ 4,483,351.52	$ 20,931,478.85
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 77,507,164.09**	**$ 77,507,164.09**
MEMO - NET 2025 CASH INFLOW (OUTFLOW)	**(2,309,658.08)**	**(11,339,165.82)**

INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 67,376,231.06**	**72,720,097.99**
Purchases	-	1,512,573.90
Maturities/Sales	(1,970,414.00)	(8,826,854.83)
ENDING BALANCE	**$ 65,405,817.06**	**$ 65,405,817.06**

Prepared by the City of Ramsey Finance Department
6/4/2025

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		300,000.00	0.00
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
									5,680,000.00
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		6,303,413.19	4,563,243.16
						-			43,725,817.06
	TOTAL INVESTMENTS					72,720,097.99	1,512,573.90	8,826,854.83	**65,405,817.06**
			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	20,406,650.01	22,449,332.00	1,730,070.21
			Bond Proceeds			2,211,399.18	3,610.76	2,215,009.94	-
			Money Market Accounts			12,726,157.62	229,196.28		12,955,353.90
			Net Cash and Investments			88,846,329.91	22,152,030.95	33,491,196.77	77,507,164.09

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative:

Title:

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

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

April 2025 General Fund Financial Report - Budget to Actual

April 2025 EDA Financial Report - Budget to Actual

April 2025 Enterprise Funds Financial Reports - Budget to Actual

APril 2025 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Diana Lund		Started On: 05/30/2025 09:03 AM
Final Approval Date: 06/05/2025		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: April 30, 2025

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2025 BUDGET	2025 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,392,483.00	456,260.53
Building Inspections	888,040.00	222,373.75
Council/Commissions (incld charter, council contingen	245,486.00	58,143.29
Data Processing	1,097,132.00	328,271.56
Engineering	644,812.00	370,500.15
Finance (incld assessing)	666,692.00	230,161.18
Fire (incld Civil Defense)	2,096,484.00	916,057.42
Gen Govt Buildings	804,616.00	191,919.23
Parks	2,224,661.00	580,567.95
Planning & Zoning	1,149,903.00	346,852.45
Police (incld animal control & comm orient)	6,356,700.00	1,995,669.51
Streets (incld traffic eng & snow/ice)	2,806,601.00	695,464.51
Grand Total	**20,373,610.00**	**6,392,241.53**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Capital Outlay	577,000.00	379,307.87
Other Services & Charges	3,602,860.00	871,678.62
Personal Services	14,484,111.00	4,682,272.06
Supplies	1,603,266.00	458,982.98
Transfers out	106,373.00	
Grand Total	**20,373,610.00**	**6,392,241.53**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Taxes	16,874,046.00	
Charges for Services	780,700.00	356,471.71
Business Licenses/Permits	86,350.00	13,429.90
Fines and Forfeits	48,000.00	14,162.53
Federal Intergovernmental	500.00	
State Intergovernmental	755,500.00	130,000.00
Interest	50,000.00	
Miscellaneous	20,600.00	5,722.74
Non-Business Licenses/Permits	874,520.00	367,314.81
Transfers in	883,394.00	
Grand Total	**20,373,610.00**	**887,101.69**

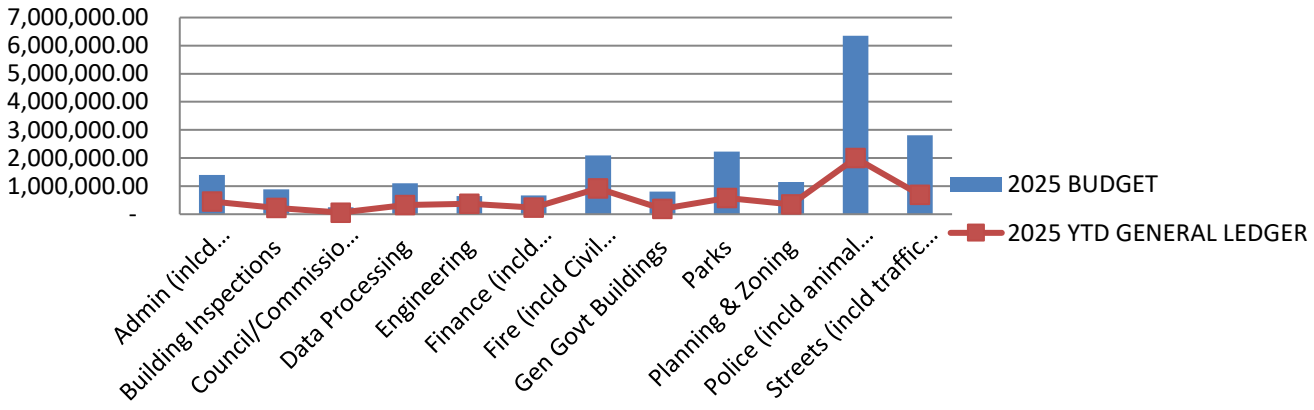
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

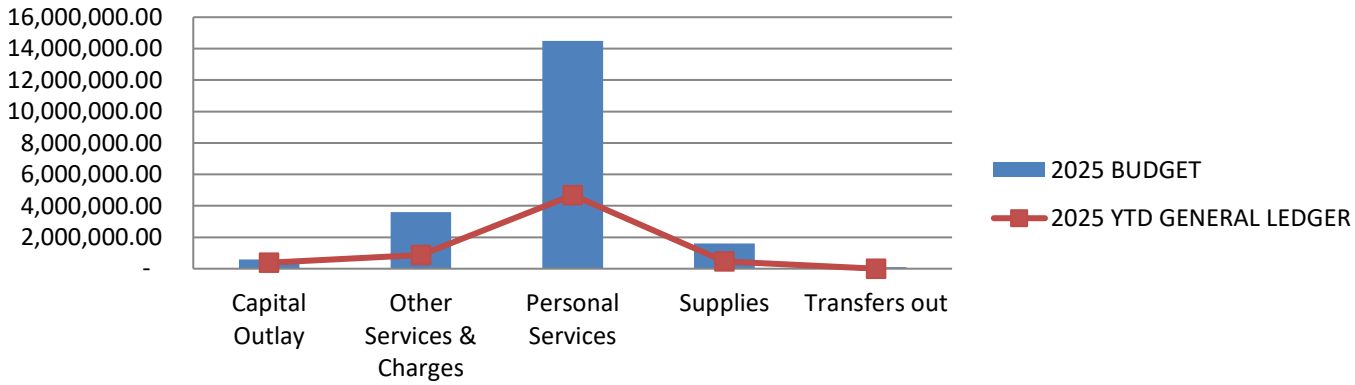
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: April 30, 2025

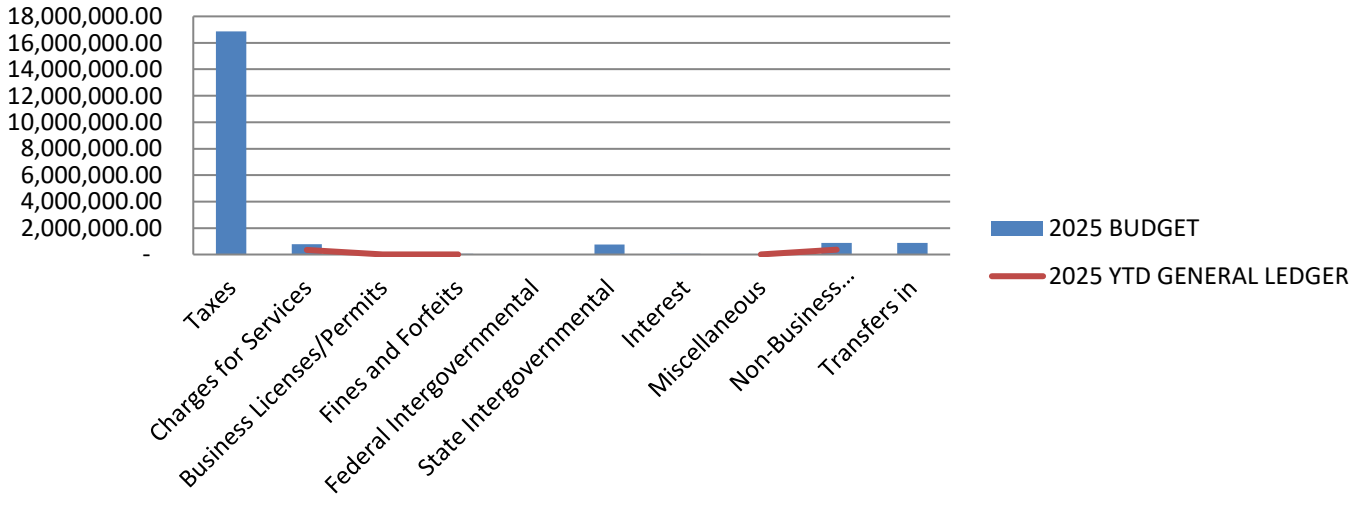
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **April 30, 2025**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	86,367.00		0.00%
4609 OTHER MISCELLANEOUS REVENUES		79,923.50	0.00%
4701 INTEREST ON INVESTMENTS	5,000.00		0.00%
Grand Total	**91,367.00**	**79,923.50**	

EXPENDITURES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,000.00	100.00	10.00%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	7.65	9.56%
6133 WORKERS COMP INSURANCE PREMIUM		2.01	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	19,000.00	2,468.63	12.99%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	2,500.00	6.91%
6331 TRAVEL & LODGING	2,500.00		0.00%
6335 TRAINING	5,100.00	2,235.00	43.82%
6361 GENERAL LIABILITY/PROPERTY INS	287.00	221.22	77.08%
6451 MEMBERSHIP DUES	2,200.00	2,525.29	114.79%
6246 MARKETING & PROMOTIONS	25,000.00	10,168.94	40.68%
Grand Total	**91,367.00**	**20,228.74**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: April 30, 2025

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(32,000.00)	(8,356.44)	26.11%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	5,729.49	57.29%
4652	WATER SALES - RESIDENTIAL	2,128,123.00	375,789.06	17.66%
4653	WATER SALES-COMMERCIAL	1,187,930.00	97,288.52	8.19%
4654	WATER PENALTIES	50,618.00	8,192.42	16.18%
4655	WATER METER INSTALLATION	30,000.00	11,250.00	37.50%
4656	WATER METERS	60,000.00	26,535.60	44.23%
4657	CONNECTION/RECONNECTION FEES	150.00	150.00	100.00%
4701	INTEREST ON INVESTMENTS	40,000.00		0.00%
4606	DEVELOPER FEES (WAC)	362,427.00	335,872.50	92.67%
4601	MISCELLANEOUS REVENUE		711.47	0.00%
Grand Total		**3,837,248.00**	**853,162.62**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	421,920.00	80,563.29	19.09%
6103	FULL TIME-REGULAR-OVERTIME	25,000.00	5,635.42	22.54%
6105	TEMPORARY-WAGES & SALARIES	29,221.00	963.65	3.30%
6121	PERA CONTRIBUTIONS	62,862.00	7,432.97	11.82%
6122	FICA/MEDICARE CONTRIBUTIONS	35,142.00	7,947.87	22.62%
6131	GROUP INSURANCE	56,245.00	15,122.08	26.89%
6133	WORKERS COMP INSURANCE PREMIUM	26,140.00	13,291.40	50.85%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00		0.00%
6223	GASOLINE	9,500.00	2,408.62	25.35%
6225	DIESEL FUEL	500.00		0.00%
6229	SHOP MATERIALS	1,200.00	643.51	53.63%
6231	UNIFORMS & TURN-OUT GEAR	5,000.00	3,252.91	65.06%
6239	FIRST AID SUPPLIES	100.00		0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	3,328.21	21.47%
6257	OTHER VEHICLE PARTS	12,000.00	2,384.53	19.87%
6273	UTILITY SYSTEM MAINT SUPPLIES	675,000.00	30,061.71	4.45%
6281	SMALL TOOLS & MINOR EQUIPMENT	12,000.00	3,756.19	31.30%
6292	WATER METERS FOR RESALE	125,000.00	139,955.30	111.96%
6315	MISCELLANEOUS PROFESSIONAL SER	58,000.00	800.00	1.38%
6322	POSTAGE	2,000.00	198.18	9.91%
6334	MILEAGE REIMBURSEMENT	800.00		0.00%
6335	TRAINING	6,000.00	2,245.35	37.42%
6352	GENERAL NOTICE & PUBLIC INFOR	350.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	45,192.00	44,104.87	97.59%
6371	ELECTRIC UTILITIES	200,000.00	26,238.47	13.12%
6372	WATER/IRRIGATION	2,500.00	-	0.00%
6373	GAS	9,000.00	2,739.10	30.43%
6374	REFUSE/RECYCLING	1,800.00	291.40	16.19%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	5,033.76	29.55%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00		0.00%
6439	OTHER MISCELLANEOUS	67,000.00	346.75	0.52%
6451	MEMBERSHIP DUES	1,000.00		0.00%
6489	OTHER CONTRACTED SERVICES	84,000.00	10,092.64	12.02%
6722	DEPRECIATION	1,758,000.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	59,000.00		0.00%
6436	WATER EFFICIENCY REBATE PROG		712.76	0.00%
Grand Total		**3,833,257.00**	**409,550.94**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **April 30, 2025**

REVENUES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(35,000.00)	(8,275.29)	23.64%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	1,863.75	26.63%
4661	RESIDENTIAL-SEWER CHARGES	1,912,050.00	498,787.18	26.09%
4662	COMMERCIAL-SEWER CHARGES	484,000.00	120,997.54	25.00%
4663	SEWER PENALTIES	40,000.00	11,233.69	28.08%
4701	INTEREST ON INVESTMENTS	38,600.00		0.00%
4606	DEVELOPER FEES (WAC)	138,900.00	15,819.00	11.39%
4601	MISCELLANEOUS REVENUE		1,862.19	0.00%
Grand Total		**2,585,550.00**	**642,288.06**	

EXPENSES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	284,147.00	47,346.15	16.66%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00		0.00%
6121	PERA CONTRIBUTIONS	40,545.00	3,960.21	9.77%
6122	FICA/MEDICARE CONTRIBUTIONS	22,258.00	4,170.66	18.74%
6131	GROUP INSURANCE	34,150.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	13,962.00	8,018.25	57.43%
6223	GASOLINE	4,300.00	242.19	5.63%
6225	DIESEL FUEL	3,500.00	308.16	8.80%
6229	SHOP MATERIALS	500.00	71.40	14.28%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	2,567.42	17.12%
6257	OTHER VEHICLE PARTS	8,000.00	324.86	4.06%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,000.00		0.00%
6275	OTHER EQUIPMENT PARTS	8,000.00		0.00%
6281	SMALL TOOLS & MINOR EQUIPMENT	5,000.00	367.67	7.35%
6315	MISCELLANEOUS PROFESSIONAL SER	2,000.00	800.00	40.00%
6323	CELLULAR PHONES	2,000.00	1,215.26	60.76%
6334	MILEAGE REIMBURSEMENT	400.00		0.00%
6335	TRAINING	8,000.00	90.00	1.13%
6361	GENERAL LIABILITY/PROPERTY INS	30,000.00	21,956.17	73.19%
6371	ELECTRIC UTILITIES	30,000.00	6,876.66	22.92%
6372	WATER/IRRIGATION	2,000.00	-	0.00%
6373	GAS	7,500.00	2,463.14	32.84%
6374	REFUSE/RECYCLING	1,500.00	291.41	19.43%
6377	SEWER SERVICE CHARGE	1,277,649.00	532,353.95	41.67%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	2,698.74	24.91%
6489	OTHER CONTRACTED SERVICES	45,000.00	3,222.64	7.16%
6722	DEPRECIATION	793,692.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	53,000.00		0.00%
Grand Total		**2,708,938.00**	**639,344.94**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: April 30, 2025

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY		
GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(6,000.00)	(1,230.22)	20.50%
4681	CHARGES FOR STREET LIGHTS	179,000.00	47,809.56	26.71%
4683	STREET LIGHTING PENALTIES	4,994.00	1,354.05	27.11%
4701	INTEREST ON INVESTMENTS	2,000.00		0.00%
4684	PRIORITY STREET LIGHT	58,000.00	15,199.13	26.21%
Grand Total		**237,994.00**	**63,132.52**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY		
GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6371	ELECTRIC UTILITIES	140,000.00	32,398.62	23.14%
6489	OTHER CONTRACTED SERVICES	20,000.00	4,358.12	21.79%
6722	DEPRECIATION	40,000.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	31,000.00		0.00%
Grand Total		**231,000.00**	**36,756.74**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **April 30, 2025**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(9,000.00)	(1,907.90)	21.20%
4287	OTHER LOCAL GOVERNMENT GRANTS	75,000.00		0.00%
4609	OTHER MISCELLANEOUS REVENUES	1,200.00	230.00	19.17%
4671	RECYCLING CHARGES	468,000.00	117,331.90	25.07%
4672	RECYCLING PENALTIES	9,400.00	2,532.62	26.94%
4701	INTEREST ON INVESTMENTS	4,000.00		0.00%
Grand Total		**548,600.00**	**118,186.62**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	32,375.00	7,464.15	23.06%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	-	0.00%
6104	PART TIME-WAGES & SALARIES	200.00	-	0.00%
6105	TEMPORARY-WAGES & SALARIES		48.18	0.00%
6121	PERA CONTRIBUTIONS	2,182.00	613.25	28.10%
6122	FICA/MEDICARE CONTRIBUTIONS	2,487.00	619.56	24.91%
6131	GROUP INSURANCE	3,029.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	236.00	75.96	32.19%
6249	MISCELLANEOUS OPERATING SUPPLY	32,000.00	11,058.17	34.56%
6322	POSTAGE	100.00		0.00%
6489	OTHER CONTRACTED SERVICES	483,000.00	159,668.48	33.06%
Grand Total		**556,609.00**	**179,547.75**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **April 30, 2025**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(16,000.00)	(3,744.00)	23.40%
4693 STORM WATER-RESIDENTIAL	732,900.00	190,385.72	25.98%
4694 STORM WATER-COMMERCIAL	786,600.00	201,627.58	25.63%
4695 STORM WATER-PENALTIES	26,250.00	6,207.26	23.65%
4701 INTEREST ON INVESTMENTS	3,000.00		0.00%
Grand Total	**1,532,750.00**	**394,476.56**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	281,114.00	17,340.58	6.17%
6121 PERA CONTRIBUTIONS	40,831.00	1,323.71	3.24%
6122 FICA/MEDICARE CONTRIBUTIONS	21,538.00	1,376.09	6.39%
6131 GROUP INSURANCE	39,421.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	14,733.00	8,050.12	54.64%
6225 DIESEL FUEL	10,500.00	2,256.13	21.49%
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	1,606.23	14.60%
6257 OTHER VEHICLE PARTS	12,500.00	5,737.50	45.90%
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	1,481.00	4.23%
6361 GENERAL LIABILITY/PROPERTY INS	12,500.00	6,454.35	51.63%
6371 ELECTRIC UTILITIES	12,000.00	3,166.54	26.39%
6372 WATER/IRRIGATION	3,500.00	-	0.00%
6373 GAS	7,200.00	2,463.13	34.21%
6374 REFUSE/RECYCLING	1,500.00	291.40	19.43%
6451 MEMBERSHIP DUES	65,000.00	1,440.00	2.22%
6489 OTHER CONTRACTED SERVICES	55,000.00	3,222.62	5.86%
6722 DEPRECIATION	549,096.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	49,000.00		0.00%
Grand Total	**1,221,433.00**	**56,209.40**	

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

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **April 30, 2025**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.33% is 4/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,392,483.00	456,260.53	464,161.00	32.77%	936,222.47
Building Inspections	888,040.00	222,373.75	296,013.33	25.04%	665,666.25
Council/Commissions (incld charter, council contingency)	245,486.00	58,143.29	81,828.67	23.68%	187,342.71
Data Processing	1,097,132.00	328,271.56	365,710.67	29.92%	768,860.44
Engineering (personnel costs allocated after year-end)	644,812.00	370,500.15	214,937.33	57.46%	274,311.85
Finance (incld assessing) (personnel costs allocated after year-end)	666,692.00	230,161.18	222,230.67	34.52%	436,530.82
Fire (incld Civil Defense)	2,096,484.00	916,057.42	698,828.00	43.69%	1,180,426.58
Gen Govt Buildings	804,616.00	191,919.23	268,205.33	23.85%	612,696.77
Parks	2,224,661.00	580,567.95	741,553.67	26.10%	1,644,093.05
Planning & Zoning	1,149,903.00	346,852.45	383,301.00	30.16%	803,050.55
Police (incld animal control & comm orient)	6,356,700.00	1,995,669.51	2,118,900.00	31.39%	4,361,030.49
Streets (incld traffic eng & snow/ice)	2,806,601.00	695,464.51	935,533.67	24.78%	2,111,136.49
TOTAL	*20,373,610.00*	*6,392,241.53*	*6,791,203.33*	*31.38%*	*13,981,368.47*

ENTERPRISE EXPENDITURES BY FUND	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.33% is 4/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2025 BUDGET")
Water (budgeted depreciation not booked until after year-end)	3,833,257.00	409,550.94	1,277,752.33	10.68%	3,423,706.06	$ *1,758,000.00*
Sewer (budgeted depreciation not booked until after year-end)	2,708,938.00	639,344.94	902,979.33	23.60%	2,069,593.06	$ *793,692.00*
Street Light (budgeted depreciation not booked until after year-end)	231,000.00	36,756.74	77,000.00	15.91%	194,243.26	$ *40,000.00*
Recycling	556,609.00	179,547.75	185,536.33	32.26%	377,061.25	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,221,433.00	56,209.40	407,144.33	4.60%	1,165,223.60	$ *549,096.00*
TOTAL	*8,551,237.00*	*1,321,409.77*	*2,850,412.33*	*15.45%*	*7,229,827.23*	$ 3,140,788.00

EDA FUND EXPENDITURES	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.33% is 4/12)	BUDGET AMOUNT REMAINING
Economic Development	91,367.00	20,228.74	30,455.67	22.14%	71,138.26

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative:

Title:

Receive 2024 Annual Comprehensive Financial Report

Purpose/Background:

The City of Ramsey is required to undergo a certified audit, on an annual basis, of all of its funds and account groups. This audit is performed by the firm of LB Carlson, LLP.

Incorporated into the 2024 Annual Comprehensive Financial Report are changes that are consistent with recommendations from the review for the “Certificate of Achievement for Excellence in Financial Reporting: (Certificate) and any reporting changes required by the Governmental Accounting Standards Board (GASB). It is our belief that this report is again a good candidate for receipt of the Certificate and it is intended that we submit the 2024 Annual Comprehensive Financial Report for review and consideration.

The auditors, as a part of their work, prepare a Management Report for the City. This report contains information on the following:

1. Audit Summary
2. Governmental Funds Overview
3. Enterprise Funds Overview
4. Government-Wide Financial Statements
5. Accounting and Auditing Updates

A presentation from a representative with the firm of LB Carlson will review the auditor's opinions contained in the Annual Comprehensive Financial Report, the Management Report and Special Purpose Audit Report, and answer any questions from the Council. This presentation will be scheduled prior to the regular City Council meeting to account for time and a brief summary will be presented at the beginning of the regular City Council meeting.

Funding Source:

The 2024 annual audit was included in the 2024 General Fund Finance budget.

Recommendation:

Staff recommends acceptance of the 2024 Annual Comprehensive Financial Report.

Outcome/Action:

Motion to accept the 2024 Annual Comprehensive Financial Report and authorize the Finance Director to submit to the State of Minnesota Department of Revenue and other agencies, as required, and to submit the report with application for the Certificate to the Government Finance Officers Association of the United States and Canada.

Attachments

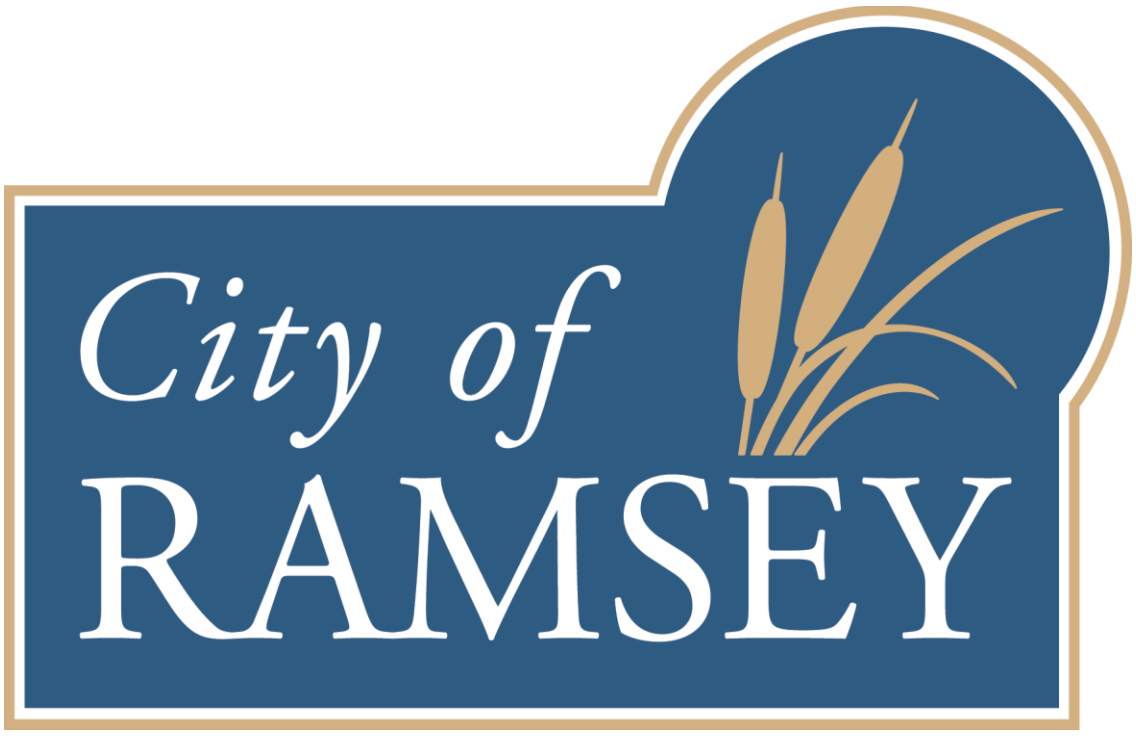
2024 Annual Comprehensive Financial Report

2024 Management Report

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:20 AM

Form Started By: Diana Lund
Started On: 05/30/2025 09:20 AM
Final Approval Date: 06/05/2025



Minnesota

Annual Comprehensive Financial Report

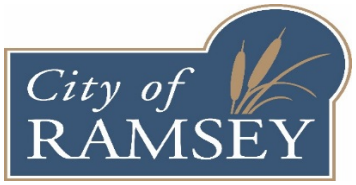
Year Ended December 31, 2024

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

Annual Comprehensive Financial Report
Year Ended
December 31, 2024

Prepared by
Finance Department

Diana Lund
Finance Director



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

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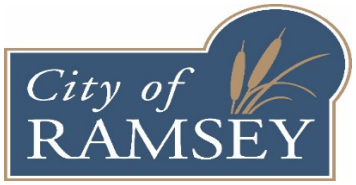
INTRODUCTORY SECTION



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

City Council and Other Officials
Year Ended December 31, 2024

CITY COUNCIL

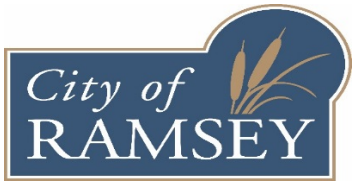
Mark Kuzma	Mayor
Chelsee Howell	Councilmember
Debra Musgrove	Councilmember
Michael Olson	Councilmember
Chris Riley	Councilmember
Dan Specht	Councilmember
Matt Woestehoff	Councilmember

CITY OFFICIALS

Brian Hagen	City Administrator

DEPARTMENT HEADS

Brad Bluml	Police Chief
Stephanie Hanson	Community Development Director
Matthew Kohner	Fire Chief/ Emergency Management Director
Colleen Lasher	Administrative Services Director
Diana Lund	Finance Director
Bruce Westby	City Engineer/ Public Works Director



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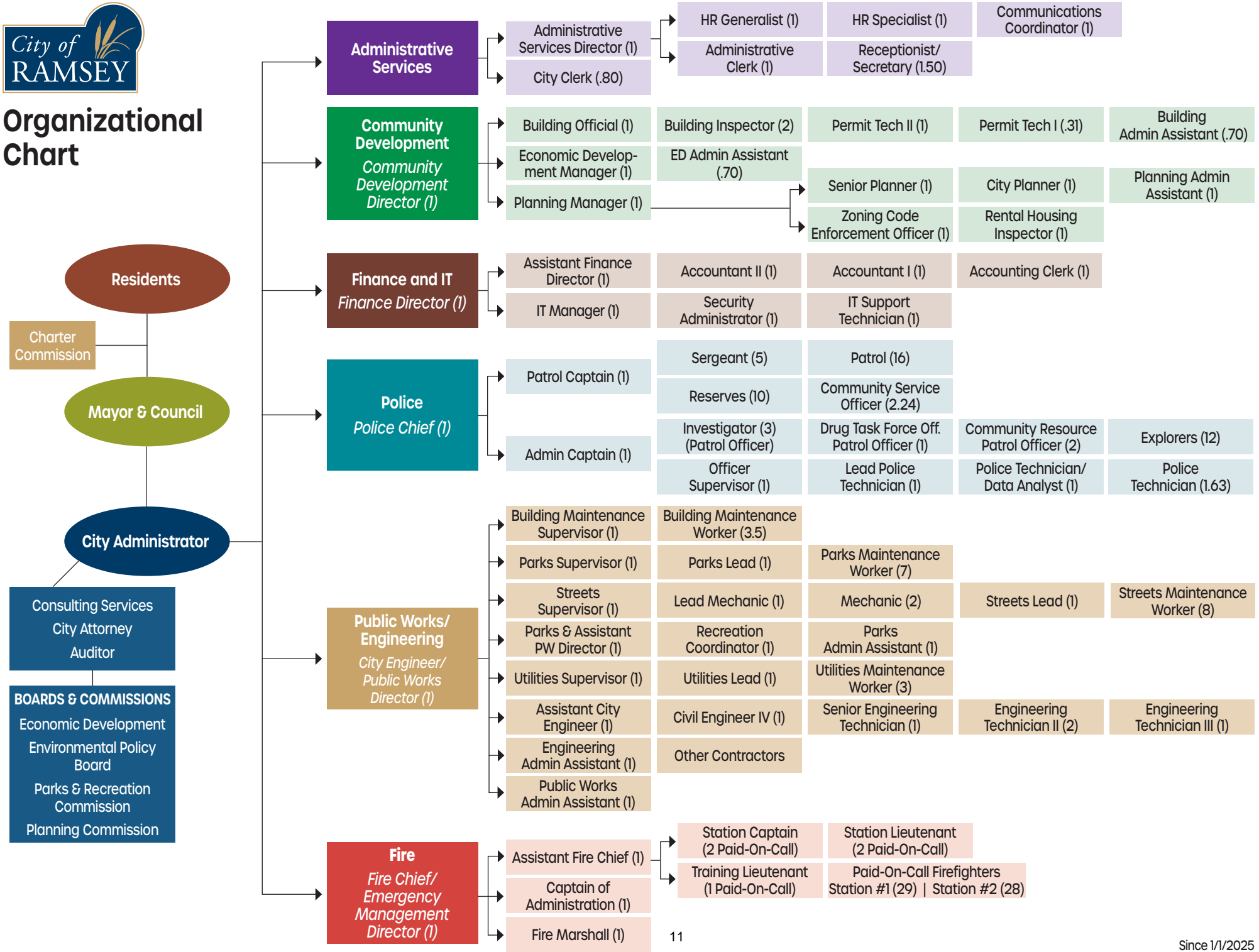
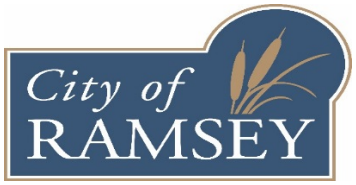
City of RAMSEY

Organizational Chart



Since 1/1/2025



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Goals/Imperatives

Financial Stability

Ensure strategic economic development that complements the City's desired quality of life and builds a stable tax base, all while maintaining a low tax levy.

A Balance of Rural Character & Suburban Growth

Continue to respect the balance and connectivity between our unique suburban, rural, and natural environment for current and future generations.

An Active & Connected Community

Ensure that the City is a connected City that is part of a comprehensive regional transportation system that enables all to easily navigate the community and attracts business development.

Smart, Citizen-Focused Government

Continue the delivery of quality services to ensure the City will have safe and thriving neighborhoods and business districts, and a clean environment.

An Effective Organization

Maintain a highly functional staff, citizen volunteers, and elected officials and governance structure that meets the ever-changing, increasing needs of the organization.

Measures of Success

In order to achieve its mission, the City must be accountable. The City defined what success will look like:

The City will look at a "Balanced Scorecard" of financial, internal, external and stakeholder metrics in order to measure success.

The City will regularly measure and assess stakeholder satisfaction.

The City leadership and staff will hold themselves accountable for results.

The City will regularly report back to stakeholders about progress toward results.

Core Values

Ethics and Integrity

Fiscal Responsibility

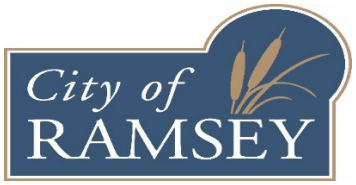
Cooperation and Teamwork

Open and Honest Communications

Excellence and Quality in the Delivery of Service

Treating People with Respect and Fairness

Adaptability and Continuous Learning



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7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

June 5, 2025
Honorable Mayor, Members of the City Council and Citizens of the City of Ramsey
City of Ramsey, Minnesota

The annual comprehensive financial report of the City of Ramsey, Minnesota (the City) for the fiscal year ended December 31, 2024 is hereby submitted. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Minnesota Statutes and the City Charter require an annual audit of all accounts, financial records, and transactions of the City by independent certified public accountants. The accompanying financial statements have been audited by the firm of LB Carlson, LLP, Independent Certified Public Accountants. The firm is engaged by the City Council to render an opinion on the City's financial statements in accordance with accounting principles generally accepted in the United States of America, and an unmodified opinion has been issued. The independent auditor's report is located at the front of the financial section of this report.

Accounting principles generally accepted in the United States of America require that management provide a narrative introduction, overview, and analyis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the auditors.

PROFILE OF THE CITY

Ramsey is located in the southwestern part of Anoka County and is situated approximately 25 miles from Minneapolis. The City has 28.8 square miles within its corporate boundaries and is bordered by two major rivers, the Mississippi River along the southern border and the Rum River along the east.

Ramsey was incorporated as a city in 1974, and is organized as a Home Rule City under a City Charter originally adopted in 1984. The City Council consists of a Mayor and six Councilmembers, and is elected on a nonpartisan basis. Elections are held in November of each even numbered year. The terms of office are four years for the Mayor and four years for Councilmembers. The City Council is responsible for enacting ordinances, resolutions, and regulations governing the City, and appointing the City Administrator, City Attorney, and members of the various advisory boards and commissions. Because the City Council acts as the Board of Directors of the Ramsey Economic Development Authority (EDA) this organization is included as a blended component unit in these financial statements.

The City provides a variety of municipal services. These include a full-time police department, a volunteer fire department, engineering services, street and park maintenance, building inspections, planning and zoning, public improvements, general administrative services, and public water and sewer utilities in the urban service areas.

The City adopts an annual budget for the General Fund and the EDA Special Revenue Fund. Legal level of control is at the function level. Department heads may transfer resources within a function as they see fit. Transfers between functions, however, need special approval from the City Council.

LOCAL ECONOMY

The City has an unemployment rate of 2.6% in comparison to the state average of 2.6%. Ramsey has an employed labor force of 15,601. Anoka County, in which Ramsey is located, has an employed labor force of 204,619 and an unemployment rate of 2.5%. The median household income is $112,060.

There are approximately 10,164 housing units in the City. The median home value is $345,000. In addition, there were 183 new single-family homes and 61 multi-family housing units with a valuation of $77.9 million constructed in 2024. There were several residential projects under way at year end 2024. These included: Lynwood with 137 attached/detached homes, Trott Brook Crossing with 270 single family homes, Waterfront Village with 108 single family homes, Riverstone South with 244 attached/detached townhomes and Skyline Apartments with 133 rental units and 10,000 square feet of retail.

Six hundred and twenty-seven businesses call Ramsey home; those businesses employ nearly 7,576 people. Five new commercial permits were issued in 2024 with a permit valuation of $92.5 million. Some of the projects completed in 2024 were an Aldi's grocery store with 20,665 square feet, BLIP 5 industrial building with 84,000 square feet, Jam Hops gymnastics building with 22,000 square feet, St Katherine Drexel Church with 16,000 square feet and a 46,000 industrial expansion by Soderholm. Hilton Home 2, a 98-unit hotel, is to be completed in 2025 along with a 68,000 square foot expansion by Diamond Graphics.

The City has three major industrial districts containing multiple business parks with a combined capacity of over 500 acres and 70 industrial/office buildings. Bunker Lake Industrial Park, the newest 115-acre business park, west of Armstrong Boulevard, opened in 2018 and now has 984,000 square feet of industrial buildings constructed and has over 50 acres left for development. Upon completion, this business park is estimated to generate around three million dollars in annual property taxes and create about 1,500 jobs. In addition, the city is actively developing a city center known as The COR (Center of Ramsey). The development vision for this 400-acre area located in the heart of Ramsey is for it to become the region's center of retail, restaurants, service and office space, outdoor entertainment and parks, community amenities and housing.

LONG-TERM FINANCIAL PLANNING

The City of Ramsey prepares a ten-year capital improvement plan in an attempt to anticipate major capital expenditures in advance of the year in which they are budgeted.

The City has a policy to maintain unassigned General Fund balance in an amount equal to 50% of the following years adopted operating budget, plus prior year encumbrances (if any). This policy is designed to establish a fund balance at a level which is sufficient to avoid issuing debt to meet current operating needs.

RELEVANT FINANCIAL POLICIES

The City has a comprehensive set of financial policies that provide the basic framework for the overall fiscal management of the City. The City had no unusual occurrences affecting these policies.

MAJOR INITIATIVES

The City continued working with the State and County in what is termed the Ramsey Gateway Project. The Ramsey Gateway Project will provide grade separations of US Highway 10/169 and the BNSF Railway. Highway 10 improvements at Sunfish Lake and Ramsey Boulevard are part of the project plan. This project, with an estimated cost of $138 million, was fully funded as of July 2021, and construction began in the fall of 2023. The Sunfish Lake interchange is complete and in full operation in mid-November 2024. The Ramsey Boulevard interchange is slated to be in operation the fall of 2025. Ramsey's contribution to the project was $4,000,000.

A water treatment plant is to be completed in late summer 2025. Major construction, along with the installation of trunk watermain connections were undertaken in 2024. When complete, the plant will treat 10 million gallons per day and cost an estimated $40 million.

CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting (CAEFR) to the City for its Annual Comprehensive Financial Report for the year ended December 31, 2023. This was the thirtieth year the City has received this prestigious award. Also, the City had previously received the award from 1981 through 1988, after which the City did not participate in the program for several years.

The CAEFR is valid for a period of one year only. We believe our current Annual Comprehensive Financial Report continues to meet the CAEFR Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

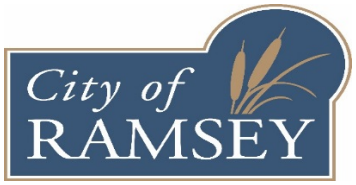
ACKNOWLEDGMENT

The 2024 Annual Comprehensive Financial Report of the City meets the highest professional standards and was prepared in a timely and cost-effective manner. This could never have been accomplished without the excellent work of the entire Finance Department. We would like to express our appreciation to the Finance Department and all members of the City's staff who contributed to its preparation.

Respectfully submitted,

Brian Hagen
City Administrator

Diana Lund
Finance Director



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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Ramsey

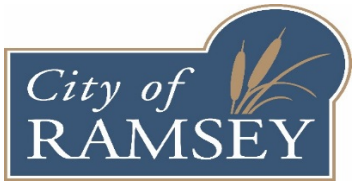
Minnesota

For its Annual Comprehensive
Financial Report
for the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO



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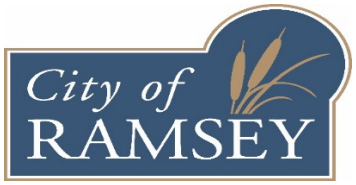
FINANCIAL SECTION



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LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Ramsey, Minnesota

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

(continued)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information (RSI), as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

(continued)

SUPPLEMENTARY INFORMATION

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund statements and schedules, as listed in the table of contents, are presented for purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

OTHER INFORMATION

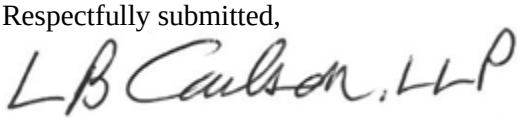
Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

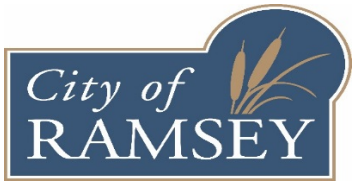
In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Respectfully submitted,



LB CARLSON, LLP
Minneapolis, Minnesota

June 5, 2025



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CITY OF RAMSEY

Management's Discussion and Analysis
Year Ended December 31, 2024

As management of the City of Ramsey, Minnesota (the City), we have provided readers of the City's financial statements with this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2024. The discussion and analysis is intended to be considered in conjunction with the additional information that we have furnished in our letter of transmittal, located earlier in this report, and the City's financial statements contained within this report.

FINANCIAL HIGHLIGHTS

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at December 31, 2024 by $251,702,435 (net position).
- Government-wide revenues totaled $57,206,263 and were $23,250,520 more than expenses.
- As of the close of the current fiscal year, the City's governmental funds reported a combined ending fund balance of $59,542,833, a decrease of $5,162,039 from the prior fiscal year. This is attributed to the non-issuance of debt in 2024. Whereas, an $8,315,000 General Obligation bond issue was issued in 2023. The use of available fund balances for capital spending in the Tax Increment Special Revenue and Pavement Management Capital Project Funds without issuing debt in the current year was a key factor of the reduction in governmental fund balances compared to the prior year.
- At the end of the current fiscal year the General Fund equity balance of $13,324,373 included $13,012 of nonspendable fund balance and $13,311,361 of unassigned fund balance.

OVERVIEW OF THE FINANCIAL STATEMENTS

Management's Discussion and Analysis (MD&A) is intended to serve as an introduction to the City's basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also contains other information in addition to the basic financial statements themselves.

Government-Wide Financial Statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to private sector businesses.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows, as applicable, (excluding Fiduciary Funds), with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., delinquent taxes and special assessments).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by property taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The governmental activities include general government, public safety, highways and streets, culture and recreation, and economic development. The business-type activities of the City include enterprises for water, sewer, street light, recycling, and storm water utilities.

Fund Financial Statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City are divided into three categories—Governmental Funds, Proprietary Funds, and Fiduciary Funds.

Governmental Funds – Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, Governmental Fund financial statements focus on near-term inflows and outflows of spendable resources, as well as the balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of Governmental Funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for Governmental Funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the Governmental Funds balance sheet and the statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between Governmental Funds and governmental activities.

The fund financial statements present information for each Major Governmental Fund in separate columns. Data from the Nonmajor Governmental Funds are combined into a single, aggregated presentation. Individual Fund data for each of these Nonmajor Governmental Funds is provided in the form of combining statements elsewhere in this report. The City adopts an annual appropriated budget for the General Fund and the Economic Development Authority Special Revenue Fund. Budget-to-actual comparisons are provided in this financial report for these funds.

Proprietary Funds – The City maintains two different types of Proprietary Funds. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses one Internal Service Fund to accumulate and allocate insurance costs internally among the various city functions. Because the Internal Service Fund is predominantly used by governmental functions, it is included within governmental activities in the government-wide financial statements.

Fiduciary Funds – Fiduciary Funds are used to account for resources held for the benefit of parties outside of the City. Fiduciary Funds are not reflected in the government-wide financial statements because the resources for those funds are not available to support the City's own programs. The accounting used for Fiduciary Funds is much like that used for Proprietary Funds.

Notes to Basic Financial Statements – The notes to basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, the financial section also presents required supplementary information, and the combining and individual fund statements and schedules (presented as supplementary information) referred to earlier in connection with nonmajor governmental funds, which are presented immediately following the basic financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Further, a statistical section has been included as part of the annual comprehensive financial report to facilitate additional analysis, and is the third and final section of the report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $251,702,435 at December 31, 2024. Total net position increased by $23,250,520 from current year operating results.

By far, the largest portion of the City's net position (67 percent) reflects its investment in capital assets (e.g., land, buildings, machinery, infrastructure, and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following is a summary of the City's net position:

	Summary Statement of Net Position					
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and other assets	$ 66,922,957	$ 72,408,674	$ 32,966,160	$ 44,940,105	$ 99,889,117	$ 117,348,779
Capital assets, net of depreciation	111,196,429	97,844,103	97,821,087	73,355,151	209,017,516	171,199,254
Total assets	$ 178,119,386	$ 170,252,777	$ 130,787,247	$ 118,295,256	$ 308,906,633	$ 288,548,033
Deferred outflows of resources						
OPEB plan deferments	$ 899,946	$ 502,803	$ -	$ -	$ 899,946	$ 502,803
Pension plan deferments	6,174,804	7,594,871	111,213	157,822	6,286,017	7,752,693
Total deferred outflows of resources	$ 7,074,750	$ 8,097,674	$ 111,213	$ 157,822	$ 7,185,963	$ 8,255,496
Liabilities						
Current and other liabilities	$ 4,119,931	$ 4,384,112	$ 2,319,569	$ 1,592,532	$ 6,439,500	$ 5,976,644
Long-term liabilities	48,048,879	52,336,569	370,664	520,046	48,419,543	52,856,615
Total liabilities	$ 52,168,810	$ 56,720,681	$ 2,690,233	$ 2,112,578	$ 54,859,043	$ 58,833,259
Deferred inflows of resources						
Leases receivable for subsequent years	$ 1,178,551	$ 1,167,032	$ -	$ -	$ 1,178,551	$ 1,167,032
OPEB plan deferments	552,416	644,049	-	-	552,416	644,049
Pension plan deferments	7,553,769	7,531,492	246,382	175,782	7,800,151	7,707,274
Total deferred inflows of resources	$ 9,284,736	$ 9,342,573	$ 246,382	$ 175,782	$ 9,531,118	$ 9,518,355
Net position						
Net investment in capital assets	$ 72,783,568	$ 66,959,661	$ 95,749,335	$ 71,932,644	$ 168,532,903	$ 138,892,305
Restricted	14,022,396	18,598,778	-	-	14,022,396	18,598,778
Unrestricted	36,934,626	26,728,758	32,212,510	44,232,074	69,147,136	70,960,832
Total net position	$ 123,740,590	$ 112,287,197	$ 127,961,845	$ 116,164,718	$ 251,702,435	$ 228,451,915

The City's financial position is the product of many factors. For example, the determination of the City's net investment in capital assets involves many assumptions and estimates, such as current and accumulated depreciation amounts. A conservative versus a liberal approach to depreciation estimates, as well as capitalization policies, will produce a very significant difference in the calculated amounts.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The City has taken a conservative financial approach, carefully analyzing revenues and expenditures/expenses to assure operation of a balanced budget. The ongoing management of revenue and expenditures/expenses has resulted in a high-quality bond rating. The City's AA+ bond rating was last reaffirmed by Standard and Poor's (S&P) in October 2023. This has also allowed the City to continue to provide quality public services at a tax rate that is affordable.

At the end of the current fiscal year, the City reported positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

Changes in the City's proportionate share of state-wide pension obligations contributed to the differences in amounts presented as deferred outflows, noncurrent liabilities, and deferred inflows in the previous table. Ongoing construction and reconstruction of City streets, spending for a new water treatment plant, and its respective trunk watermain improvements increased capital assets and the net investment in capital assets portion of net position, while reducing current and other assets.

The following is a summary of the City's changes in net position:

	Changes in Net Position					
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues						
Charges for services	$ 3,155,387	$ 2,401,214	$ 7,656,188	$ 7,512,798	$ 10,811,575	$ 9,914,012
Operating grants and contributions	996,098	2,004,445	88,200	100,369	1,084,298	2,104,814
Capital grants and contributions	9,887,748	5,163,608	7,812,542	3,949,772	17,700,290	9,113,380
General revenues						
Property taxes	23,041,341	20,126,982	-	-	23,041,341	20,126,982
General grants and contributions	3,760	3,223	-	-	3,760	3,223
Investment earnings	2,530,184	2,562,165	1,940,725	3,147,802	4,470,909	5,709,967
Gain on sale of capital assets	94,090	20,000	-	-	94,090	20,000
Total revenues	39,708,608	32,281,637	17,497,655	14,710,741	57,206,263	46,992,378
Expenses						
General government	5,645,480	5,347,691	-	-	5,645,480	5,347,691
Public safety	8,894,134	8,717,911	-	-	8,894,134	8,717,911
Highways and streets	7,783,629	8,670,486	-	-	7,783,629	8,670,486
Culture and recreation	2,430,888	2,194,755	-	-	2,430,888	2,194,755
Economic development	1,488,674	1,705,446	-	-	1,488,674	1,705,446
Interest and fiscal charges	1,317,942	1,258,959	-	-	1,317,942	1,258,959
Water utility	-	-	2,243,736	2,062,314	2,243,736	2,062,314
Sewer utility	-	-	2,411,209	2,209,802	2,411,209	2,209,802
Street light utility	-	-	167,123	173,924	167,123	173,924
Recycling utility	-	-	549,993	527,182	549,993	527,182
Storm water utility	-	-	1,022,935	864,721	1,022,935	864,721
Total expenses	27,560,747	27,895,248	6,394,996	5,837,943	33,955,743	33,733,191
Changes in net position before transfers	12,147,861	4,386,389	11,102,659	8,872,798	23,250,520	13,259,187
Transfers	(694,468)	74,424	694,468	(74,424)	-	-
Changes in net position	11,453,393	4,460,813	11,797,127	8,798,374	23,250,520	13,259,187
Net position - beginning	112,287,197	107,826,384	116,164,718	107,366,344	228,451,915	215,192,728
Net position - ending	$ 123,740,590	$ 112,287,197	$ 127,961,845	$ 116,164,718	$ 251,702,435	$ 228,451,915

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Governmental Activities – Governmental activities account for an $11,453,393 increase in the City's net position. Capital grants and contributions increased by $4,724,140 due to more developer contributions. Operating grants and contributions decreased by $1,008,347 as the City received $1,248,044 from the State of Minnesota in 2023 for public safety expenditures.

Investment earnings decreased slightly by $31,981. The City is required per the Governmental Accounting Standards Board to reflect most investments at fair value as of December 31st of the current year. The City reflects any changes in fair value against interest earnings. Property taxes saw an increase of $2,914,359 or 14% which was attributed to the City increasing their 2024 tax levy by approximately 11% over the 2023 adopted levy. Charges for services increased by $754,173 as the City saw an increase in building permit related activity.

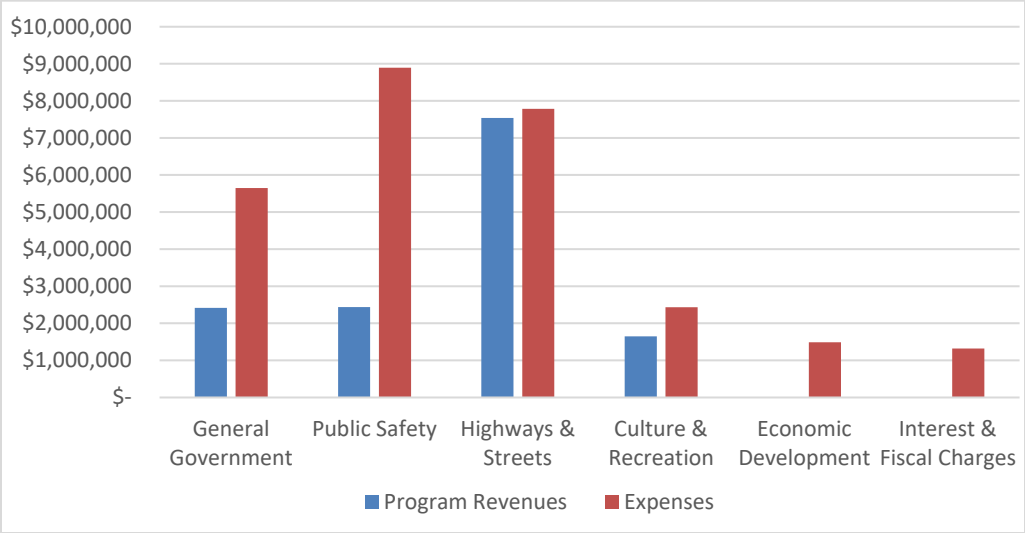
Expenses for the general government function increased by $297,789 due largely to personnel costs. Highways and streets expense decreased by $886,857 due to fewer improvements on state-aid funded streets. Culture and recreation increased $236,133 due largely to the addition of new personnel. The economic development function decreased by $216,772 due to a decrease of expenses in the COR area. Interest and fiscal charges had a slight increase of $58,983 for payment of debt service.

Business-Type Activities – Business-type activities, which are the City's utility operations of water, sewer, street light, recycling, and storm water, increased the City's net position by $11,797,127. Key elements of this increase are as follows.

- Revenues exceeded expenses before transfers by $11,102,659, with this excess increasing $2,229,861 from the prior year.
- Charges for services increased by $143,390 from the prior year. This is primarily due to an increase in collections from quarterly utility billing collections related to the water and sewer utility.
- Capital grants and contributions increased $3,862,770. The City received a $3.2 million dollar state grant for the construction of a water treatment plant.
- Investment earnings decreased $1,207,077. The city is required per the Governmental Accounting Standards Board to reflect most investments at fair value as of December 31st of the current year. The city reflects any changes in fair value against interest earnings. In 2023, the City had a large write up on investments to market value. Rates remained fairly constant in 2024 resulting in a minimal increase in write up to market value and the overall revenue reflecting true interest earnings earned.

Governmental Activities – The following graph illustrates the City's governmental activities:

Expenses and Program Revenues – Governmental Activities

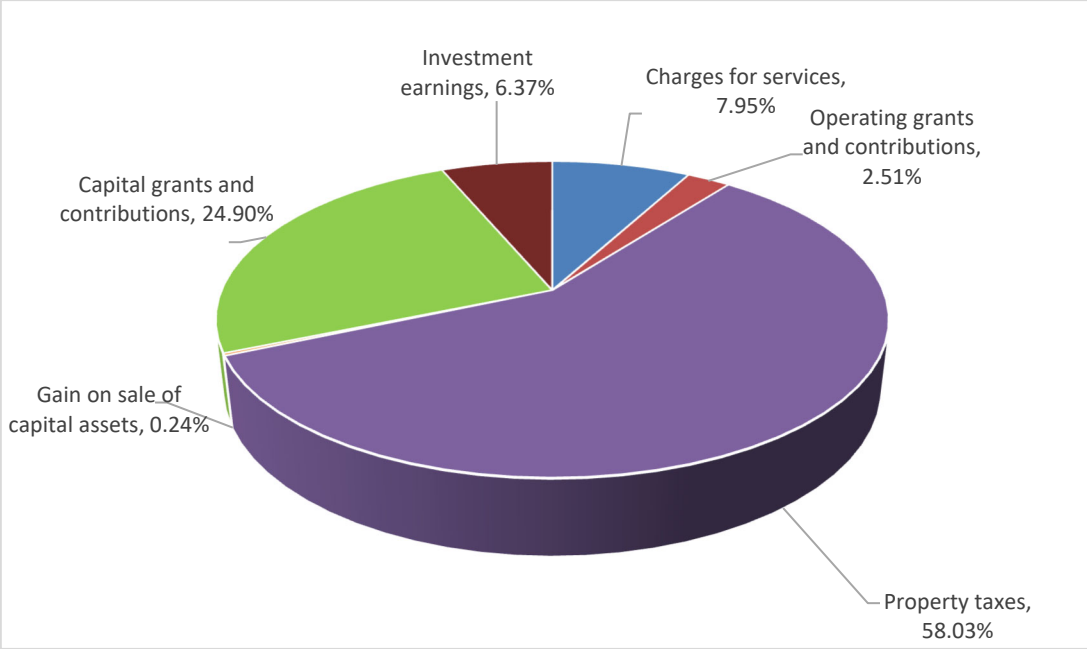


GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The graph clearly reflects the need for property taxes to supplement the governmental activities of the City. The trend of property taxes shows an increasing reliance on this source of revenue.

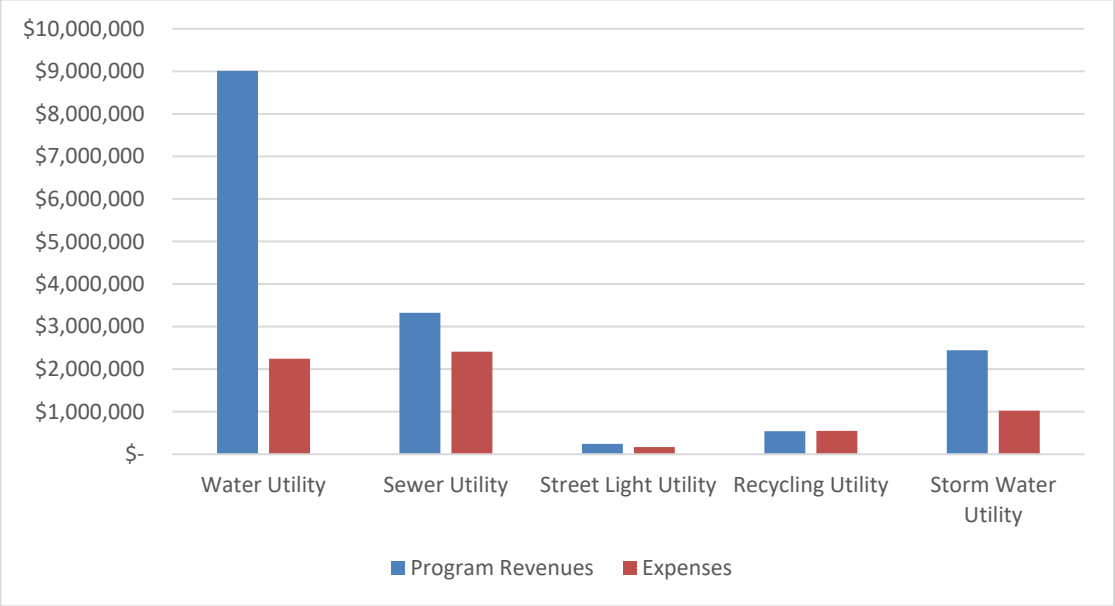
Governmental Activities – The following chart illustrates the City's governmental activities revenues:

Revenue by Source – Governmental Activities



Business-Type Activities – The following graph illustrate the City's business-type activities:

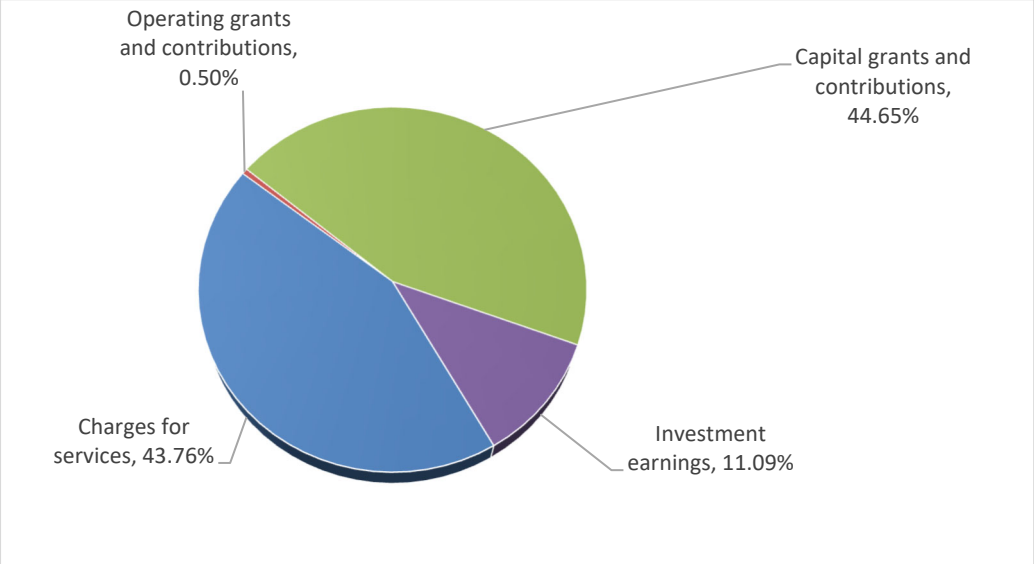
Expenses and Program Revenues – Business-Type Activities



GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Business-Type Activities – The following graph illustrate the City's business-type activities revenues:

Revenues By Source – Business-Type Activities



Capital grants and contributions (44.65%) and Charges for services (43.76%) are the main sources of revenue for the business-type activities, which represent the Utility Funds. Investment earnings (11.09%) resulted from returns from stable interest rates.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds – At the end of the fiscal year, the City's Governmental Funds reported combined ending fund balances of $59,542,833, a decrease of $5,162,039 in comparison with the prior year. The decrease is largely attributed to current year capital spending of resources provided by bonds issued in the prior year. The General Fund reported a fund balance increase of $1,058,458 in the current year. The increase is attributed to the City's fund balance policy which states that ending fund balance shall be equal to fifty percent (50%) of the next years adopted operating budget, plus prior-year encumbrances (if any). The favorable revenue variance helped the City to meet the fund balance policy goal.

General Fund – The General Fund operating results can be summarized as follows:

	Original and Final Budget	Actual	Over (Under) Final Budget	% Over (Under) Budget
Revenue	$ 17,362,750	$ 18,919,100	$ 1,556,350	8.96%
Expenditures	20,799,768	20,819,869	20,101	0.10%
Excess (deficiency) of revenue over expenditures	(3,437,018)	(1,900,769)	1,536,249	
Other financing sources (uses)	3,437,018	2,959,227	(477,791)	
Net change in fund balances	$ –	1,058,458	$ 1,058,458	
Fund balances				
Beginning of year		12,265,915		
End of year		$ 13,324,373		

FINANCIAL ANALYSIS OF THE CITY'S FUNDS (CONTINUED)

General Fund Budgetary Highlights

The City does not formally amend its original budget during the calendar year except for extraordinary circumstances. Budget to actual reports are presented monthly to City Council and responsible staff.

Actual revenues exceeded budgeted revenues by $1,556,350. The majority of the variance was attributed to conservative budgeting with most sources surpassing budget expectations. The largest variances occurred in licenses and permits ($688,537) due to an increase in building construction and charges for services ($540,900) with more development activity than anticipated.

The difference between the final expenditure budget and actual was $20,101. The slight overage was attributed to all functions coming in less than budgeted, with the exception of capital equipment. Equipment that was originally budgeted for in 2023, but due to supply chain shortages, were not received until 2024. Final budget numbers are based on past history and expected needs.

Overall fund balance increased by $1,058,458 to an ending fund balance of $13,324,373. The city's ending fund balance increase of $1,058,458 is determined by its fund balance policy which for the year ending is summarized:

- $1,033,430 increase based on 50% increase in next years adopted budget
- $25,028 increase in prior year encumbrances related to personnel costs

Tax Increment Fund – This Special Revenue Fund had a year-end fund balance of $3,362,513 which reflects a decrease of $3,367,499 from 2023. The decrease was largely due to capital spending and transfers to several funds that contributed to the development of the COR area.

COR Land Fund – This Special Revenue Fund increased $253,963 to a year-end fund balance of $8,597,266.

Developer's Fees Fund – This Special Revenue Fund decreased $385,211 to $1,056,708. The decrease is attributed to the beginning of construction of a storm basin.

Private Developer Fund – This Special Revenue Fund is used to account for monies deposited from developers to offset city administrative costs. There is no fund balance recorded for 2024.

RALF Funded Projects Fund – This Capital Project Fund had a year-end fund balance of $400,837. The increase in fund balance by $190,614 was property lease income.

State-Aid Construction Fund – This Capital Project Fund saw an overall increase in fund balance of $36,326.

Pavement Management Program Fund – This Capital Project Fund saw a decrease in fund balance of $3,086,542 due to a significant increase in street reconstruction projects. The ending fund balance for 2024 was $11,918,186.

Park Improvement Fund – This Capital Project Fund had a year-end fund balance of $9,087,595, or a $1,404,084 increase from 2023. The increase was due to the collection of park dedication fees.

Proprietary Funds – The City's Proprietary Funds provide the same type of information found in the government-wide financial statements, but in more detail. The City's Enterprise Funds had a combined net position balance of $127,961,845 at December 31, 2024. The financial activities of these funds have been summarized in previous charts within this discussion. The City's Internal Service Fund had an ending net position of $492,880.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS (CONTINUED)

The Enterprise Funds consist of the Water Utility Fund, Sewer Utility Fund, Street Light Utility Fund, Recycling Utility Fund, and Storm Water Utility Fund.

CAPITAL ASSETS AND LONG-TERM LIABILITIES

Capital Assets – The City's investment in capital assets (net of accumulated depreciation) for its governmental and business-type activities as of December 31, 2024 are as follows:

	Governmental Activities		Business-Type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Capital Assets - Not Depreciated	$ 19,744,715	$ 18,176,090	$ 23,943,526	$ 9,717,921	$ 43,688,241	$ 27,894,011
Capital Assets - Depreciated	91,451,714	79,668,013	73,877,561	63,637,230	165,329,275	143,305,243
Total capital assets, net of depreciation	$ 111,196,429	$ 97,844,103	$ 97,821,087	$ 73,355,151	$ 209,017,516	$ 171,199,254
Depreciation expense	$ 5,844,465	$ 4,809,070	$ 2,265,148	$ 1,983,473	$ 8,109,613	$ 6,792,543

The City's investment in capital assets for its governmental and business-type activities as of December 31, 2024 amounts to approximately $209 million (net of accumulated depreciation).

The governmental activities show a net increase of $13,352,326 in capital assets attributable to the construction and reconstruction of City streets. Business-type activities show a net increase of $24,465,936 in capital assets. The increase is attributable to the construction of a water treatment plant and its respective trunk watermain improvements. Additional details of capital asset activity for the year can be found in Note 5 of the notes to basic financial statements.

Long-Term Liabilities – The Debt Service Funds account for the accumulation of resources to finance all of the City's governmental activity general obligation bonds. The revenue sources for these funds include annual tax levies and special assessments. At year-end, the City had fund balance of $878,907 restricted for debt service.

The following table summarizes the City's long-term liabilities:

	2024	2023
Governmental Activities		
G.O. improvement bonds	$ 36,740,000	$ 39,480,000
Capital equipment certificates	1,295,000	1,495,000
Unamortized bond premiums	1,915,176	2,099,612
Arbitrage liability	-	166,156
Compensated absences payable	1,270,328	1,197,478
Net pension liability	5,448,915	7,103,501
Total OPEB liability	1,379,460	794,822
Subtotal	48,048,879	52,336,569
Business-type Activities		
Net pension liability	370,664	520,046
Total	$ 48,419,543	$ 52,856,615

During the current fiscal year, the City saw a decrease of $2,940,000 in bonds and certificates. Arbitrage liability on the 2022A bond issue was paid off in 2024. Compensated absences liability increased by $72,850. Net pension liability saw a decrease of $1,803,968 to reflect the change in the City's proportionate share of the state-wide PERA pension plan obligations. Other Post-Employment Benefits (OPEB) increased $584,638 due to experience losses, primarily due to the addition of new disabled retirees, as actuarially determined with the parameters of GASB Statement No. 75.

State statutes limit the amount of general obligation debt a governmental entity may issue to three percent of its total assessed valuation. The current legal debt margin for the City is $95,848,108.

The City has sufficient funds on hand to make all required bond payments, and anticipates an ongoing stream of revenue to make future bond payments.

Additional details of the long-term debt activity for the year can be found in Note 6 of the notes to basic financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The unemployment rate for the City is currently 2.6%, which is an increase from a rate of 2.2% a year ago. The state of Minnesota shows an average unemployment rate of 2.6%, whereas, nationally the unemployment rate is 3.8%.
- The housing market has increased the City's estimated market value from $4.499 billion in 2023/taxes payable 2024 to $4.529 billion in 2024/taxes payable 2025 for a percentage increase of approximately 1%.
- Inflationary trends in the region compare favorably to national indices.

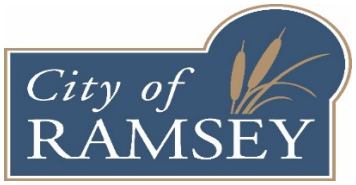
All of these factors were considered in preparing the City of Ramsey's budget for the 2025 fiscal year.

The water, sewer, street lighting and storm utility rates were increased for the 2025 budget year. The water utility, which has a tiered rate structure, will increase by an average of 10% for all customers. The sewer utility, which has a flat rate structure for residential accounts only, will see an increase of 5%. Commercial sewer accounts, whose charges are based on their water usage, will also see a rate increase of 5%. Street light utility will increase 2% for all residential customers who have subdivision street lights. Storm water utility will increase an average of 15%. The increased rates not only offset current maintenance costs and depreciation, but are being used to finance the on-going construction of the water treatment plant and other future utility improvements that are documented in the City's ten-year Capital Improvement Plan.

REQUESTS FOR INFORMATION

Questions concerning any of the information provided in this report or requests for additional information should be addressed by writing to the City of Ramsey, 7550 Sunwood Drive Northwest, Ramsey, MN 55303 or by calling (763) 427-1410.

BASIC FINANCIAL STATEMENTS



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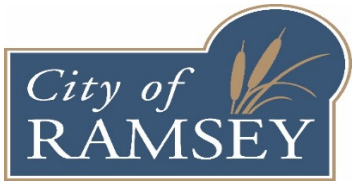
CITY OF RAMSEY

Statement of Net Position
December 31, 2024

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and temporary investments	$ 58,482,424	$ 28,910,396	$ 87,392,820
Receivables			
Unremitted taxes	248,132	–	248,132
Delinquent taxes	191,338	–	191,338
Unremitted special assessments	898	–	898
Delinquent special assessments	6,577	10,188	16,765
Deferred special assessments	264,634	359,686	624,320
Accounts	42,560	2,073,187	2,115,747
Interest	310,689	–	310,689
Internal balances	(961,579)	961,579	–
Leases	1,178,551	–	1,178,551
Due from other governmental units	1,216,453	538,929	1,755,382
Prepaids	14,056	112,195	126,251
Land held for resale	5,928,224	–	5,928,224
Capital assets			
Not depreciated	19,744,715	23,943,526	43,688,241
Depreciated	91,451,714	73,877,561	165,329,275
Total capital assets, net of depreciation	111,196,429	97,821,087	209,017,516
Total assets	178,119,386	130,787,247	308,906,633
Deferred outflows of resources			
OPEB plan deferments	899,946	–	899,946
Pension plan deferments	6,174,804	111,213	6,286,017
Total deferred outflows of resources	7,074,750	111,213	7,185,963
Total assets and deferred outflows of resources	$ 185,194,136	$ 130,898,460	$ 316,092,596
Liabilities			
Accounts and contracts payable	$ 1,242,922	$ 2,113,796	$ 3,356,718
Salaries and benefits payable	498,863	–	498,863
Accrued interest payable	77,513	–	77,513
Deposits payable	2,178,977	–	2,178,977
Due to other governmental units	121,656	139,951	261,607
Unearned revenue	–	65,822	65,822
Long-term liabilities			
Due within one year	3,089,708	–	3,089,708
Due in more than one year	44,959,171	370,664	45,329,835
Total long-term liabilities	48,048,879	370,664	48,419,543
Total liabilities	52,168,810	2,690,233	54,859,043
Deferred inflows of resources			
Leases receivable for subsequent years	1,178,551	–	1,178,551
OPEB plan deferments	552,416	–	552,416
Pension plan deferments	7,553,769	246,382	7,800,151
Total deferred inflows of resources	9,284,736	246,382	9,531,118
Net Position			
Net investment in capital assets	72,783,568	95,749,335	168,532,903
Restricted for			
Street improvements	1,670,641	–	1,670,641
Debt service	938,591	–	938,591
Economic development	1,566,621	–	1,566,621
Housing and redevelopment	5,928,224	–	5,928,224
Recreation/community programs	375,340	–	375,340
Public safety	165,370	–	165,370
Tax increment	3,377,609	–	3,377,609
Unrestricted	36,934,626	32,212,510	69,147,136
Total net position	123,740,590	127,961,845	251,702,435
Total liabilities, deferred inflows of resources and net position	$ 185,194,136	$ 130,898,460	$ 316,092,596

See notes to basic financial statements



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CITY OF RAMSEY

Statement of Activities
Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenue and Changes in Net Position: Governmental Activities	Net (Expenses) Revenue and Changes in Net Position: Business-Type Activities	Net (Expenses) Revenue and Changes in Net Position: Total
Governmental activities							
General government	$ 5,645,480	$ 923,139	$ 241,674	$ 1,249,836	$ (3,230,831)	$ –	$ (3,230,831)
Public safety	8,894,134	1,667,291	754,424	17,233	(6,455,186)	–	(6,455,186)
Highways and streets	7,783,629	509,082	–	7,026,874	(247,673)	–	(247,673)
Culture and recreation	2,430,888	55,875	–	1,593,805	(781,208)	–	(781,208)
Economic development	1,488,674	–	–	–	(1,488,674)	–	(1,488,674)
Interest and fiscal charges	1,317,942	–	–	–	(1,317,942)	–	(1,317,942)
Total governmental activities	27,560,747	3,155,387	996,098	9,887,748	(13,521,514)	–	(13,521,514)
Business-type activities							
Water utility	2,243,736	3,168,402	8,078	5,832,622	–	6,765,366	6,765,366
Sewer utility	2,411,209	2,425,906	4,616	891,700	–	911,013	911,013
Street light utility	167,123	242,950	–	–	–	75,827	75,827
Recycling utility	549,993	468,514	70,890	–	–	(10,589)	(10,589)
Storm water utility	1,022,935	1,350,416	4,616	1,088,220	–	1,420,317	1,420,317
Total business-type activities	6,394,996	7,656,188	88,200	7,812,542	–	9,161,934	9,161,934
Total governmental and business-type activities	$ 33,955,743	$ 10,811,575	$ 1,084,298	$ 17,700,290	(13,521,514)	9,161,934	(4,359,580)
		General revenues					
		Property taxes			23,041,341	–	23,041,341
		General grants and contributions			3,760	–	3,760
		Investment earnings			2,530,184	1,940,725	4,470,909
		Gain on sale of capital assets			94,090	–	94,090
		Transfers			(694,468)	694,468	–
		Total general revenues and transfers			24,974,907	2,635,193	27,610,100
		Change in net position			11,453,393	11,797,127	23,250,520
		Net position - beginning			112,287,197	116,164,718	228,451,915
		Net position – ending			$ 123,740,590	$ 127,961,845	$ 251,702,435

See notes to basic financial statements

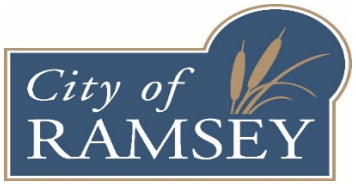
CITY OF RAMSEY

Balance Sheet
Governmental Funds
December 31, 2024

	General	Special Revenue Funds: Tax Increment	Special Revenue Funds: COR Land	Special Revenue Funds: Formerly Non-major Fund Developer's Fees	Special Revenue Funds: Private Developer
Assets					
Cash and temporary investments	$ 13,542,157	$ 5,712,107	$ 2,669,042	$ 1,738,063	$ 2,132,713
Receivables					
Unremitted taxes	182,812	3,616	–	–	–
Delinquent taxes	130,438	15,096	–	–	–
Unremitted special assessments	207	–	–	–	–
Delinquent special assessments	3,767	–	–	–	–
Deferred special assessments	50,715	–	–	–	–
Accounts	22,858	–	–	–	6,419
Interest	310,689	–	–	–	–
Leases	1,032,565	–	–	–	–
Due from other governmental units	7,969	–	–	–	–
Advances to other funds	–	–	–	–	–
Prepaids	13,012	–	–	–	–
Land held for resale	–	–	5,928,224	–	–
Total assets	$ 15,297,189	$ 5,730,819	$ 8,597,266	$ 1,738,063	$ 2,139,132
Liabilities					
Accounts and contracts payable	$ 207,189	$ 78,176	$ –	$ 680,452	$ 412
Salaries and benefits payable	498,863	–	–	–	–
Deposits payable	40,395	–	–	–	2,138,582
Due to other governmental units	8,884	142	–	903	138
Advances from other funds	–	2,274,892	–	–	–
Total liabilities	755,331	2,353,210	–	681,355	2,139,132
Deferred inflows of resources					
Leases receivable for subsequent years	1,032,565	–	–	–	–
Unavailable revenue - MSA allocation	–	–	–	–	–
Unavailable revenue - property taxes	130,438	15,096	–	–	–
Unavailable revenue - special assessments	54,482	–	–	–	–
Total deferred inflows of resources	1,217,485	15,096	–	–	–
Fund balances					
Nonspendable	13,012	–	–	–	–
Restricted	–	3,362,513	5,928,224	–	–
Committed	–	–	–	1,056,708	–
Assigned	–	–	2,669,042	–	–
Unassigned	13,311,361	–	–	–	–
Total fund balances	13,324,373	3,362,513	8,597,266	1,056,708	–
Total liabilities, deferred inflows of resources, and fund balances	$ 15,297,189	$ 5,730,819	$ 8,597,266	$ 1,738,063	$ 2,139,132

See notes to basic financial statements

Capital Project Funds					
RALF Funded Projects	State-Aid Construction	Pavement Management Program	Park Improvement	Nonmajor	Totals
$ 400,306	$ 538,088	$ 12,200,014	$ 9,089,944	$ 9,967,110	$ 57,989,544
–	–	20,411	–	41,293	248,132
–	–	15,509	–	30,295	191,338
–	–	2	–	689	898
–	–	178	–	2,632	6,577
–	–	34,200	–	179,719	264,634
2,367	–	–	–	10,916	42,560
–	–	–	–	–	310,689
145,986	–	–	–	–	1,178,551
–	1,203,726	–	–	4,758	1,216,453
–	–	–	–	1,492,000	1,492,000
–	–	–	–	1,044	14,056
–	–	–	–	–	5,928,224
$ 548,659	$ 1,741,814	$ 12,270,314	$ 9,089,944	$ 11,730,456	$ 68,883,656
$ 1,836	$ 71,100	$ 190,725	$ 2,349	$ 10,683	$ 1,242,922
–	–	–	–	–	498,863
–	–	–	–	–	2,178,977
–	73	111,516	–	–	121,656
–	–	–	–	178,687	2,453,579
1,836	71,173	302,241	2,349	189,370	6,495,997
145,986	–	–	–	–	1,178,551
–	1,203,726	–	–	–	1,203,726
–	–	15,509	–	30,295	191,338
–	–	34,378	–	182,351	271,211
145,986	1,203,726	49,887	–	212,646	2,844,826
–	–	–	–	1,044	14,056
–	466,915	2,211,399	–	2,984,353	14,953,404
–	–	–	–	458,069	1,514,777
400,837	–	9,706,787	9,087,595	7,884,974	29,749,235
–	–	–	–	–	13,311,361
400,837	466,915	11,918,186	9,087,595	11,328,440	59,542,833
$ 548,659	$ 1,741,814	$ 12,270,314	$ 9,089,944	$ 11,730,456	$ 68,883,656



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CITY OF RAMSEY

Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Funds
December 31, 2024

Total fund balances – Governmental Funds	$ 59,542,833
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in Governmental Funds.	
Net book value of capital assets	111,196,429
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds.	
Long-term liabilities at year-end consist of:	
Bonds and capital equipment certificates	(38,035,000)
Unamortized bond premiums	(1,915,176)
Compensated absences payable	(1,270,328)
Net pension liability	(5,448,915)
Total OPEB liability	(1,379,460)
Certain revenues (including long-term receivables, delinquent taxes, and special assessments) are included in net position, but are excluded from fund balances until they are available to liquidate liabilities of the current period.	1,666,275
Accrued interest payable is included in net position, but is excluded from fund balances until due and payable.	(77,513)
Governmental funds do not report certain amounts related to pensions and OPEB:	
Deferred outflows of resources for OPEB plan deferments	899,946
Deferred outflows of resources for pension plan deferments	6,174,804
Deferred inflows of resources for OPEB plan deferments	(552,416)
Deferred inflows of resources for pension plan deferments	(7,553,769)
Internal Service Funds are used to manage insurance-related activity. The assets and liabilities of the Internal Service Funds are included in governmental activities in the Statement of Net Position.	492,880
Total net position – governmental activities	$ 123,740,590

See notes to basic financial statements

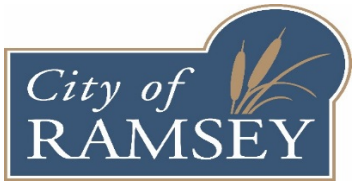
CITY OF RAMSEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended December 31, 2024

		Special Revenue Funds			
	General	Tax Increment	COR Land	Formally Non-major Fund Developer's Fees	Private Developer
Revenue					
Property taxes	$ 14,751,073	$ 3,289,178	$ –	$ –	$ –
Special assessments	26,103	–	–	–	–
Licenses and permits	1,610,437	–	–	–	–
Intergovernmental revenue	920,633	45,000	–	–	–
Charges for services	1,227,700	–	–	–	–
Contributions	–	256,600	–	360,045	–
Fines and forfeits	8,603	–	–	–	–
Other revenue					
Investment earnings	340,304	551,843	80,406	74,246	–
Miscellaneous	34,247	667,084	–	168,874	76,537
Total revenue	18,919,100	4,809,705	80,406	603,165	76,537
Expenditures					
Current					
General government	4,548,056	–	–	–	76,537
Public safety	8,090,511	–	–	–	–
Highways and streets	2,722,964	–	–	37	–
Culture and recreation	1,831,463	–	–	–	–
Economic development	–	1,418,519	–	–	–
Capital outlay	3,626,875	3,226,080	–	1,013,268	–
Debt service					
Principal retirement	–	300,000	–	–	–
Interest and fiscal charges	–	598,022	–	–	–
Total expenditures	20,819,869	5,542,621	–	1,013,305	76,537
Excess (deficiency) of revenue over expenditures	(1,900,769)	(732,916)	80,406	(410,140)	–
Other financing sources (uses)					
Proceeds on sale of capital assets	94,090	–	–	–	–
Transfers in	3,850,883	–	173,557	24,929	–
Transfers (out)	(985,746)	(2,634,583)	–	–	–
Total other financing sources (uses)	2,959,227	(2,634,583)	173,557	24,929	–
Net change in fund balances	1,058,458	(3,367,499)	253,963	(385,211)	–
Fund balances					
Beginning of year, as previously reported	12,265,915	6,730,012	8,343,303	–	–
Change within financial reporting entity	–	–	–	1,441,919	–
Beginning of year, as restated	12,265,915	6,730,012	8,343,303	1,441,919	–
End of year	$ 13,324,373	$ 3,362,513	$ 8,597,266	$ 1,056,708	$ –

See notes to basic financial statements

Capital Project Funds					
RALF Funded Projects	State-Aid Construction	Pavement Management Program	Park Improvement	Nonmajor	Totals
$ –	$ –	$ 1,821,654	$ –	$ 3,488,709	$23,350,614
–	–	9,347	–	70,034	105,484
–	–	–	–	–	1,610,437
–	1,893,733	–	–	596,120	3,455,486
275,458	–	–	–	5,832	1,508,990
–	–	376,980	1,488,234	–	2,481,859
–	–	–	–	–	8,603
–	32,163	550,689	388,411	491,817	2,509,879
–	–	24	–	416,905	1,363,671
275,458	1,925,896	2,758,694	1,876,645	5,069,417	36,395,023
–	–	–	–	257,213	4,881,806
–	–	–	–	69,965	8,160,476
84,844	602,797	34,434	–	609,230	4,054,306
–	–	–	52,385	–	1,883,848
–	–	–	–	70,155	1,488,674
–	1,375,912	5,750,698	420,176	449,425	15,862,434
–	–	–	–	2,640,000	2,940,000
–	–	–	–	1,087,118	1,685,140
84,844	1,978,709	5,785,132	472,561	5,183,106	40,956,684
190,614	(52,813)	(3,026,438)	1,404,084	(113,689)	(4,561,661)
–	–	–	–	–	94,090
–	89,139	–	–	2,541,662	6,680,170
–	–	(60,104)	–	(3,694,205)	(7,374,638)
–	89,139	(60,104)	–	(1,152,543)	(600,378)
190,614	36,326	(3,086,542)	1,404,084	(1,266,232)	(5,162,039)
210,223	430,589	15,004,728	7,683,511	14,036,591	64,704,872
–	–	–	–	(1,441,919)	–
210,223	430,589	15,004,728	7,683,511	12,594,672	64,704,872
$ 400,837	$ 466,915	$ 11,918,186	$ 9,087,595	$ 11,328,440	$59,542,833



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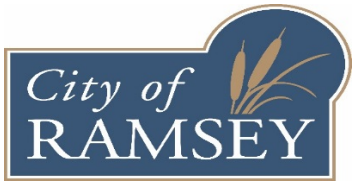
CITY OF RAMSEY

Reconciliation of the Statement of
Revenue, Expenditures, and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
Year Ended December 31, 2024

Total net change in fund balances – Governmental Funds	$	(5,162,039)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Capital outlays are reported in Governmental Funds as expenditures. However, in the Statement of Activities the cost of those assets is allocated over the estimated useful lives as depreciation expense.		
Capital outlays		15,862,434
Contributed assets from developers		3,334,357
Depreciation expense		(5,844,465)
Issuance of long-term debt provides current financial resources to governmental funds, while repayment of long-term liabilities is an expenditure in the Governmental Funds. Neither transaction, however, has any effect on net position.		
Repayment of principal on long-term debt		2,940,000
Debt premiums		184,436
Arbitrage liability		166,156
Interest on long-term debt in the Statement of Activities differs from the amount reported in the Governmental Funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		16,606
Certain revenues (including long-term receivables, delinquent taxes and special assessments) are included in the change in net position, but are excluded from the change in fund balances until they are available to liquidate liabilities of the current period.		(143,546)
Certain expenses are included in the change in net position, but do not require the use of current funds, and are not included in the change in the fund balances.		
Governmental activities – compensated absences payable		(72,850)
Governmental activities – pension expense		212,242
Other postemployment benefits reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds until actually due.		(95,862)
Internal Service Funds are used to charge the cost of certain activities, such as insurance to individual funds. This amount represents the change in net position of the Internal Service Fund, which is reported with governmental activities.		55,924
Change in net position – governmental activities	$	11,453,393

See notes to basic financial statements



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CITY OF RAMSEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
General Fund – Budget and Actual
Year Ended December 31, 2024

	Original and Final Budget	Actual	Over (Under) Final Budget
Revenue			
Property taxes	$ 14,905,220	$ 14,751,073	$ (154,147)
Special assessments	–	26,103	26,103
Licenses and permits	921,900	1,610,437	688,537
Intergovernmental revenue	734,000	920,633	186,633
Charges for services	686,800	1,227,700	540,900
Fines and forfeits	48,000	8,603	(39,397)
Other revenue			
Investment earnings	50,000	340,304	290,304
Miscellaneous	16,830	34,247	17,417
Total revenue	17,362,750	18,919,100	1,556,350
Expenditures			
Current			
General government	4,772,071	4,548,056	(224,015)
Public safety	8,098,870	8,090,511	(8,359)
Highways and streets	2,924,683	2,722,964	(201,719)
Culture and recreation	1,897,955	1,831,463	(66,492)
Capital outlay	2,999,816	3,626,875	627,059
Debt service			
Interest and fiscal charges	106,373	–	(106,373)
Total expenditures	20,799,768	20,819,869	20,101
Excess (deficiency) of revenue over expenditures	(3,437,018)	(1,900,769)	1,536,249
Other financing sources (uses)			
Proceeds on sale of capital assets	–	94,090	94,090
Transfers in	3,437,018	3,850,883	413,865
Transfers (out)	–	(985,746)	(985,746)
Total other financing sources (uses)	3,437,018	2,959,227	(477,791)
Net change in fund balances	$ –	1,058,458	$ 1,058,458
Fund balances			
Beginning of year		12,265,915	
End of year		$ 13,324,373	

See notes to basic financial statements

CITY OF RAMSEY

Statement of Net Position
Proprietary Funds
December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Assets			
Current assets			
Cash and temporary investments	$ 18,621,641	$ 5,843,398	$ 1,578,252
Receivables			
Delinquent special assessments	5,094	5,094	–
Deferred special assessments	177,022	182,664	–
Accounts	697,046	761,735	75,989
Due from other governmental units	497,697	–	–
Prepaids	5,724	106,471	–
Total current assets	20,004,224	6,899,362	1,654,241
Noncurrent assets			
Advances to other funds	526,687	21,000	48,892
Capital assets			
Land	868,513	–	–
Construction in progress	21,783,361	161,392	–
Buildings and structures	6,177,522	–	–
Improvements other than buildings	–	–	1,135,881
Machinery and equipment	353,169	662,358	–
Water and sewer lines	44,048,626	32,223,774	–
	73,231,191	33,047,524	1,135,881
Less accumulated depreciation	15,326,414	11,804,218	794,591
Net capital assets	57,904,777	21,243,306	341,290
Total noncurrent assets	58,431,464	21,264,306	390,182
Total assets	78,435,688	28,163,668	2,044,423
Deferred Outflows of Resources			
Pension plan deferments	51,899	29,657	–
Total assets and deferred outflows of resources	$ 78,487,587	$ 28,193,325	$ 2,044,423
Liabilities			
Current liabilities			
Accounts and contracts payable	$ 2,089,946	$ 11,187	$ 41
Due to other governmental units	41,411	98,406	134
Unearned revenue	–	59,640	6,182
Total current liabilities	2,131,357	169,233	6,357
Noncurrent liabilities			
Net pension liability	172,976	98,844	–
Total liabilities	2,304,333	268,077	6,357
Deferred Inflows of Resources			
Pension plan deferments	114,978	65,702	–
Net Position			
Net investment in capital assets	55,846,254	21,239,615	341,290
Unrestricted	20,222,022	6,619,931	1,696,776
Total net position	76,068,276	27,859,546	2,038,066
Total liabilities, deferred inflows of resources and net position	$ 78,487,587	$ 28,193,325	$ 2,044,423

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 232,816	$ 2,634,289	$ 28,910,396	$ 492,880
–	–	10,188	–
–	–	359,686	–
142,987	395,430	2,073,187	–
41,232	–	538,929	–
–	–	112,195	–
417,035	3,029,719	32,004,581	492,880
–	365,000	961,579	–
–	637,583	1,506,096	–
–	492,677	22,437,430	–
–	–	6,177,522	–
–	21,751,160	22,887,041	–
–	794,208	1,809,735	–
–	334,378	76,606,778	–
–	24,010,006	131,424,602	–
–	5,678,292	33,603,515	–
–	18,331,714	97,821,087	–
–	18,696,714	98,782,666	–
417,035	21,726,433	130,787,247	492,880
–	29,657	111,213	–
$ 417,035	$ 21,756,090	$ 130,898,460	$ 492,880
$ 41	$ 12,581	$ 2,113,796	$ –
–	–	139,951	–
–	–	65,822	–
41	12,581	2,319,569	–
–	98,844	370,664	–
41	111,425	2,690,233	–
–	65,702	246,382	–
–	18,322,176	95,749,335	–
416,994	3,256,787	32,212,510	492,880
416,994	21,578,963	127,961,845	492,880
$ 417,035	$ 21,756,090	$ 130,898,460	$ 492,880

CITY OF RAMSEY

Statement of Revenue, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Operating revenue			
Charges for services	$ 3,168,402	$ 2,415,244	$ 242,950
Sewer access surcharge	–	10,662	–
Other	–	–	–
Total operating revenue	3,168,402	2,425,906	242,950
Operating expenses			
Personal services	533,031	289,191	–
Supplies	281,591	25,490	–
Service charges			
Disposal charges	–	1,260,237	–
Other	383,487	138,131	136,388
Depreciation	1,045,627	698,160	30,735
Total operating expenses	2,243,736	2,411,209	167,123
Operating income (loss)	924,666	14,697	75,827
Nonoperating revenue			
Intergovernmental revenue	8,078	4,616	–
Investment earnings	1,093,620	629,005	69,561
Total nonoperating revenue	1,101,698	633,621	69,561
Income before contributions and transfers	2,026,364	648,318	145,388
Capital contributions - developer contributions	563,256	272,930	–
Capital contributions - capital grants	3,697,697	–	–
Capital contributions - connection fees	1,571,669	618,770	–
Transfers in	7,424,550	33,026	48,892
Transfers (out)	(55,000)	(7,049,000)	(29,000)
Change in net position	15,228,536	(5,475,956)	165,280
Net position			
Beginning of year	60,839,740	33,335,502	1,872,786
End of year	$ 76,068,276	$ 27,859,546	$ 2,038,066

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 468,514	$ 1,350,416	$ 7,645,526	$ –
–	–	10,662	–
–	–	–	84,916
468,514	1,350,416	7,656,188	84,916
37,595	365,409	1,225,226	–
38,990	39,773	385,844	7,719
–	–	1,260,237	–
473,408	127,127	1,258,541	41,578
–	490,626	2,265,148	–
549,993	1,022,935	6,394,996	49,297
(81,479)	327,481	1,261,192	35,619
70,890	4,616	88,200	–
10,883	137,656	1,940,725	20,305
81,773	142,272	2,028,925	20,305
294	469,753	3,290,117	55,924
–	1,088,220	1,924,406	–
–	–	3,697,697	–
–	–	2,190,439	–
–	365,000	7,871,468	–
–	(44,000)	(7,177,000)	–
294	1,878,973	11,797,127	55,924
416,700	19,699,990	116,164,718	436,956
$ 416,994	$ 21,578,963	$ 127,961,845	$ 492,880

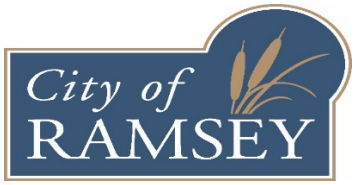
CITY OF RAMSEY

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Cash flows from operating activities			
Receipts from customers and users	$ 2,691,414	$ 2,323,868	$ 246,132
Receipts from interfund services provided	–	–	–
Paid to suppliers/service providers	(734,284)	(1,406,431)	(146,601)
Paid to employees	(548,046)	(297,770)	–
Net cash flows from operating activities	1,409,084	619,667	99,531
Cash flows from capital and related financing activities			
Capital contributions - connection fees	1,571,669	618,770	–
Capital contributions -capital grants	3,697,697	–	–
Acquisition of capital assets	(22,507,790)	(298,754)	–
Net cash flows from capital and related financing activities	(17,238,424)	320,016	–
Cash flows from investing activities			
Interest and changes in fair value on investments	1,093,620	629,005	69,561
Cash flows from noncapital financing activities			
Transfers in	7,424,550	33,026	48,892
Transfers (out)	(55,000)	(7,049,000)	(29,000)
Intergovernmental revenue	8,078	4,616	–
Advances made to other funds	(307,876)	(21,000)	(48,892)
Net cash flows from noncapital financing activities	7,069,752	(7,032,358)	(29,000)
Net increase (decrease) in cash and temporary investments/cash equivalents	(7,665,968)	(5,463,670)	140,092
Cash and temporary investments/cash equivalents			
Beginning of year	26,287,609	11,307,068	1,438,160
End of year	$ 18,621,641	$ 5,843,398	$ 1,578,252
Reconciliation of operating income (loss) to net cash flows from operating activities			
Operating income (loss)	$ 924,666	$ 14,697	$ 75,827
Adjustments to reconcile operating income (loss) to net cash flows from operating activities			
Depreciation	1,045,627	698,160	30,735
Change in assets, deferred inflows, liabilities and deferred outflows			
Receivables			
Delinquent and deferred special assessments	(30,044)	(28,164)	–
Accounts	50,753	(133,514)	(1,530)
Due from other governmental units	(497,697)	–	–
Prepaids	(5,725)	(1,451)	–
Deferred outflows - pension plan deferments	21,751	12,429	–
Accounts payable and contracts payable	(58,812)	(69,687)	(10,220)
Unearned revenue	–	59,640	4,712
Due to other governmental units	(4,669)	88,565	7
Net pension liability	(69,712)	(39,835)	–
Deferred inflows - pension plan deferments	32,946	18,827	–
Net cash flow from operating activities	$ 1,409,084	$ 619,667	$ 99,531
Noncash, investing, capital, and financing activities			
Contributions of capital assets from developers	$ 563,256	$ 272,930	$ –
Change in capital assets purchased on account	$ 709,844	$ –	$ –

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 458,826	$ 1,319,423	$ 7,039,663	$ –
–	–	–	84,916
(512,425)	(168,755)	(2,968,496)	(49,297)
(37,595)	(373,988)	(1,257,399)	–
(91,194)	776,680	2,813,768	35,619
–	–	2,190,439	–
–	–	3,697,697	–
–	(1,280,752)	(24,087,296)	–
–	(1,280,752)	(18,199,160)	–
10,883	137,656	1,940,725	20,305
–	365,000	7,871,468	–
–	(44,000)	(7,177,000)	–
70,890	4,616	88,200	–
–	(365,000)	(742,768)	–
70,890	(39,384)	39,900	–
(9,421)	(405,800)	(13,404,767)	55,924
242,237	3,040,089	42,315,163	436,956
$ 232,816	$ 2,634,289	$ 28,910,396	$ 492,880
$ (81,479)	$ 327,481	$ 1,261,192	$ 35,619
–	490,626	2,265,148	–
–	–	(58,208)	–
(435)	(30,993)	(115,719)	–
(9,253)	–	(506,950)	–
–	–	(7,176)	–
–	12,429	46,609	–
(27)	(1,855)	(140,601)	–
–	–	64,352	–
–	–	83,903	–
–	(39,835)	(149,382)	–
–	18,827	70,600	–
$ (91,194)	$ 776,680	$ 2,813,768	$ 35,619
$ –	$ 1,088,220	$ 1,924,406	$ –
$ –	$ 9,538	$ 719,382	$ –



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CITY OF RAMSEY

Statement of Fiduciary Net Position
Fiduciary Fund
December 31, 2024

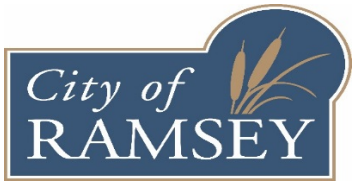
	Custodial Fund
Assets	
Land held for resale	$ 10,048,247
Liabilities	
Due to other governmental units	10,048,247
Net Position	$ –

CITY OF RAMSEY

Statement of Changes in Fiduciary Net Position
Fiduciary Fund
Year Ended December 31, 2024

	Custodial Fund
Additions	$ –
Deductions	–
Net change of fiduciary net position	–
Net position - beginning	–
Net position - ending	$ –

See notes to basic financial statements



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NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The City of Ramsey, Minnesota (the City) operates under the Home Rule Charter City form of government as defined in Minnesota Statutes. Under this plan, the government of the City is run by a City Council composed of an elected Mayor and elected Councilmembers. The City Council exercises legislative authority and determines all matters of policy.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

B. Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the City (the primary government) and its component units. Component units are legally separate entities for which the primary government is financially accountable, or for which the exclusion of the component unit would render the financial statements of the primary government misleading. The criteria used to determine if the primary government is financially accountable for a component unit include whether or not the primary government appoints the voting majority of the potential component unit's Board, is able to impose its will on the potential component unit, is in a relationship of financial benefit or burden with the potential component unit, or is fiscally depended upon by the potential component unit.

1. Blended Component Units

The Ramsey Economic Development Authority (EDA) was created to carry out housing and economic development activities within the City. The governing board of the EDA is the City Council who approve the annual tax levy and direct the activities of the EDA's management. City employees such as the City Administrator, Deputy City Administrator, and the Economic Development Manager perform key management functions for the EDA. The activity of the EDA is reported in the Nonmajor Special Revenue Fund entitled Economic Development Authority. Separate financial statements are not prepared for the EDA.

2. Jointly Governed Organization

The City is a member of Local Governmental Information Systems (LOGIS), a consortium of Minnesota municipalities that provides data processing services and support to its members. LOGIS is a legally separate entity that is financially independent of the City. Further, the City does not appoint a voting majority of LOGIS' Board of Directors. Therefore, it has not been incorporated into the City's reporting entity. During the 2024 fiscal year, the City paid LOGIS approximately $426,911 for services and equipment provided.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Government-Wide Financial Statements

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) display information about the reporting government as a whole. These statements include all of the financial activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on sales, fees, and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments, which are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other internally directed revenues are reported as general revenues.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the fiscal year for which they are levied. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, charges between the City's Enterprise Funds and other functions are not eliminated as that would distort the direct costs and program revenues reported in those functions. Depreciation expense is included in the direct expenses of each function. Interest on long-term debt for governmental activities is considered an indirect expense and is reported separately on the Statement of Activities.

D. Fund Financial Statement Presentation

Separate fund financial statements are provided for Governmental, Proprietary, and Fiduciary Funds. Major individual Governmental and Enterprise Funds are reported as separate columns in the fund financial statements. Aggregated information for the remaining Nonmajor Governmental Funds is reported in a single column in the fund financial statements. A single column is presented in the Proprietary Fund statements to report Internal Service Fund activity. Fiduciary Funds are presented in the Fiduciary Fund financial statements by fund type.

Governmental Fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this basis of accounting, transactions are recorded in the following manner:

1. **Revenue Recognition** – Revenue is recognized when it becomes measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if collected within 60 days after year-end. Property tax revenue is generally considered as available if collected within 60 days after year-end.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. **Revenue Recognition (Continued)** – Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met. Other revenue is considered measurable and available only when cash is received by the City. Proceeds of long-term debt is reported as other financing sources.

   Major revenue that is susceptible to accrual includes property taxes, special assessments, intergovernmental revenue, charges for services, and interest earned on investments. Major revenue that is not susceptible to accrual includes licenses and permits, fees, and miscellaneous revenue. Such revenue is recorded only when received because it is not measurable until collected.

2. **Recording of Expenditures** – Expenditures are generally recorded when a liability is incurred, except for principal and interest on long-term debt and other long-term liabilities which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as capital outlay expenditures in the Governmental Funds.

Proprietary Fund financial statements are reported using the economic resources measurement focus and accrual basis of accounting, similar to the government-wide financial statements. Proprietary Funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a Proprietary Fund's principal ongoing operations. The principal operating revenues of the City's Enterprise Funds and Internal Service Funds are charges to customers for sales and services. The operating expenses for the Enterprise Funds and Internal Service Funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Information for the Internal Service Fund is reported in a single column in the Proprietary Fund financial statements. Because the principal user of the internal services is the City's governmental activities, the financial statements of the Internal Service Fund are consolidated into the governmental column when presented in the government-wide financial statements. The cost of these services is reported in the appropriate functional activity.

Fiduciary fund financial statements are reported using the economic resources measurement focus and accrual basis of accounting, similar to the government-wide financial statements. Since, by definition, fiduciary fund assets are being held for the benefit of a third party and cannot be used for activities or obligations of the City, these funds are excluded from the government-wide statements.

Description of Funds

The City reports the following Major Governmental Funds:

General Fund – This is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Tax Increment Special Revenue Fund – This fund is used to account for resources received from general property taxes in the form of tax increments.

COR Land Special Revenue Fund – This fund is used to account for revenues and expenditures associated with land transactions within the COR area.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Developer's Fees Special Revenue Fund – This fund is used to account for demand fees that will be used for storm water management.

Private Developer Special Revenue Fund – This fund is used to account for monies deposited from developers to offset city administrative costs.

Revolving Acquisition Loan Fund (RALF) Funded Projects Capital Project Fund – This fund is used to account for resources and expenditures related to the purchase of property for future state road development.

State-Aid Construction Capital Project Fund – This fund is used to account for state-aid allotments used by the City for improvement projects to thoroughfare roads within the City.

Pavement Management Program Capital Project Fund – This fund is used to account for the resources to be used for road reconstructions and overlays per the City's Pavement Management Program.

Park Improvement Capital Project Fund – This fund is used to account for all park dedication fees to be used for land acquisition and park development.

The City reports the following Major Proprietary Funds:

Water Utility Fund – This fund is used to account for the operation of the city-owned water system.

Sewer Utility Fund – This fund is used to account for the operation of the city-owned sewer system.

Street Light Utility Fund – This fund is used to account for the operation of city-owned streetlights within subdivisions and the priority streetlights throughout the City.

Recycling Utility Fund – This fund is used to account for the operation of the City's curbside recycling program and annual recycling days.

Storm Water Utility Fund – This fund is used to account for the operation of the city-owned storm water system repair and upkeep.

The City also reports the following fund types:

Internal Service Fund – This fund is used to account for the City's insurance refunds, dividends, and other miscellaneous insurance related revenues, and to provide for self-insuring the deductible portions of the City's insurance policies

Custodial Fund – This fund is used to account for property purchased on behalf of the state and the related liability for future state highway improvements.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Cash and Investments

Cash balances from all funds are combined and invested to the extent available in short-term investments. Earnings from the pooled investments are allocated to the individual funds based on the average monthly cash and investment balances of the respective funds. Bond proceeds are held in separate accounts with investment earnings recorded directly to the applicable fund.

The City reports all other investments at fair value except for certain investment pools reported at amortized cost. The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

See Note 2 for the City's recurring fair value measurements as of the current year-end.

F. Receivables

Utility and miscellaneous accounts receivable are reported at gross. Since the City is generally able to certify delinquent amounts to the county for collection as special assessments, no allowance for uncollectible accounts has been provided on these receivables. The only receivables not expected to be fully collected within one year are leases receivable, delinquent property taxes receivable and delinquent and deferred special assessments receivable.

G. Property Taxes

Property tax levies are set by the City Council by December of each year and are certified to the County Auditor for collection in the following year. In Minnesota, counties act as collection agents for all property taxes. A portion of the property taxes levied is paid by the state of Minnesota through various tax credits, which is included in intergovernmental revenue in the financial statements.

The county spreads all levies over taxable property. Such taxes become a lien on January 1 and are recorded as receivables by the City on that date. Real property taxes may be paid by taxpayers in two equal installments on May 15 and October 15. Personal property taxes are due in full on May 15. The county provides tax settlements to cities and other taxing districts several times a year. Taxes which remain unpaid at December 31 are classified as delinquent taxes receivable and are offset by deferred inflows of resources in the governmental fund financial statements.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Special Assessments

Special assessments primarily represent the financing for public improvements paid for by the benefiting property owners. As previously mentioned under receivables, the City is also generally able to certify delinquent amounts to the county for collection as special assessments. Special assessments are recorded as receivables upon certification to the county. Special assessments are recognized as revenue in the year levied in the government-wide financial statements and proprietary fund financial statements. In the governmental fund financial statements, special assessments are recognized as revenue when received in cash or within 60 days after year end. Governmental fund special assessments receivable which remain unpaid on December 31 are offset by a deferred inflow of resources in the governmental fund financial statements.

I. Prepaids

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. In governmental funds, prepaids are recognized by the consumption method, proportionately over the periods that service is provided.

J. Interfund Receivables and Payables

Activity between funds that is representative of lending or borrowing arrangements is reported as either "due to/from other funds" (current portion) or "advances to/from other funds." All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

K. State-Wide Pension Plans

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from the PERA's fiduciary net positions have been determined on the same basis as they are reported by the PERA. For this purpose, plan contributions are recognized as of employer payroll dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

L. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the Statement of Financial Position will sometimes report a separate section for deferred outflows or inflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to future periods and deferred inflows of resources represent an acquisition of net assets that applies to future periods. These separate financial statement elements will not be recognized as an outflow of resources (expense/expenditure) or an inflow of resources (revenue) until that time.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The City reports deferred outflows and inflows of resources related to pensions and other post-employment benefits (OPEB) reported in the government-wide and enterprise funds Statement of Net Position. These deferred outflows and inflows result from differences between expected and actual experience, changes of assumptions, changes in proportion, net collective difference between projected and actual earnings on pension plan investments, and contributions to the plan subsequent to the measurement date and before the end of the reporting period. These amounts are deferred and amortized as required under pension and OPEB standards.

The City reports deferred inflows of resources related to lease receivables, which requires lessors to recognize deferred inflows of resources to correspond to lease receivables. These amounts are deferred and amortized in a systematic and rationale manner over the term of the lease. The City currently reports deferred inflows of resources for leases in the government-wide statement of net position and governmental funds balance sheet.

Deferred inflows of resources for unavailable revenue, arises under a modified accrual basis of accounting and is reported only in the governmental funds Balance Sheet. The governmental funds report unavailable revenue from: long-term and MSA allocation receivables, property taxes, and special assessments. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available.

M. Land Held for Resale

Land held for resale represents various property purchases made by the City with the intent to sell in order to increase tax base or to attract new businesses. These assets are stated at the lower of cost or acquisition value. The City currently retains parcels that will be available for future commercial development along Highway 10 in the city after the interchange projects on the highway are completed in 2025.

N. Capital Assets

Capital assets, which include property, buildings, improvements, equipment, and infrastructure assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Such assets are capitalized at historical cost, or estimated historical cost for assets where actual historical cost is not available. Donated assets are recorded as capital assets at their estimated acquisition value at the date of donation. The City defines capital assets as those with an initial, individual cost of $10,000 or more with an estimated useful life in excess of one year. Groups of similar assets acquired at or near the same time for a single objective, with individual costs below this threshold, are also capitalized if the cost is considered significant. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Allowed by accounting principles generally accepted in the United States of America, the City has elected not to retroactively capitalize the infrastructure of its governmental activities acquired prior to January 2004.

Capital assets are recorded in the government-wide and Proprietary Fund financial statements, but are not reported in the Governmental Fund financial statements. Capital assets are depreciated using the straight-line method over their estimated useful lives. Land and construction in progress are not depreciated. Useful lives vary from 15 to 50 years for buildings and structures and improvements other than buildings, 5 to 10 years for office equipment, motor vehicles and machinery and equipment, and 20 to 50 years for water and sewer lines and infrastructure.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Compensated Absences Payable

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or paid in cash to the employee or payment to a health care savings account during or upon separation from employment. Based on the criteria listed, three types of leave qualify for liability recognition for compensated absences – compensatory time, vacation and sick leave. The liability for compensated absences is reported as incurred in the government-wide financial statements. The liability for compensated absences includes salary-related benefits, where applicable.

Compensatory Time

The City's personnel policy and union contracts permits employees to accumulate earned but unused compensatory time, which are eligible for payment at the employee's current pay rate upon separation from employment.

Vacation

The City's personnel policy permits employees to accumulate earned but unused vacation time, which are eligible for payment at the employee's current pay rate upon separation from employment.

Sick

The City's personnel policy permits employees to accumulate earned but unused sick leave. A minimum of one third of unused sick leave (based on longevity), is paid to the departing employee if they have completed 5 or more years of service prior to separation. A liability for estimated value of sick leave that will be used by employees as time off is included in the liability for compensated absences.

P. Long-Term Liabilities

In the government-wide and Proprietary Fund financial statements, long-term debt and other long-term obligations are reported as liabilities as they accrue. Bond premiums and discounts that are material are amortized over the life of the bond issue. Bond issuance costs are expensed in the period incurred.

In the Governmental Fund financial statements, long-term debt and other long-term obligations are not reported as liabilities until due. The face amount of debt issued is reported as other financing sources. Premiums or discounts on debt issuances are reported as other financing sources or uses, respectively.

Q. Net Position

In the government-wide, proprietary fund, and fiduciary fund financial statements, net position represents the difference between assets, liabilities, deferred inflows/outflows as applicable. Net position is displayed in three components:

- **Net Investment in Capital Assets** – Consists of capital assets, net of accumulated depreciation, reduced by any outstanding debt attributable to acquire capital assets.

- **Restricted Net Position** – Consists of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments, or enabling legislation.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- **Unrestricted Net Position** – All remaining net position that do not meet the definition of "restricted" or "net investment in capital assets."

The City applies restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available.

R. Fund Balance Classifications

In the fund financial statements, governmental funds report fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

- **Nonspendable** – Consists of amounts that are not in spendable form, such as prepaid items, inventory, and other long-term assets.

- **Restricted** – Consists of amounts where there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments, or enabling legislation.

- **Committed** – Consists of amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

- **Assigned** – Consists of internally imposed constraints for amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. Assigned amounts represent intended uses established by the City Council itself or by an official to which the City Council delegates the authority. Pursuant to City Council Resolution, the City's Finance Director is authorized to establish assignments of fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

- **Unassigned** – The residual classification for the General Fund, which also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, the City first uses restricted resources, then use unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use, the City uses resources in the following order: 1) committed, 2) assigned, and 3) unassigned.

S. Budgets and Budgetary Accounting

Each fall the City Council adopts a General Fund budget for the following fiscal year beginning January 1. In addition, an annual budget is legally adopted for the Economic Development Authority, a nonmajor special revenue fund. The City has established budgetary control at the function level based upon GAAP serving as the basis of budgeting. Budget appropriations lapse at year-end.

The government's department heads may make transfers of appropriations within a function. Transfers of appropriations between functions require the approval of the council. The Economic Development Authority budget is recommended by their board and final approval comes from City Council.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

For the year ended December 31, 2024, expenditures were over budget in the General Fund by $20,101 and in the Economic Development Authority Special Revenue Fund by $1,399.

T. Statement of Cash Flows

For purposes of the Statement of Cash Flows, the City considers all highly liquid debt instruments with an original maturity from the time of purchase by the City of three months or less to be cash equivalents. The Proprietary Funds' portion in the government-wide cash and investment management pool is considered to be cash equivalent.

U. Risk Management

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City participates in the League of Minnesota Cities Insurance Trust (LMCIT), a public entity risk pool for its general property and casualty, workers' compensation, and other miscellaneous insurance coverages. LMCIT operates as a common risk management and insurance program for a large number of cities in Minnesota. The City pays an annual premium to LMCIT for insurance coverage. The LMCIT agreement provides that the trust will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of certain limits.

The City has elected higher deductibles through LMCIT in order to keep premiums at a minimum. To supplement the commercial coverages, the City established the Self-Insurance Internal Service Fund. This fund is funded primarily through dividend paybacks from LMCIT. Expenses from this fund consist solely of payments of those insurance related costs that are below the individual and/or commutative deductible amounts. Premiums for LMCIT policies are not paid from the Self-Insurance Internal Service Fund, but rather are budgeted and paid from the respective operating funds. The City does not retain significant uncovered risk.

The City also carries commercial insurance for certain other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. There were no significant reductions in the City's insurance coverage in 2024.

V. Use of Estimates

The preparation of financial statements, in accordance with accounting principles generally accepted in the United States of America, requires management to make estimates that affect amounts reported in the financial statements during the reporting period. Actual results could differ from such estimates.

NOTE 2 – DEPOSITS AND INVESTMENTS

A. Components of Cash and Investments

Cash and investments at year-end consist of the following:

Investments	$	87,392,520
Cash on hand		300
Total	$	87,392,820

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Deposits

In accordance with applicable Minnesota Statutes, the City maintains deposits at depository banks authorized by the City Council, including checking accounts and certificates of deposits.

The following is considered the most significant risk associated with deposits:

Custodial credit risk – In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may be lost.

Minnesota Statutes require that all deposits be protected by federal deposit insurance, corporate surety bond, or collateral. The market value of collateral pledged must equal 110% of the deposits not covered by federal deposit insurance or corporate surety bonds. Authorized collateral includes treasury bills, notes, and bonds; issues of U.S. government agencies; general obligations rated "A" or better; revenue obligations rated "AA" or better; irrevocable standard letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota Statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The City has no additional deposit policies addressing custodial credit risk.

At year end, the carrying amount of the City's deposits was $0 while the balance on the bank records was $81,220. At December 31, 2024, all deposits were fully covered by federal depository insurance, surety bonds, or by collateral held by the City's agent in the City's name.

C. Investments

The City has the following investments at year end:

	Credit Risk		Fair Value Measurements	Interest Risk-Maturity Duration in Years			
Investment Type	Rating	Agency	Using	Less Than 1	1 to 5	6 to 10	Total
U.S. Treasuries	N/A	N/A	Level 2	$ 2,193,879	$ -	$ -	$ 2,193,879
Municipal Bonds	A-AAA	Moodys	Level 2	$ 1,044,185	$ 8,311,254	$ -	9,355,439
Municipal Bonds	A-AAA	S&P	Level 2	$ 2,089,910	$ 26,146,688	$ 2,211,245	30,447,843
Negotiable Certificates of Deposit	N/A	N/A	Level 2	$ 491,894	$ 462,303	$ -	954,197
Investment Pools							
Dreyfus Money Market Fund	AAA	S&P	Level 1	$ 17,520	$ -	$ -	17,520
Minnesota Municipal Money Market 4M Plus Fund	AAA	S&P	Amortized Cost	$ 12,726,158	$ -	$ -	12,726,158
Term Series	N/R	N/A	Amortized Cost	$ 16,000,000	$ -	$ -	16,000,000
Invesco Money Market Fund	AAA	S&P	Net Asset Value	$ 3,853,972	$ -	$ -	3,853,972
UBS Select Prime Institutional Fund	AAA	Moody's	Net Asset Value	$ 11,843,512	$ -	$ -	11,843,512
Total Investments							$ 87,392,520

N/A Not Applicable
N/R Not Rated

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

The City's investments include the following investment pools:

The Dreyfus Money Market Fund includes investments primarily in short-term, high-credit-quality money market instruments that invest domestically and globally in both long and short-term common stocks across all market capitalizations. The fund aims to preserve capital, maintain liquidity and produce a competitive yield. This is an external investment pool that operates in conformity with the Securities and Exchange Commission's rules. There are no withdrawal restrictions related to the fund. The City's investments in this investment pool are assigned a AAA rating by S&P.

Investment pools managed by the Minnesota Municipal Money Market (4M) which is an external investment pool regulated by Minnesota Statutes and is not registered with the Securities and Exchange Commission (SEC) that follows the same regulatory rules of the SEC. The City's investments in this investment pool – 4M Plus Fund and Term Series are based on amortized cost methods that approximate fair value. The 4M Fund is sponsored by the League of Minnesota Cities. For this investment pool, there are no unfunded commitments, redemption frequency is daily, and there is no redemption notice required for the liquid class; the redemption period is 14 days for the Plus Class. The Term Series has a 7-day redemption notice requirement.

The Invesco Money Market Fund includes investments primarily in short-term, high-credit-quality money market instruments that invest domestically and globally in both long and short-term common stocks across all market capitalizations. The fund aims to preserve capital, maintain liquidity and produce a competitive yield. This is an external investment pool that operates in conformity with the Securities and Exchange Commission's rules. There are no withdrawal restrictions related to the fund. The City's investments in this investment pool are assigned a AAA rating by S&P.

The UBS Select Prime Industrial Fund includes investments primarily in short-term, high-credit-quality money market instruments that invest domestically and globally in both long and short-term common stocks across all market capitalizations. The fund aims to preserve capital, maintain liquidity and produce a competitive yield. This is an external investment pool that operates in conformity with the Securities and Exchange Commission's rules. There are no withdrawal restrictions related to the fund. The City's investments in this investment pool are assigned a AAA rating by Moody's.

Investments are subject to various risks, the following of which are considered the most significant:

Custodial credit risk – For investments, this is the risk that in the event of a failure of the counterparty to an investment transaction (typically a broker-dealer) the City would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal investment policy addressing this risk, but typically limits its exposure by purchasing insured or registered investments, or by the control of who holds the securities.

Credit risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes limit the City's investments to direct obligations or obligations guaranteed by the United States or its agencies; general obligations rated "A" or better; revenue obligations rated "AA" or better; general obligations of the Minnesota Housing Finance Agency rated "A" or better; commercial paper issued by the United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less; time deposits that are fully insured by the Federal Deposit Insurance Corporation or bankers acceptances of the United States banks and Guaranteed Investment Contracts guaranteed by a United States commercial bank or domestic branch of a foreign bank, or a United States insurance company, or their Canadian subsidiary, and with a credit quality in one of the top two highest categories by a nationally recognized rating agency. The City's investment policies do not further address credit risk.

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

Concentration risk – This is the risk associated with investing a significant portion of the City's investment (considered 5 percent or more) in the securities of a single issuer, excluding United States guaranteed investments (such as Treasuries), investment pools and mutual funds. The City's investment policies do not limit the concentration of investments.

Interest rate risk – This is the risk of potential variability in the fair value of fixed rate investments resulting from changes in interest rates (the longer the period for which an interest rate is fixed, the greater the risk). The City does not have an investment policy limiting the duration of investments.

NOTE 3 – LEASE RECEIVABLE

The City has entered into lease receivable agreements for cell tower rental space on city property. These leases are reported using an incremental borrowing rate of 3.25 percent with final maturities through fiscal 2032. During the current year, the City received principal and interest payments on these leases of $82,909.

The City has entered into lease receivable agreements for rental space in city owned buildings and vacant land. These leases are reported using an incremental borrowing rate of 3.25 percent with final maturities through 2040. During the current year, the City received principal and interest payments on these leases of $301,190.page 27

Leasing assets to other entities is not a principal ongoing operation of the city.

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

A. Advances To and From Other Funds

Individual interfund advances to and from other funds at year-end were as follows:

	Payable Fund		
Receivable fund	Tax Increment Special Revenue Fund	Nonmajor Governmental Funds	Total
Nonmajor Governmental Funds	$ 1,492,000	$ -	$ 1,492,000
Water Utility Enterprise Fund	348,000	178,687	526,687
Sewer Utility Enterprise Fund	21,000	-	21,000
Street Light Utility Enterprise Fund	48,892	-	48,892
Storm Water Utility Enterprise Fund	365,000	-	365,000
Total	$ 2,274,892	$ 178,687	$ 2,453,579

The Tax Increment Fund advance to other funds of $2,274,892 was used to finance improvements in the COR. All funds are to be repaid by 2038. The $178,687 is to internally finance a facility loan. The Water Utility Fund is to be repaid by 2028 with a stated rate of interest of 2%.

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

B. Interfund Transfers

	Transfers In									
Transfers Out	General Fund	COR Land Special Revenue Fund	Developer's Fees Special Revenue Fund	State-Aid Construction Capital Project Fund	Nonmajor Governmental Funds	Water Utility Enterprise Fund	Sewer Utility Enterprise Fund	Street Light Utility Enterprise Fund	Storm Water Utility Enterprise Fund	Total
General Fund	$ -	$ -	$ -	$ -	$ 923,893	$ 61,853	$ -	$ -	$ -	$ 985,746
Tax Increment Special Revenue Fund	-	173,557	24,929	89,139	1,537,343	362,697	33,026	48,892	365,000	2,634,583
Pavement Management Program Capital Project Fund	60,104	-	-	-	-	-	-	-	-	60,104
Nonmajor Governmental Funds	3,613,779	-	-	-	80,426	-	-	-	-	3,694,205
Water Utility Enterprise Fund	55,000	-	-	-	-	-	-	-	-	55,000
Sewer Utility Enterprise Fund	49,000	-	-	-	-	7,000,000	-	-	-	7,049,000
Street Light Utility Enterprise Fund	29,000	-	-	-	-	-	-	-	-	29,000
Storm Water Utility Enterprise Fund	44,000	-	-	-	-	-	-	-	-	44,000
Total	$ 3,850,883	$ 173,557	$ 24,929	$ 89,139	$ 2,541,662	$ 7,424,550	$ 33,026	$ 48,892	$ 365,000	$ 14,551,638

The interfund receivables, payables and transfers are used to move funds to finance various programs or projects that the City must account for in other funds in accordance with budgetary authorizations and to move revenues from the fund with collection authorization to funds where related expenditures are occurring. Interfund activity is eliminated as needed for entity-wide financial statement reporting.

In 2024, the General Fund transferred $395,954 each to the Public Improvement Revolving Fund and Equipment Revolving Fund and $131,985 to the Public Facilities Construction Fund for their respective shares as outlined in the City's Fund Balance Policy. The General Fund transferred $61,853 to the Water Utility Fund for its annual repayment of the Municipal Center capital contribution.

The Tax Increment Fund transferred $173,557 to the COR Land Fund, $89,139 to the State-Aid Construction Fund, $24,929 to the Developer's Fee Fund, $220,343 to the Public Improvement Revolving Fund, $1,317,000 to the Equipment Revolving Fund, $362,697 to the Water Utility Fund, $33,026 to the Sewer Utility Fund, $48,892 to the Street Light Utility Fund and $365,000 to the Storm Water Utility Fund to reimburse back these funds for prior expenses related to the development of the COR area as allowed by Special Legislation.

The Pavement Management Program Fund transferred $60,104 to the General Fund for capital equipment purchases.

The Federal/State Relief Fund transferred $1,200,000 to the General Fund for capital equipment purchases.

The General Govt Special Projects Fund transferred $59,244 to the General Fund for capital equipment purchases.

The 2013 Capital Equipment Certificates Fund transferred $27,397 to the 2015B GO Street Reconstruction Bond Fund with remaining debt service funds.

The Public Improvement Revolving Fund transferred $200,000 to the General Fund for street maintenance purposes.

The Public Works Campus Fund transferred $571,972 to the General Fund for capital equipment purchases.

NOTE 4 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

B. Interfund Transfers (Continued) -

The Riverdale Drive Street Improvement Fund was completed and closed and transferred $53,029 to the Public Improvement Revolving Fund.

The Equipment Revolving Fund transferred $73,288 to the General Fund for capital equipment purchases.

The Capital Equipment 2024 Fund transferred $1,509,275 to the General Fund for capital equipment purchases.

The Water Utility Fund transferred $55,000 to the General Fund for operating purposes.

The Sewer Utility Fund transferred $49,000 to the General Fund for operating purposes and $7,000,000 to the Water Utility Fund to assist in funding of the water treatment plant.

The Street Light Utility Fund transferred $29,000 to the General Fund for operating purposes.

The Storm Water Utility Fund transferred $44,000 to the General Fund for operating purposes.

NOTE 5 – CAPITAL ASSETS

A. Changes in Capital Assets Used in Governmental Activities

	Balance – Beginning of Year	Additions	Completed Construction/ Adjustments	Deletions	Balance – End of Year
Capital assets, not depreciated					
Land	$ 7,077,591	$ -	$ -	$ -	$ 7,077,591
Construction in progress	11,098,499	7,711,579	(6,142,954)	-	12,667,124
Total capital assets, not depreciated	18,176,090	7,711,579	(6,142,954)	-	19,744,715
Capital assets, depreciated					
Buildings and structures	45,725,837	-	-	-	45,725,837
Improvements other than buildings	11,896,107	40,134	-	-	11,936,241
Office equipment	725,752	-	-	-	725,752
Motor vehicles	4,265,487	1,647,966	(6,019)	(399,832)	5,507,602
Machinery and equipment	9,479,279	2,254,405	-	(68,547)	11,665,137
Infrastructure	60,079,762	7,542,707	6,142,954	-	73,765,423
Total capital assets, depreciated	132,172,224	11,485,212	6,136,935	(468,379)	149,325,992
Less accumulated depreciation on					
Buildings and structures	(11,268,546)	(956,404)	-	-	(12,224,950)
Improvements other than buildings	(7,798,387)	(572,935)	699	-	(8,370,623)
Office equipment	(639,841)	(43,303)	-	-	(683,144)
Motor vehicles	(3,612,890)	(481,289)	7,589	399,832	(3,686,758)
Machinery and equipment	(5,620,005)	(755,432)	(2,269)	68,547	(6,309,159)
Infrastructure	(23,564,542)	(3,035,102)	-	-	(26,599,644)
Total accumulated depreciation	(52,504,211)	(5,844,465)	6,019	468,379	(57,874,278)
Total capital assets, depreciated, net	79,668,013	5,640,747	6,142,954	-	91,451,714
Net capital assets	$ 97,844,103	$ 13,352,326	$ -	$ -	$ 111,196,429

NOTE 5 – CAPITAL ASSETS (CONTINUED)

B. Changes in Capital Assets Used in Business-Type Activities

	Balance – Beginning of Year	Additions	Completed Construction/ Adjustments	Deletions	Balance – End of Year
Capital assets, not depreciated					
Land	$ 1,506,096	$ -	$ -	$ -	$ 1,506,096
Construction in progress	8,211,825	15,490,352	(1,264,747)	-	22,437,430
Total capital assets, not depreciated	9,717,921	15,490,352	(1,264,747)	-	23,943,526
Capital assets, depreciated					
Buildings and structures	6,177,522	-	-	-	6,177,522
Improvements other than buildings	20,622,723	1,618,170	646,148	-	22,887,041
Machinery and equipment	1,383,729	419,987	6,019	-	1,809,735
Water and sewer lines	66,785,604	9,202,575	618,599	-	76,606,778
Total capital assets, depreciated	94,969,578	11,240,732	1,270,766	-	107,481,076
Less accumulated depreciation on					
Buildings and structures	(2,234,997)	(123,802)	-	-	(2,358,799)
Improvements other than buildings	(5,792,188)	(473,363)	-	-	(6,265,551)
Machinery and equipment	(756,513)	(132,084)	(6,019)	-	(894,616)
Water and sewer lines	(22,548,650)	(1,535,899)	-	-	(24,084,549)
Total accumulated depreciation	(31,332,348)	(2,265,148)	(6,019)	-	(33,603,515)
Total capital assets, depreciated, net	63,637,230	8,975,584	1,264,747	-	73,877,561
Net capital assets	$73,355,151	$ 24,465,936	$ -	$ -	$ 97,821,087

C. Depreciation Expense by Function

Governmental activities	
General government	$ 857,093
Public safety	707,196
Highways and streets	3,731,480
Culture and recreation	548,696
Total depreciation expense – governmental activities	$ 5,844,465
Business-type activities	
Water Utility	$ 1,045,627
Sewer Utility	698,160
Street Light Utility	30,735
Storm Water Utility	490,626
Total depreciation expense – business-type activities	$ 2,265,148

NOTE 6 – LONG-TERM DEBT

A. Components of Long-Term Debt

	Original Issue	Interest Rate	Issue Date	Final Maturity Date	Balance – End of Year
Governmental activities					
Bonds payable					
General Obligation Improvement Bonds					
Series 2011B	$ 3,090,000	2.00-2.70%	12/29/2011	12/15/2025	$ 310,000
Series 2015A	$ 3,880,000	2.00-3.50%	6/15/2015	12/1/2035	2,465,000
Series 2015B	$ 1,205,000	2.00-2.25%	6/15/2015	12/1/2025	130,000
Series 2016A	$ 1,650,000	2.00%	7/21/2016	12/15/2026	345,000
Series 2017A	$ 895,000	1.15-2.50%	8/17/2017	12/15/2027	280,000
Series 2018A	$ 1,175,000	3.00%	7/17/2018	12/15/2028	500,000
Series 2020A	$ 9,055,000	1.00-1.65%	12/30/2020	12/15/2041	9,055,000
Series 2021A	$ 9,845,000	2.00-3.00%	10/19/2021	12/15/2031	7,285,000
Series 2022A	$ 10,765,000	5.00%	12/6/2022	12/15/2037	9,755,000
Series 2023A	$ 6,915,000	4.25-5.00%	11/15/2023	12/15/2038	6,615,000
Total general obligation improvement bonds					36,740,000
Capital Equipment Certificates					
Series 2023A	$ 1,400,000	5.00%	11/15/2023	12/15/2033	1,295,000
Unamortized bond premiums					1,915,176
Compensated absences payable					1,270,328
Net pension liability					5,448,915
Total OPEB liability					1,379,460
Total governmental activities					48,048,879
Business-type activites					
Net pension liability					370,664
Total government and business-type activities					$ 48,419,543

NOTE 6 – LONG-TERM DEBT (CONTINUED)

B. Descriptions of Long-Term Debt

- **General Obligation Improvement Bonds –**

  The Series 2011B were Improvement Crossover Refunding bonds that were issued to refund the 2005B Series bonds that were called on December 15, 2014.

  The Series 2015A bonds were issued to finance the construction of Fire Station #2 in the City.

  The Series 2015B were issued to fund the street improvements related to the reconstruction of Garnet and 168th Avenue and some overlay projects.

  The Series 2016A were issued to fund the street improvements related to the reconstruction of Andrie Street and 164th Lane and some overlay projects.

  The Series 2017A were issued to fund street improvements related to the reconstruction of Alpine Drive and Sunwood Drive.

  The Series 2018A were issued to fund street improvements related to the reconstruction of Riversbend Avenue and Stanhope Terrace.

  The Series 2020A were issued to fund approximately 50% of the construction costs of the Public Works Facility in the City.

  The Series 2021A, a $9,845,000 Capital Improvement Plan Bond, was issued to refund the 2012A Series bonds that were called on December 15, 2021.

  The Series 2022A were issued to fund the reconstruction and overlay street improvement projects as outlined in the City's 5-Year Street Reconstruction and Overlay Plan (SROP).

  The Series 2023A has $6,915,000 of the total $8,315,000 issue to fund improvements in the COR area.

- **Capital Equipment Certificates –**

  Series 2023A has $1,400,000 of the total $8,315,000 issue to finance capital equipment purchases and will be repaid via ad valorem levies.

Debt service is covered respectively by special assessments, state aids, and general property taxes. General Obligation bonds and equipment certificates are direct obligations and have the pledge of the full faith and credit of the City.

- **Unamortized Bond Premiums** – This amount represents the remaining bond premium that will be amortized against interest expense in the future.

- **Arbitrage liability** – Liability related to the 2022A bond issue. The Pavement Management Program Fund funded this liability that was paid off in 2024.

NOTE 6 – LONG-TERM DEBT (CONTINUED)

- **Compensated Absences** – The liability represents vested benefits earned by Governmental Fund employees through the end of the year which will be paid or used in future periods. The General Fund is the primary fund used to liquidate this liability.

- **Net Pension Liability (NPL)** – The liability represents the City's proportionate share of PERA's collective net pension liability. The General, Water Utility, Sewer Utility and Storm Water Utility funds will be used to liquidate this liability.

- **Total Other Post-Employment Benefits (OPEB) Liability** – The liability represents non-pension benefits provided after the termination of employment. The General Fund is the primary fund used to liquidate this liability.

C. Changes in Long-Term Debt

	Balance - Beginning of Year	Additions	Deletions	Balance – End of Year	Due Within One Year
Governmental activities					
G.O. Improvement Bonds	$ 39,480,000	$ –	$ 2,740,000	$ 36,740,000	$ 2,865,000
Capital Equipment Certificates	1,495,000	–	200,000	1,295,000	115,000
Unamortized bond premiums	2,099,612	–	184,436	1,915,176	–
Arbitrage liability	166,156	–	166,156	–	–
Compensated absences payable	1,197,478	899,787	826,937	1,270,328	60,000
Net pension liability	7,103,501	1,644,421	3,299,007	5,448,915	–
Total OPEB liability	794,822	626,757	42,119	1,379,460	49,708
Total governmental activities	52,336,569	3,170,965	7,458,655	48,048,879	3,089,708
Business type Activities					
Net pension liability	520,046	91,032	240,414	370,664	–
Total governmental and business type activities	$ 52,856,615	$ 3,261,997	$ 7,699,069	$ 48,419,543	$ 3,089,708

D. Minimum Debt Payments

Minimum annual principal and interest payments required to retire bonds and capital equipment certificates are as follows:

	Governmental Activities	
	Bonded and Capital Equipment Certificate Debt	
Year Ending December 31,	Principal	Interest
2025	$ 2,980,000	$ 1,278,651
2026	2,635,000	1,175,209
2027	2,550,000	1,078,159
2028	2,545,000	979,959
2029	2,515,000	880,309
2030-2034	12,935,000	3,026,406
2035-2039	9,960,000	898,156
2040-2041	1,915,000	47,045
	$ 38,035,000	$ 9,363,894

NOTE 7 – NET INVESTMENT IN CAPITAL ASSETS

The government-wide statement of net position at December 31, 2024 includes the City's net investment in capital assets calculated as follows:

	Governmental Activities	Business-Type Activities	Total
Net investment in capital assets:			
Capital assets			
Not depreciated	$ 19,744,715	$ 23,943,526	$ 43,688,241
Depreciated	91,451,714	73,877,561	165,329,275
Less bonds payable	(36,740,000)	—	(36,740,000)
Less capital equipment certificates	(1,295,000)	—	(1,295,000)
Less unamortized bond premiums	(1,915,176)	—	(1,915,176)
Less capital related payables	(984,084)	(2,071,752)	(3,055,836)
Adjustment for debt not used for capital assets	310,000	—	310,000
Debt adjustment for unspent proceeds	2,211,399	—	2,211,399
Total net investment in capital assets	$ 72,783,568	$ 95,749,335	$ 168,532,903

NOTE 8 – FUND BALANCE POLICY AND CLASSIFICATION

A. Classifications

City of Ramsey had the following classifications of fund balances in its Governmental Funds:

		Special Revenue Funds					Capital Project Funds				
	General	Tax Increment	COR Land	Developer's Fees	Private Developer	RALF Funded Projects	State-Aid Construction	Pavement Management Program	Park Improvement	Nonmajor	Total
Fund balances											
Nonspendable											
Prepaids	$ 13,012	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,044	$ 14,056
Restricted for											
Street improvements	-	-	-	-	-	-	466,915	2,211,399	-	-	2,678,314
Debt service	-	-	-	-	-	-	-	-	-	878,907	878,907
Economic development	-	-	-	-	-	-	-	-	-	1,564,736	1,564,736
Housing and redevelopment	-	-	5,928,224	-	-	-	-	-	-	-	5,928,224
Recreation/community programs	-	-	-	-	-	-	-	-	-	375,340	375,340
Public safety	-	-	-	-	-	-	-	-	-	165,370	165,370
Tax increment financing	-	3,362,513	-	-	-	-	-	-	-	-	3,362,513
	-	3,362,513	5,928,224	-	-	-	466,915	2,211,399	-	2,984,353	14,953,404
Committed											
Stormwater development projects	-	-	-	1,056,708	-	-	-	-	-	-	1,056,708
Community/business programs	-	-	-	-	-	-	-	-	-	458,069	458,069
	-	-	-	1,056,708	-	-	-	-	-	458,069	1,514,777
Assigned											
Street improvements	-	-	-	-	-	-	-	9,706,787	-	5,011,478	14,718,265
Housing and redevelopment	-	-	2,669,042	-	-	-	-	-	-	-	2,669,042
Capital improvements	-	-	-	-	-	-	-	-	-	2,555,043	2,555,043
Cemetery improvements	-	-	-	-	-	-	-	-	-	89,089	89,089
Park improvements	-	-	-	-	-	-	-	-	9,087,595	-	9,087,595
Right-of-way acquisitions	-	-	-	-	-	400,837	-	-	-	-	400,837
Parking ramp maintenance	-	-	-	-	-	-	-	-	-	229,364	229,364
	-	-	2,669,042	-	-	400,837	-	9,706,787	9,087,595	7,884,974	29,749,235
Unassigned	13,311,361	-	-	-	-	-	-	-	-	-	13,311,361
Total fund balances	$ 13,324,373	$ 3,362,513	$ 8,597,266	$ 1,056,708	$ -	$ 400,837	$ 466,915	$ 11,918,186	$ 9,087,595	$ 11,328,440	$ 59,542,833

NOTE 8 – FUND BALANCE POLICY AND CLASSIFICATION (CONTINUED)

B. Fund Balance Policy – General Fund

When General Fund actual revenues exceed actual expenditures in a given year, the excess shall be allocated as follows:

a) Any excess shall be first allocated to "unassigned" fund balance to bring that portion of fund balance to an amount equal to fifty percent (50%) of the next years adopted operating budget plus prior-year encumbrances (if any).

b) Any excess after complying with fund balance requirements in step “a” shall be allocated to equipment replacement, park trust, public facilities construction, and public improvement revolving funds in the following manner:

Thirty percent (30%) to Fund #234 - Equipment Revolving Fund
Thirty percent (30%) to Fund #810 – Capital Maintenance Fund (reported in General Fund)
Ten percent (10%) to Fund #412 – Public Facilities Construction Fund
Thirty percent (30%) to Fund #400 - Public Improvement Revolving Fund

When General Fund actual expenditures exceed actual revenues in a given year, the deficit shall be treated as follows:

a) "Unassigned" fund balance shall first be adjusted to an amount equal to fifty percent (50%) of the next years adopted operating budget plus prior year encumbrances (if any).

b) If shortage after complying with fund balance requirement in step “a” shall draw funds in the following manner:

Thirty percent (30%) to Fund #234 - Equipment Revolving Fund
Thirty percent (30%) to Fund #810 – Capital Maintenance Fund (reported in General Fund)
Ten percent (10%) to Fund #412 – Public Facilities Construction Fund
Thirty percent (30%) to Fund #400 - Public Improvement Revolving Fund

At December 31, 2024, the City has met its general fund balance policy goal.

NOTE 9 – DEFINED BENEFIT PENSION PLANS SUMMARY

The city has reported the following balances for defined benefit pension plans as detailed further in these notes:

Pension Plans	Net Pension Liabilities	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
PERA – GERF	$ 2,471,091	$ 741,419	$ 1,642,547	$ 355,931
PERA – PEPFF	3,348,488	5,544,598	6,157,604	698,307
Total - all pensions	$ 5,819,579	$ 6,286,017	$ 7,800,151	$ 1,054,238

NOTE 10 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE

A. Plan Descriptions

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association (PERA) of Minnesota. These plan provisions are established and administered according to Minnesota Statutes chapters 353, 353D, 3535E, 353G, and 356. Minnesota Statutes chapter 356 defines each plan's financial reporting requirements. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code (IRC).

1. General Employees Retirement Fund (GERF)

Membership in the GERF includes employees of counties, cities, townships, schools in non-certified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

2. Public Employees Police and Fire Fund (PEPFF)

Membership in the PEPFF includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes section 353.64 and who are not earning service credit in any other PERA retirement plan or a local relief association for the same service. Employers can provide Police & Fire Plan coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the City's governing body. The resolution must state that the position meets plan requirements.

B. Benefits Provided

The PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

1. GERF Benefits

GERF requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for GERF members. Members hired prior to July 1, 1989, receive the higher of Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, GERF members receive 1.2% of the highest average salary for each of the first 10 years of service and 1.7% for each additional year. Under the Level formula, GERF members receive 1.7% of highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90 and normal retirement age is 65. Members can receive a reduced retirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by .25% for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of .25% for each month the member is younger than age 62.

The Level formula allows GERF members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989, or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is equal to 50.00% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1.00% and a maximum of 1.50%. The 2024 annual increase was 1.5%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for a least one month, but less that a full year as of the June 30 before the effective date of the increase, will receive a prorated increase.

2. PEPFF Benefits

Benefits for the PEPFF members hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50.00% vested after five years of service and 100% vested after 10 years. After five years, vesting increases by 10.00% each full year of service until members are 100% vested after ten years. PEPFF members receive 3.00% of highest average salary for all years of service. PEPFF members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417% each month members are younger than age 55.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is fixed at 1.00%. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months, but less than 36 months as of the June 30 before the effective date of the increase, will receive a prorated increase.

C. Contributions

Minnesota Statutes chapters 353, 353E, 353G, and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

1. GERF Contributions

GERF members were required to contribute 6.50% of their annual covered salary in fiscal year 2024, and the City was required to contribute 7.50% for GERF members. The City's contributions to the GERF for the year ended December 31, 2024, were $454,460. The City's contributions were equal to the required contributions as set by state statutes.

2. PEPFF Contributions

Plan members were required to contribute 11.80% of their annual covered salary in fiscal year 2024, and the City was required to contribute 17.70% for PEPFF members. The City's contributions to the PEPFF for the year ended December 31, 2024, were $641,383. The City's contributions were equal to the required contributions as set by state statutes.

NOTE 10 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

D. Pension Costs

1. GERF Pension Costs

At December 31, 2024, the City reported a liability of $2,471,091 for its proportionate share of the GERF's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of $16 million. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $63,897.

City's proportionate share of the net pension liability	$2,471,091
State of Minnesota's proportionate share of the net pension liability associated with the City	63,897
Total	$2,534,988

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2023, through June 30, 2024, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.0668% at the end of the measurement period and 0.0620% for the beginning of the period.

For the year ended December 31, 2024, the City recognized pension expense of $354,218 for its proportionate share of the GERF's pension expense. In addition, the City recognized an additional $1,713 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $16 million to the GERF.

During the plan year ended June 30, 2024, the State of Minnesota contributed $170.1 million to the GERF. The State of Minnesota is not included as a non-employer contributing entity in the GERF pension allocation schedules for the $170.1 million in direct state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $113,693 for the year ended December 31, 2024, as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the GERF.

NOTE 10 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 226,400	$ -
Changes in actuarial assumptions	10,884	885,794
Net difference between projected and actual earnings on pension plan investments	-	741,808
Changes in proportion	270,379	14,945
Contributions paid to the PERA subsequent to the measurement date	233,756	-
Total	$ 741,419	$1,642,547

The $233,756 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	Pension Expense Amount
2025	$ (664,722)
2026	(51,562)
2027	(229,205)
2028	(189,395)
Total	$ (1,134,884)

2. PEPFF Pension Costs

At December 31, 2024, the City reported a liability of $3,348,488 for its proportionate share of the PEPFF's net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates July 1, 2023, through June 30, 2024, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.2545% at the end of the measurement period and 0.2407% for the beginning of the period.

The State of Minnesota contributed $37.4 million to the PEPFF in the plan fiscal year ended June 30, 2024. The contribution consisted of $9 million in direct state aid that meets the definition of a special funding situation, additional one-time direct state aid contribution of $19.4 million, and $9 million in supplemental state aid that does not meet the definition of a special funding situation. Additionally, $9 million supplemental state aid was paid on October 1, 2024. Thereafter, by October 1 of each year, the state will pay $9 million to the PEPFF until full funding is reached or July 1, 2048, whichever is earlier. The $9 million in supplemental state aid will continue until the fund is 90% funded, or until the State Patrol Plan (administered by the Minnesota State Retirement System) is 90% funded, whichever occurs later. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $127,643.

NOTE 10 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

The amount recognized by the City as its proportionate share of the net pension liability, the direct aid, and total portion of the net pension liability that was associated with the City were as follows:

City's proportionate share of the net pension liability	$3,348,488
State of Minnesota's proportionate share of the net pension liability associated with the City	127,643
Total	$3,476,131

For the year ended December 31, 2024, the City recognized pension expense of $684,030 for its proportionate share of the PEPFF Plan's pension expense. The City recognized $14,277 as grant revenue and pension expense for its proportionate share of the State of Minnesota's pension expense for the contribution of $9 million to the PEPFF special funding situation.

The State of Minnesota is not included as a non-employer contributing entity in the PEPFF pension allocation schedules for the $28.4 million in supplemental state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $72,276 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the PEPFF.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 1,272,262	$ -
Changes in actuarial assumptions	3,663,879	4,662,960
Net difference between projected and actual earnings on pension plan investments	-	1,013,066
Changes in proportion	281,200	481,578
Contributions paid to the PERA subsequent to the measurement date	327,257	-
Total	$5,544,598	$6,157,604

The $327,257 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	Pension Expense Amount
2025	$ (105,823)
2026	863,485
2027	(492,485)
2028	(1,322,378)
2029	116,938
Total	$ (940,263)

NOTE 10 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

E. Long-Term Expected Return on Investments

The Minnesota State Board of Investment, which manages the investments of the PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target assess allocation percentages. The target allocation and best-estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	33.50%	5.10%
International Equity	16.50%	5.30%
Fixed Income	25.00%	0.75%
Private Markets	25.00%	5.90%
Total	100.00%	

F. Actuarial Methods and Assumptions

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2024, using the entry age normal actuarial cost method. The long-term rate of return on pension plan investments used to determine the total liability is 7.0%. The 7% assumption is based on a review of inflation and investment return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7% is within that range.

Inflation is assumed to be 2.25% for the GERF and the PEPFF. Benefit increases after retirement are assumed to be 1.25% for the GERF and 1.0% for the PEPFF.

Salary growth assumptions in the GERF range in annual increments from 10.25% after one year of service to 3.00% after 27 years of service. In the PEPFF, salary growth assumptions range in annual increments from 11.75% after one year of service to 3.00% after 24 years of service.

Mortality rates for the GERF are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the PEPFF are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the GERF are reviewed every four years. The most recent four-year experience study for the GERF was completed in 2022. The assumption changes were adopted by the Board and became effective with the July 1, 2023 actuarial valuation. The PEPFF Plan was reviewed in 2024. PERA anticipates the experience study will be approved by the Legislative Commission on Pensions and Retirement and become effective with the July 1, 2025 actuarial valuation.

NOTE 10 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

The following changes in actuarial assumptions occurred in 2024:

1. **GERF**
   - Rates of merit and seniority were adjusted, resulting in slightly higher rates.
   - Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirement, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
   - Minor increase in assumed withdrawals for males and females.
   - Lower rates of disability.
   - Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.
   - Minor changes to form of payment assumptions for male and female retirees.
   - Minor changes to assumptions made with respect to missing participant data.

The following changes in plan provisions occurred in 2024:

1. **GERF**
   - The worker's compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

2. **PEPFF**
   - The State contribution of $9 million per year will continue until the earlier of 1) both the PEPFF and the State Patrol Retirement Fund attain 90% funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90% funded status for one year.

   - The additional $9 million contribution will continue until the PEPFF is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

G. Discount Rate

The discount rate used to measure the total pension liability in 2024 was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net positions of the GERF and the PEPFF were projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

NOTE 10 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

	1% Decrease in Discount Rate (6.0%)	Current Discount Rate (7.0%)	1% Increase in Discount Rate (8.0%)
The City's Proportionate Share of the GERF Net Pension Liability:	$5,397,261	$2,471,091	$64,050
The City's Proportionate Share of the PEPFF Net Pension Liability:	$7,913,131	$3,348,488	$(400,039)

I. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the internet at www.mnpera.org.

NOTE 11 – DEFINED CONTRIBUTION PLAN – STATE-WIDE

All City Council members of the City are covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by PERA. The PEDCP is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D and 356, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5% of their salary which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2% of employer contributions and twenty-five hundredths of 1% (.25 percent) of the assets in each member's account annually.

Total contributions made by the City for the last three fiscal years were:

	Contribution Amount		Percentage of Covered Payroll		Required Rate for Employees and
For the Year Ended:	Employee	Employer	Employee	Employer	Employers
December 31, 2024	$1,600	$1,600	5%	5%	5%

NOTE 12 – DEFINED CONTRIBUTION PENSION PLAN – FIRE RELIEF ASSOCIATION

A. Plan Description

Volunteer firefighters of the City are members of the Ramsey Firefighter's Relief Association (the Association). The Association is a single-employer defined contribution pension plan that operates under the provisions of Minnesota Statutes § 69 and 424, as amended. It is governed by a Board of six officers and trustees elected by the members of the Association for three year terms. The chief of the Ramsey Volunteer Fire Department, the Mayor, and the Finance Director of the City are ex-officio members of the Board of Trustees. The City's payroll for members of the Association for the year ended December 31, 2024 was $260,618, compared to a total city payroll of $11,360,224.

For financial reporting purposes, the Association's financial statements are not included in the City's financial statements because it is not a component unit of the City. The Association issues a publicly available financial report. A copy of the report may be obtained at Ramsey Municipal Center, 7550 Sunwood Drive Northwest, Ramsey, Minnesota 55303.

B. Pension Benefits

Minnesota Statutes Chapters 424 and 424A authorize pension benefits for volunteer fire relief associations. In order to be entitled to a pension benefit, a firefighter must have completed a minimum of 10 years of service with the fire department, 10 years membership in the Association, and attain the age of 50 years.

The firefighter will then be 60% vested with every year after that at 4% per year until the 20th year when 100% vesting will occur. Because this plan is a defined contribution plan, the amount of the retirement benefit is not predetermined, but rather is based on the individual member's allocable portion of contributions made during the participation period.

Firefighters also have the availability of other pensions such as deferred pension, disability pension, death benefits, and supplemental death benefits. Each of these other pensions are determined based on age and years of service.

C. Contributions Required and Contributions Made

Contributions to the plan include State Fire Aid pursuant to Minnesota Statutes Chapter 69. In addition, the City is allowed to make voluntary contributions of other public funds pursuant to Minnesota Statutes Chapter 69. The City's contribution to the Association in 2024, including both city and state fire aid passed through the City totaled $257,533. This contribution represents nearly 99% of the current 2024 covered payroll of $260,618. There were no current year changes in plan provisions.

NOTE 13 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN

A. Plan Description

The City provides post-employment health care benefits for retired employees through a single employer defined benefit plan. The term *plan* refers to the City's requirement by State Statute to provide retirees with access to health insurance. The OPEB plan is administered by the City. All post-employment benefits are based on contractual agreements with employee groups. Eligibility for these benefits is based on years of service and/or minimum age requirements. These contractual agreements do not include any specific contribution or funding requirements. The plan does not issue a publicly available financial report. No plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

NOTE 13 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

B. Benefits Provided

All retirees of the City have the option under state law to continue their medical insurance coverage through the City from the time of retirement until the employee reaches the age of eligibility for Medicare. For members of all employee groups, the retiree must pay the full premium to continue coverage for medical and dental insurance. Per state statutes, the City is also required to contribute towards the cost of continued health insurance coverage for officers and firefighters disabled or killed in the line of duty.

The City is legally required to include any retirees for whom it provides health insurance coverage in the same insurance pool as its active employees until the retiree reaches Medicare eligibility, whether the premiums are paid by the City or the retiree. Consequently, participating retirees are considered to receive a secondary benefit known as an "implicit rate subsidy." This benefit relates to the assumption that the retiree is receiving a more favorable premium rate than they would otherwise be able to obtain if purchasing insurance on their own, due to being included in the same pool with the City's younger and statistically healthier active employees.

C. Contributions

The required contribution is based on projected pay-as-you-go financing requirements, with additional amounts to prefund benefits as determined periodically by the City. The City's current year required pay-as-you-go contributions to finance the benefits described in the previous section totaled $49,708.

D. Membership

Membership in the plan consisted of the following as of the latest actuarial valuation:

Retirees and beneficiaries receiving benefits	4
Active plan members	100
Total members	104

E. Total OPEB Liability of the City

The City's total OPEB liability of $1,379,460 as of year-end was measured as of December 31, 2023, and was determined by an actuarial valuation as of December 31, 2023.

F. Actuarial Methods and Assumptions

The total OPEB liability was determined by an actuarial valuation as of December 31, 2023, using the entry age normal level percent of pay method. The following actuarial assumptions applied to all periods included in the measurement, unless otherwise specified:

Discount rate	3.77%
20-year municipal bond yield	3.77%
Inflation rate	2.60%
Salary increases	3.00%
Healthcare cost trend rate	7.75% grading to 4.00% over several decades

NOTE 13 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

Since the plan is not funded by an irrevocable trust, the discount rate is equal to the 20-year municipal bond yield.

G. Changes in the Total OPEB Liability

	Total OPEB Liability
Beginning Balance	$ 794,822
Changes for the year	
Service cost	91,803
Interest	35,055
Differences between expected and actual experience	433,178
Changes of assumptions	66,721
Benefit payments	(42,119)
Total net changes	584,638
Ending Balance	$ 1,379,460

Assumption changes since the prior measurement date include the following:

- The discount rate was changed from 4.05 percent to 3.77 percent.
- The inflation rate was increased from 2.50 percent to 2.60 percent.
- The healthcare trend rates were updated for changes in recent studies and inflationary adjustments.

H. Total OPEB Liability Sensitivity to Discount and Healthcare Cost Trend Rate Changes

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate	Discount Rate	1% Increase in Discount Rate
OPEB discount rate	2.77%	3.77%	4.77%
Total OPEB liability	$ 1,502,004	$ 1,379,460	$ 1,267,123

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease in Healthcare Cost Trend Rate	Healthcare Cost Trend Rate	1% Increase in Healthcare Cost Trend Rate
OPEB healthcare trend rate	6.75% grading to 3.00% over several decades	7.75% grading to 4.0% over several decades	8.75% grading to 5.00% over several decades
Total OPEB liability	$ 1,216,895	$ 1,379,460	$ 1,571,982

NOTE 13 – OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)

I. OPEB Expense and Related Deferred Outflow of Resources and Deferred Inflows of Resources

For the current year ended, the City recognized OPEB expense of $145,570. As of year-end, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 747,437	$ 186,110
Changes of assumptions	102,801	366,306
City contributions subsequent to the measurement date	49,708	-
Total	$ 899,946	$ 552,416

A total of $49,708 reported as deferred outflows of resources related to OPEB resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ending December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

December 31,	Amount
2025	18,712
2026	18,712
2027	18,712
2028	17,511
2029	19,431
Thereafter	204,744
Total	$ 297,822

NOTE 14 – TAX ABATEMENT AGREEMENTS

The City, in order to spur economic development, housing and redevelopment will enter into private development and redevelopment agreements to encourage a developer to construct, expand, or improve new or existing properties and buildings or clean-up and redevelop blighted properties. The City made payments on six private development agreements: four redevelopment and two housing that would be considered a tax abatement under GASB Statement 77 as of December 31, 2024.

The City issued these six agreements through the economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base established on the date that the tax increment district is created. Per these agreements, the developer shall initially pay for the development property and any site improvements with the City reimbursing these expenses through the issuance of a tax increment revenue note payable solely from the tax increments generated from the project.

NOTE 14 – TAX ABATEMENT AGREEMENTS (CONTINUED)

The City is authorized to create a tax increment financing plan under Minnesota Statute 469.175. Under this statute, the following criteria must be met:

- Proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future;

- The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan. The requirements of this item do not apply if the district is a housing district;

- The tax increment financing plan conforms to the general plan for the development or redevelopment of the municipality as a whole;

- The tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the project by private enterprise.

For the fiscal year ended December 31, 2024, the City abated property taxes totaling $937,466 related to the following:

- Housing Development: $25,000 abated towards a $711,000 Tax Increment Revenue Note issued in 2004 for the construction of a 31-unit townhome project. Final note payment date was February 2024.

- Redevelopment: $345,988 abated towards a $3,000,000 Tax Increment Revenue Note issued in 2015 for the construction of a 230-unit apartment building. Final note payment date is February 2038.

- Redevelopment: $68,503 abated for a $218,000 Tax Increment Revenue Note issued in 2019 for a 56,000 square-foot industrial building in Bunker Lake Business Park. Final note payment date is February 2028.

- Housing: $184,212 abated for a $681,395 Tax Increment Revenue Note issued in 2020 for a 174-unit senior living facility. Final note payment date was August 2024.

- Redevelopment: $215,283 abated for a $972,000 Tax Increment Revenue Note issued in 2021 for a 210,000 square-foot manufacturing building in Bunker Lake Business Park. Final note payment date is February 2030.

- Redevelopment: $98,480 abated for a $1,172,000 Tax Increment Revenue Note issued in 2023 for a 2,940,000 square-foot manufacturing building in Bunker Lake Business Park. Final note payment date is February 2032.

NOTE 14 – TAX ABATEMENT AGREEMENTS (CONTINUED)

The outstanding principal balance as of December 31, 2024 for all agreements was $2,981,419.

This amount is not included in long-term debt because of the nature of these notes in that repayment is required only if sufficient tax increments are received. The City's position is that these are obligations to assign future and uncertain revenue sources and these obligations are not actual debt in substance.

NOTE 15 – INDUSTRIAL AND LEASE REVENUE BONDS

From time to time, the City has issued Industrial Revenue Bonds and Lease Revenue Bonds to provide financial assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. Neither the City, the state of Minnesota, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2024, there was one series of a Lease Revenue Bond outstanding with an aggregate principal amount payable of $41,465,000.

NOTE 16 – COMMITMENTS AND CONTINGENCIES

A. Commitments for Construction

At December 31, 2024, the City is committed to various construction contracts for the improvement of city property. The City's remaining commitment under these contracts is $12,436,955. The City has resources available to cover these commitments.

B. Federal and State Revenue

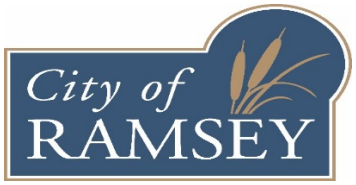
Amounts received or receivable from federal and state agencies are subject to agency audit and adjustment. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of claims which may be disallowed by the grantor agencies cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

C. Legal Claims

The City has the usual and customary type of miscellaneous legal claims pending at year-end. Although the outcome of these lawsuits is not presently determinable, the City's management believes that the City will not incur any material monetary loss resulting from these claims. No loss has been recorded on the City's financial statements relating to these claims.

D. Tax Increment Districts

The City's tax increment districts are subject to review by the state of Minnesota Office of the State Auditor (OSA). Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which would have a material effect on the financial statements.



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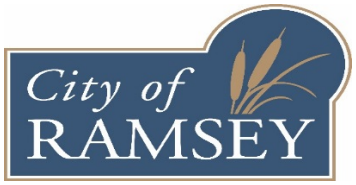
REQUIRED SUPPLEMENTARY INFORMATION



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CITY OF RAMSEY

PERA – General Employees Retirement Fund
Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.0508%	$ 2,632,720	$ –	$ 2,632,720	$ 2,984,866	88.20%	78.20%
12/31/2016	06/30/2016	0.0508%	$ 4,124,708	$ 53,908	$ 4,178,616	$ 3,154,867	130.74%	68.90%
12/31/2017	06/30/2017	0.0551%	$ 3,517,550	$ 44,220	$ 3,561,770	$ 3,550,067	99.08%	75.90%
12/31/2018	06/30/2018	0.0527%	$ 2,923,581	$ 95,848	$ 3,019,429	$ 3,542,360	82.53%	79.50%
12/31/2019	06/30/2019	0.0530%	$ 2,930,253	$ 91,163	$ 3,021,416	$ 3,752,320	78.09%	80.20%
12/31/2020	06/30/2020	0.0566%	$ 3,393,429	$ 104,560	$ 3,497,989	$ 4,036,013	84.08%	79.10%
12/31/2021	06/30/2021	0.0617%	$ 2,634,866	$ 80,483	$ 2,715,349	$ 4,313,560	61.08%	87.00%
12/31/2022	06/30/2022	0.0603%	$ 4,775,781	$ 140,084	$ 4,915,865	$ 4,518,169	105.70%	76.70%
12/31/2023	06/30/2023	0.0620%	$ 3,466,971	$ 95,709	$ 3,562,680	$ 4,933,640	70.27%	83.10%
12/31/2024	06/30/2024	0.0668%	$ 2,471,091	$ 63,897	$ 2,534,988	$ 5,657,184	43.68%	89.10%

PERA – General Employees Retirement Fund
Schedule of City Contributions

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 238,004	$ 238,004	$ –	$ 3,173,387	7.50%
12/31/2016	$ 247,279	$ 247,279	$ –	$ 3,297,053	7.50%
12/31/2017	$ 261,117	$ 261,117	$ –	$ 3,481,560	7.50%
12/31/2018	$ 271,321	$ 271,321	$ –	$ 3,617,613	7.50%
12/31/2019	$ 293,639	$ 293,639	$ –	$ 3,915,187	7.50%
12/31/2020	$ 312,137	$ 312,137	$ –	$ 4,161,827	7.50%
12/31/2021	$ 330,724	$ 330,724	$ –	$ 4,409,653	7.50%
12/31/2022	$ 346,788	$ 346,788	$ –	$ 4,624,488	7.50%
12/31/2023	$ 400,688	$ 400,688	$ –	$ 5,342,507	7.50%
12/31/2024	$ 454,460	$ 454,460	$ –	$ 6,060,123	7.50%

CITY OF RAMSEY

PERA – Public Employees Police and Fire Fund
Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.2090%	$ 2,374,729	$ –	$ 2,374,729	$ 1,917,443	123.85%	86.60%
12/31/2016	06/30/2016	0.2080%	$ 8,347,402	$ –	$ 8,347,402	$ 2,000,574	417.25%	63.90%
12/31/2017	06/30/2017	0.2190%	$ 2,956,761	$ –	$ 2,956,761	$ 2,243,957	131.77%	85.40%
12/31/2018	06/30/2018	0.2161%	$ 2,303,404	$ –	$ 2,303,404	$ 2,277,516	101.14%	88.80%
12/31/2019	06/30/2019	0.2331%	$ 2,481,585	$ –	$ 2,481,585	$ 2,458,454	100.94%	89.30%
12/31/2020	06/30/2020	0.2397%	$ 3,159,502	$ 74,418	$ 3,233,920	$ 2,703,294	116.88%	87.20%
12/31/2021	06/30/2021	0.2447%	$ 1,888,825	$ 84,916	$ 1,973,741	$ 2,891,892	65.31%	93.70%
12/31/2022	06/30/2022	0.2573%	$ 11,196,681	$ 489,060	$ 11,685,741	$ 3,125,648	358.22%	70.50%
12/31/2023	06/30/2023	0.2407%	$ 4,156,576	$ 167,433	$ 4,324,009	$ 3,160,708	131.51%	86.50%
12/31/2024	06/30/2024	0.2545%	$ 3,348,488	$ 127,643	$ 3,476,131	$ 3,524,438	95.01%	90.20%

PERA – Public Employees Police and Fire Fund
Schedule of City Contributions

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 326,419	$ 326,419	$ –	$ 2,014,315	16.20%
12/31/2016	$ 339,699	$ 339,699	$ –	$ 2,096,907	16.20%
12/31/2017	$ 357,524	$ 357,524	$ –	$ 2,206,938	16.20%
12/31/2018	$ 382,968	$ 382,968	$ –	$ 2,364,000	16.20%
12/31/2019	$ 433,917	$ 433,917	$ –	$ 2,559,982	16.95%
12/31/2020	$ 492,217	$ 492,217	$ –	$ 2,780,887	17.70%
12/31/2021	$ 541,368	$ 541,368	$ –	$ 3,058,576	17.70%
12/31/2022	$ 553,715	$ 553,715	$ –	$ 3,128,333	17.70%
12/31/2023	$ 591,359	$ 591,359	$ –	$ 3,341,011	17.70%
12/31/2024	$ 641,383	$ 641,383	$ –	$ 3,623,633	17.70%

CITY OF RAMSEY

Other Post-Employment Benefits Plan
Schedule of Changes in the City's Total
OPEB Liability and Related Ratios

	Fiscal Year						
	2018	2019	2020	2021	2022	2023	2024
Total OPEB liability							
Service cost	$ 40,892	$ 74,389	$ 55,942	$ 69,584	$ 81,145	$ 119,416	$ 91,803
Interest	22,858	24,695	30,837	14,428	13,589	18,686	35,055
Differences between expected and actual experience	–	–	(368,975)	6,307	510,595	1,371	433,178
Changes of assumptions	19,347	(41,435)	47,099	20,586	(365,412)	(123,730)	66,721
Benefit payments	(3,349)	(3,476)	(2,775)	(9,111)	(6,965)	(17,207)	(42,119)
Net change in total OPEB liability	79,748	54,173	(237,872)	101,794	232,952	(1,464)	584,638
Total OPEB liability – beginning of year	565,491	645,239	699,412	461,540	563,334	796,286	794,822
Total OPEB liability – end of year	$ 645,239	$ 699,412	$ 461,540	$ 563,334	$ 796,286	$ 794,822	$ 1,379,460
Covered-employee payroll	$ 5,400,000	$ 5,600,000	$ 6,400,000	$ 6,700,000	$ 6,800,000	$ 7,600,000	$ 8,300,000
Total OPEB liability as a percentage of covered-employee payroll	11.95%	12.49%	7.21%	8.41%	11.71%	10.46%	16.62%

Note 1: **Changes in Actuarial Assumptions.** (1) 2024 Changes - The discount rate was changed from 4.05 percent to 3.77 percent. Inflation rate was changed from 2.50 percent to 2.60 percent. The healthcare trend rates were updated for changes in recent studies and inflationary adjustments. (2) 2023 Changes - The discount rate was changed from 2.06 percent to 4.05 percent. (3) 2022 Changes - The discount rate was changed from 2.12 percent to 2.06 percent. The healthcare trend rates and plan experience assumptions were updated for changes in recent studies and inflationary adjustments. (4) 2021 Changes - The discount rate was changed from 2.74 percent to 2.12 percent. The healthcare trend rates were updated for changes in recent studies and inflationary adjustments. (5) 2020 Changes - The discount rate was changed from 4.09 percent to 2.74 percent. The healthcare trend rates, mortality tables, and payroll growth rates were updated for changes in recent studies and inflationary adjustments. (6) 2019 Changes - The discount rate was changed from 3.44 percent to 4.09 percent. (7) 2018 Changes - The discount rate was changed from 4.50 percent to 3.44 percent.

Note 2: The City implemented GASB Statement No. 75 in fiscal 2018. This information is not available for previous fiscal years. Additional years' information will be displayed as it becomes available.

Note 3: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits. There are no factors that affect trends in the amounts reported, such as changes in benefit terms or assumptions.

CITY OF RAMSEY

Notes to Required Supplementary Information
General Employees Retirement Fund
Year Ended December 31, 2024

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

2024 CHANGES IN PLAN PROVISIONS

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption and single discount rate were changed from 6.50 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024 was eliminated.
- A one-time, non-compounding benefit increase of 2.50 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The price inflation assumption was decreased from 2.50 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.00 percent.
- Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2021 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the Pub-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100 percent Joint and Survivor option changed from 35 percent to 45 percent. The assumed number of married female new retirees electing the 100 percent Joint and Survivor option changed from 15 percent to 30 percent. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

2020 CHANGES IN PLAN PROVISIONS

- Augmentation for current privatized members was reduced to 2.00 percent for the period July 1, 2020 through December 31, 2023 and zero percent after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2017 to MP-2018.

2019 CHANGES IN PLAN PROVISIONS

- The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00 percent per year through 2044, and 2.50 percent per year thereafter, to 1.25 percent per year.

2018 CHANGES IN PLAN PROVISIONS

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to zero percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Post-retirement benefit increases were changed from 1.00 percent per year with a provision to increase to 2.50 percent upon attainment of 90.00 percent funding ratio to 50.00 percent of the Social Security Cost of Living Adjustment, not less than 1.00 percent and not more than 1.50 percent, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- The Combined Service Annuity (CSA) loads were changed from 0.80 percent for active members and 60.00 percent for vested and nonvested deferred members. The revised CSA loads are now zero percent for active member liability, 15.00 percent for vested deferred member liability, and 3.00 percent for nonvested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year for all years, to 1.00 percent per year through 2044, and 2.50 percent per year thereafter.

2017 CHANGES IN PLAN PROVISIONS

- The state's contribution for the Minneapolis Employees Retirement Fund equals $16.0 million in 2017 and 2018, and $6.0 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21.0 million to $31.0 million in calendar years 2019 to 2031. The state's contribution changed from $16.0 million to $6.0 million in calendar years 2019 to 2031.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2035 and 2.50 percent per year thereafter, to 1.00 percent per year for all years.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS (CONTINUED)

- The assumed investment return was changed from 7.90 percent to 7.50 percent. The single discount rate changed from 7.90 percent to 7.50 percent.
- Other assumptions were changed pursuant to the experience study June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 for inflation.

2015 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030 and 2.50 percent per year thereafter, to 1.00 percent per year through 2035, and 2.50 percent per year thereafter.

2015 CHANGES IN PLAN PROVISIONS

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by $1.1 billion and increased the fiduciary plan net position by $892.0 million. Upon consolidation, state and employer contributions were revised; the state's contribution of $6.0 million, which meets the special funding situation definition, was due September 2015.

CITY OF RAMSEY

Notes to Required Supplementary Information
Public Employees Police and Fire Fund
Year Ended December 31, 2024

2024 CHANGES IN PLAN PROVISIONS

- The State contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police & Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption was changed from 6.50 percent to 7.00 percent.
- The single discount rate changed from 5.40 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- Additional one-time direct state aid contribution of $19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50.00 percent vesting after five years, increasing incrementally to 100.00 percent after 10 years.
- A one-time, non-compounding benefit increase of 3.00 percent will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.
- The single discount rate was changed from 6.50 percent to 5.40 percent.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The inflation assumption was changed from 2.50 percent to 2.25 percent.
- The payroll growth assumption was changed from 3.25 percent to 3.00 percent.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 Public Safety Mortality Table. The mortality improvement scale was changed from MP-2019 to MP-2020.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS (CONTINUED)

- The base mortality table for disabled annuitants was changed from the RP-2014 Healthy Annuitant Mortality Table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety Disabled Annuitant Mortality Table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020 experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020 experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes would result in more assumed terminations.
- Assumed rates of disability were increased for ages 25-44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60 percent to 70 percent. Minor changes to form of payment assumptions were applied.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2018 to MP-2019.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2016 to MP-2017.

2018 CHANGES IN PLAN PROVISIONS

- Post-retirement benefit increases were changed to 1.00 percent for all years, with no trigger.
- An end date of July 1, 2048 was added to the existing $9.0 million state contribution.
- New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9.0 million thereafter, until the plan reaches 100.00 percent funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80 percent to 11.30 percent of pay, effective January 1, 2019, and 11.80 percent of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20 percent to 16.95 percent of pay, effective January 1, 2019, and 17.70 percent of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to zero percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The CSA load was 30.00 percent for vested and nonvested deferred members. The CSA has been changed to 33.00 percent for vested members, and 2.00 percent for nonvested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 Fully Generational Table to the RP-2014 Fully Generational Table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 Disabled Mortality Table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.00 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65.00 percent to 60.00 percent.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing joint and survivor annuities was increased.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years, to 1.00 percent per year through 2064, and 2.50 percent thereafter.
- The single discount rate was changed from 5.60 percent per annum to 7.50 percent per annum.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2037, and 2.50 percent per year thereafter, to 1.00 percent per year for all future years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent.
- The single discount rate changed from 7.90 percent to 5.60 percent.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

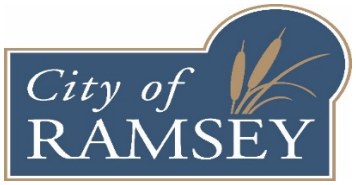
2015 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030, and 2.50 percent per year thereafter, to 1.00 percent per year through 2037, and 2.50 percent per year thereafter.

2015 CHANGES IN PLAN PROVISIONS

- The post-retirement benefit increase to be paid after attainment of the 90.00 percent funding threshold was changed from inflation up to 2.50 percent, to a fixed rate of 2.50 percent.

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES



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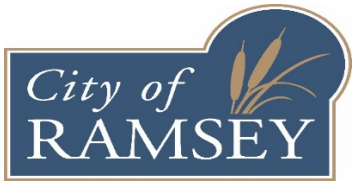
CITY OF RAMSEY

Nonmajor Governmental Funds
Combining Balance Sheet
December 31, 2024

	Special Revenue	Debt Service	Capital Project	Totals
Assets				
Cash and temporary investments	$ 2,548,878	$ 845,794	$ 6,572,438	$ 9,967,110
Receivables				
Unremitted taxes	1,046	40,247	–	41,293
Delinquent taxes	841	29,454	–	30,295
Unremitted special assessments	–	366	323	689
Delinquent special assessments	–	243	2,389	2,632
Deferred special assessments	–	107,500	72,219	179,719
Accounts	10,916	–	–	10,916
Due from other governmental units	4,758	–	–	4,758
Advances to other funds	–	–	1,492,000	1,492,000
Prepaids	1,044	–	–	1,044
Total assets	$ 2,567,483	$ 1,023,604	$ 8,139,369	$ 11,730,456
Liabilities				
Accounts and contracts payable	$ 2,083	$ 7,500	$ 1,100	$ 10,683
Advances from other funds	–	–	178,687	178,687
Total liabilities	2,083	7,500	179,787	189,370
Deferred inflows of resources				
Unavailable revenue - property taxes	841	29,454	–	30,295
Unavailable revenue - special assessments	–	107,743	74,608	182,351
Total deferred inflows of resources	841	137,197	74,608	212,646
Fund balances				
Nonspendable	1,044	–	–	1,044
Restricted	2,105,446	878,907	–	2,984,353
Committed	458,069	–	–	458,069
Assigned	–	–	7,884,974	7,884,974
Total fund balance	2,564,559	878,907	7,884,974	11,328,440
Total liabilities, deferred inflows of resources, and fund balances	$ 2,567,483	$ 1,023,604	$ 8,139,369	$ 11,730,456



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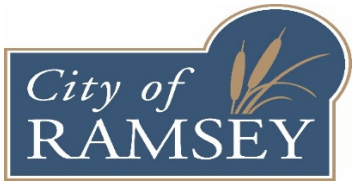
CITY OF RAMSEY

Nonmajor Governmental Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	Special Revenue	Debt Service	Capital Project	Totals
Revenue				
Property taxes	$ 86,555	$ 3,357,634	$ 44,520	$ 3,488,709
Special assessments	–	58,200	11,834	70,034
Intergovernmental revenue	157,610	338,510	100,000	596,120
Charges for services	5,832	–	–	5,832
Other revenue				
Investment earnings	113,879	66,238	311,700	491,817
Miscellaneous	228,777	207	187,921	416,905
Total revenue	592,653	3,820,789	655,975	5,069,417
Expenditures				
Current				
General government	106,423	–	150,790	257,213
Public safety	69,965	–	–	69,965
Highways and streets	–	–	609,230	609,230
Economic development	70,155	–	–	70,155
Capital outlay	242,891	–	206,534	449,425
Debt service				
Principal retirement	–	2,640,000	–	2,640,000
Interest and fiscal charges	–	1,082,722	4,396	1,087,118
Total expenditures	489,434	3,722,722	970,950	5,183,106
Excess (deficiency) of revenue over expenditures	103,219	98,067	(314,975)	(113,689)
Other financing sources (uses)				
Transfers in	–	27,397	2,514,265	2,541,662
Transfers (out)	(1,259,244)	(27,397)	(2,407,564)	(3,694,205)
Total other financing sources (uses)	(1,259,244)	–	106,701	(1,152,543)
Net change in fund balances	(1,156,025)	98,067	(208,274)	(1,266,232)
Fund balances				
Beginning of year, as previously reported	5,162,503	780,840	8,093,248	14,036,591
Change within financial reporting entity	(1,441,919)	–	–	(1,441,919)
Beginning of year, as restated	3,720,584	780,840	8,093,248	12,594,672
End of year	$ 2,564,559	$ 878,907	$ 7,884,974	$ 11,328,440



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NONMAJOR SPECIAL REVENUE FUNDS

Nonmajor Special Revenue Funds are used to account for revenue derived from specific revenue sources that are legally restricted or committed to expenditures for specific purposes.

Revolving Loan Fund – used to account for loans authorized by the City to prospective private businesses in accordance with Chapter 469 of the Minnesota Statutes.

Lawful Gambling Fund – used to account for lawful gambling revenues received by the City as authorized by Minnesota State Statutes Chapter 349.

Peace Officers Fund – used to account for post-board reimbursement and other restricted revenues which must be used exclusively for in-service training and other expenditures as specified.

Developer's Fees Fund – used to account for demand fees that will be used for storm water management. This fund was moved to major government fund in 2024.

Federal/State Relief Fund – used to account for the funds received from the Coronavirus State and Local Fiscal Recovery Funds (SLFRF), authorized by the American Rescue Plan and public safety aid received from the State of Minnesota.

General Govt Special Projects Fund – used to account for resources accumulated and expenditures related to special General Government projects.

Economic Development Authority Fund – used to account for revenues and expenditures associated with economic development activities within the City.

CITY OF RAMSEY

Nonmajor Special Revenue Funds
Combining Balance Sheet
December 31, 2024

	Revolving Loan	Lawful Gambling	Peace Officers	Formerly Non-major Developer's Fees
Assets				
Cash and temporary investments	$ 384,155	$ 366,209	$ 18,307	$ –
Receivables				
Unremitted taxes	–	–	–	–
Delinquent taxes	–	–	–	–
Accounts	–	10,916	–	–
Due from other governmental units	–	–	4,758	–
Prepaids	–	–	–	–
Total assets	$ 384,155	$ 377,125	$ 23,065	$ –
Liabilities				
Accounts and contracts payable	$ –	$ 1,785	$ –	$ –
Deferred inflows of resources				
Unavailable revenue - property taxes	–	–	–	–
Fund balances				
Nonspendable	–	–	–	–
Restricted	–	375,340	23,065	–
Committed	384,155	–	–	–
Total fund balances	384,155	375,340	23,065	–
Total liabilities, deferred inflows of resources, and fund balances	$ 384,155	$ 377,125	$ 23,065	$ –

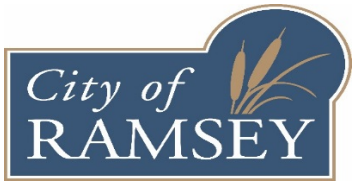
Federal/State Relief	General Govt Special Projects	Economic Development Authority	Totals
$ 142,305	$ 73,914	$ 1,563,988	$ 2,548,878
–	–	1,046	1,046
–	–	841	841
–	–	–	10,916
–	–	–	4,758
–	–	1,044	1,044
$ 142,305	$ 73,914	$ 1,566,919	$ 2,567,483
$ –	$ –	$ 298	$ 2,083
–	–	841	841
–	–	1,044	1,044
142,305	–	1,564,736	2,105,446
–	73,914	–	458,069
142,305	73,914	1,565,780	2,564,559
$ 142,305	$ 73,914	$ 1,566,919	$ 2,567,483

CITY OF RAMSEY

Nonmajor Special Revenue Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	Revolving Loan	Lawful Gambling	Peace Officers	Formerly Non-major Developer's Fees
Revenue				
Property taxes	$ –	$ –	$ –	$ –
Intergovernmental revenue	–	–	38,713	–
Charges for services	–	–	5,832	–
Other revenue				
Investment earnings	17,118	19,157	709	–
Miscellaneous	–	105,572	27,933	–
Total revenue	17,118	124,729	73,187	–
Expenditures				
Current				
General government	–	43,475	–	–
Public safety	–	–	69,965	–
Economic development	–	–	–	–
Capital outlay	–	194,621	–	–
Total expenditures	–	238,096	69,965	–
Excess (deficiency) of revenue over expenditures	17,118	(113,367)	3,222	–
Other financing (uses)				
Transfers (out)	–	–	–	–
Net change in fund balances	17,118	(113,367)	3,222	–
Fund balances				
Beginning of year, as previously reported	367,037	488,707	19,843	1,441,919
Change within financial reporting entity	–	–	–	(1,441,919)
Beginning of year, as restated	367,037	488,707	19,843	–
End of year	$ 384,155	$ 375,340	$ 23,065	$ –

Federal/State Relief	General Govt Special Projects	Economic Development Authority	Totals
$ –	$ –	$ 86,555	$ 86,555
118,897	–	–	157,610
–	–	–	5,832
–	7,683	69,212	113,879
–	65,272	30,000	228,777
118,897	72,955	185,767	592,653
–	62,948	–	106,423
–	–	–	69,965
–	–	70,155	70,155
24,636	–	23,634	242,891
24,636	62,948	93,789	489,434
94,261	10,007	91,978	103,219
(1,200,000)	(59,244)	–	(1,259,244)
(1,105,739)	(49,237)	91,978	(1,156,025)
1,248,044	123,151	1,473,802	5,162,503
–	–	–	(1,441,919)
1,248,044	123,151	1,473,802	3,720,584
$ 142,305	$ 73,914	$ 1,565,780	$ 2,564,559



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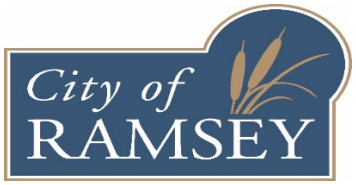
CITY OF RAMSEY

Schedule of Revenue, Expenditures, and Changes in Fund Balances
Economic Development Authority – Budget and Actual
Year Ended December 31, 2024

	Original and Final Budget	Actual	Over (Under) Final Budget
Revenue			
Property taxes	$ 87,390	$ 86,555	$ (835)
Other revenue			
Investment earnings	5,000	69,212	64,212
Miscellaneous	–	30,000	30,000
Total revenue	92,390	185,767	93,377
Expenditures			
Current			
Economic development	92,390	70,155	(22,235)
Capital outlay	–	23,634	23,634
Total expenditures	92,390	93,789	1,399
Net change in fund balances	$ –	91,978	$ 91,978
Fund balances			
Beginning of year		1,473,802	
End of year		$ 1,565,780	



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NONMAJOR DEBT SERVICE FUNDS

Nonmajor Debt Service Funds are used to account for the accumulation of resources used for the payment of principal and interest on long term debt.

2011B Refund GO Improvement Bonds – In 2011, $3,090,000 Series 2011B Improvement Crossover Refunding bonds were issued to refund the 2005B Series AUAR roadway bonds that were called on December 15, 2014.

2013A Capital Equipment Certificates – The Series 2013A $635,000 General Obligation Capital Equipment Certificate of Indebtedness is to finance the acquisition of capital equipment.

2014A Capital Equipment Certificates – The Series 2014A $875,000 General Obligation Capital Equipment Certificate of Indebtedness is to finance the acquisition of capital equipment.

2015A GO Capital Improvement Bond – The $3,880,000 General Obligation Capital Improvement Bond is to finance the construction of the city's Fire Station #2.

2015B GO Street Reconstruction Bond – The $1,205,000 General Obligation Street Reconstruction Bonds is to finance the reconstruction of Garnet Street and 168th Avenue.

2016A GO Street Reconstruction Bond – The $1,650,000 General Obligation Street Reconstruction Bonds is to finance the reconstruction of Andrie Street and 164th Lane.

2017A GO Street Reconstruction Bond – The $895,000 General Obligation Street Reconstruction Bonds is to finance the reconstruction of Alpine Drive and Sunwood Drive.

2018A GO Street Reconstruction Bond – The $1,175,000 General Obligation Street Reconstruction Bond is to finance the reconstruction of Riversbend Avenue and Stanhope Terrace.

2020A GO Capital Improvement Bond – The $9,055,000 General Obligation Capital Improvement Bond is to finance the construction **o**f the city's Public Works Campus.

2021A/2012A GO Refund Improvement Bond – The $9,845,000 General Obligation Capital Improvement Bond were issued to refund the 2012A General Obligation Capital Improvement Bond that had refunded the 2005A Public Project Lease Revenue Bond that was issued to finance the construction of the city's Municipal Center.

2022A GO Street Reconstruction Bond – The $10,765,000 General Obligation Street Reconstruction Bonds is to finance the reconstruction of several streets as outlined in the City's Capital Improvement Plan for years 2023 through 2025.

2023A Capital Equipment Certificates – The Series 2023A $1,400,000 General Obligation Capital Equipment Certificate of Indebtedness is to finance the acquisition of capital equipment.

CITY OF RAMSEY

Nonmajor Debt Service Funds
Combining Balance Sheet
December 31, 2024

	2011B Refund GO Improvement Bonds	2013A Capital Equipment Certificates	2014A Capital Equipment Certificates	2015A GO Capital Improvement Bond	2015B GO Street Reconstruction Bond	2016A GO Street Reconstruction Bond
Assets						
Cash and temporary investments	$ 326,694	$ 369	$ 49,303	$ 125,889	$ 21,185	$ 89,424
Receivables						
Unremitted taxes	–	–	1,118	3,092	1,280	1,625
Delinquent taxes	–	291	994	2,691	1,062	1,393
Unremitted special assessments	–	–	–	–	366	–
Delinquent special assessments	–	–	–	–	243	–
Deferred special assessments	–	–	–	–	8,401	44,180
Total assets	$ 326,694	$ 660	$ 51,415	$ 131,672	$ 32,537	$ 136,622
Liabilities						
Accounts and contracts payable	$ –	$ –	$ 5,000	$ –	$ –	$ –
Deferred inflows of resources						
Unavailable revenue - property taxes	–	291	994	2,691	1,062	1,393
Unavailable revenue - special assessments	–	–	–	–	8,644	44,180
Total deferred inflows of resources	–	291	994	2,691	9,706	45,573
Fund balances						
Restricted	326,694	369	45,421	128,981	22,831	91,049
Total liabilities, deferred inflows of resources and fund balances	$ 326,694	$ 660	$ 51,415	$ 131,672	$ 32,537	$ 136,622

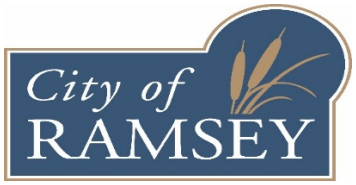
2017A GO Street Reconstruction Bond	2018A GO Street Reconstruction Bond	2020A GO Capital Improvement Bond	2021A/2012A GO Refund Improvement Bond	2022A GO Street Reconstruction Bond	2023A Capital Equipment Certificates	Totals
$ 7,750	$ 38,047	$ 17,479	$ 69,411	$ 96,463	$ 3,780	$ 845,794
1,021	1,214	1,391	15,584	11,871	2,051	40,247
875	1,028	1,140	10,452	8,446	1,082	29,454
–	–	–	–	–	–	366
–	–	–	–	–	–	243
13,709	41,210	–	–	–	–	107,500
$ 23,355	$ 81,499	$ 20,010	$ 95,447	$ 116,780	$ 6,913	$ 1,023,604
$ –	$ –	$ –	$ –	$ 2,500	$ –	$ 7,500
875	1,028	1,140	10,452	8,446	1,082	29,454
13,709	41,210	–	–	–	–	107,743
14,584	42,238	1,140	10,452	8,446	1,082	137,197
8,771	39,261	18,870	84,995	105,834	5,831	878,907
$ 23,355	$ 81,499	$ 20,010	$ 95,447	$ 116,780	$ 6,913	$ 1,023,604

CITY OF RAMSEY

Nonmajor Debt Service Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	2011B Refund GO Improvement Bonds	2013A Capital Equipment Certificates	2014A Capital Equipment Certificates	2015A GO Capital Improvement Bond	2015B GO Street Reconstruction Bond	2016A GO Street Reconstruction Bond
Revenue						
Property taxes	$ –	$ –	$ 101,757	$ 278,977	$ 115,417	$ 146,388
Special assessments	–	–	–	–	9,021	28,707
Intergovernmental revenue	338,510	–	–	–	–	–
Other revenue						
Investment earnings	26,472	–	2,910	6,062	925	5,630
Miscellaneous	–	–	–	–	15	22
Total revenue	364,982	–	104,667	285,039	125,378	180,747
Expenditures						
Debt service						
Principal retirement	305,000	–	95,000	190,000	130,000	170,000
Interest and fiscal charges	17,065	653	7,893	80,411	6,748	11,198
Total expenditures	322,065	653	102,893	270,411	136,748	181,198
Excess (deficiency) of revenue over expenditures	42,917	(653)	1,774	14,628	(11,370)	(451)
Other financing sources (uses)						
Transfers in	–	–	–	–	27,397	–
Transfers out	–	(27,397)		–	–	–
Total other financing sources (uses)	–	(27,397)	–	–	27,397	–
Net change in fund balances	42,917	(28,050)	1,774	14,628	16,027	(451)
Fund balances						
Beginning of year	283,777	28,419	43,647	114,353	6,804	91,500
End of year	$ 326,694	$ 369	$ 45,421	$ 128,981	$ 22,831	$ 91,049

2017A GO Street Reconstruction Bond	2018A GO Street Reconstruction Bond	2020A GO Capital Improvement Bond	2021A/2012A GO Refund Improvement Bond	2022A GO Street Reconstruction Bond	2023A Capital Equipment Certificates	Totals
$ 92,050	$ 109,416	$ 125,426	$ 1,113,172	$ 1,087,656	$ 187,375	$ 3,357,634
5,969	14,503	–	–	–	–	58,200
–	–	–	–	–	–	338,510
1,137	3,232	511	11,646	7,525	188	66,238
170		–	–	–	–	207
99,326	127,151	125,937	1,124,818	1,095,181	187,563	3,820,789
90,000	120,000	–	910,000	525,000	105,000	2,640,000
9,168	19,497	122,112	213,848	517,397	76,732	1,082,722
99,168	139,497	122,112	1,123,848	1,042,397	181,732	3,722,722
158	(12,346)	3,825	970	52,784	5,831	98,067
–	–	–	–	–	–	27,397
–	–	–	–	–	–	(27,397)
–	–	–	–	–	–	–
158	(12,346)	3,825	970	52,784	5,831	98,067
8,613	51,607	15,045	84,025	53,050	–	780,840
$ 8,771	$ 39,261	$ 18,870	$ 84,995	$ 105,834	$ 5,831	$ 878,907



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NONMAJOR CAPITAL PROJECTS FUNDS

Nonmajor Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

Public Improvement Revolving Fund – used to account for the resources to be used to finance the City's share of the annual street maintenance program.

Trott Brook Cemetery Perpetual Care Fund – used to account for perpetual care fees collected on the sale of cemetery plots in Trott Brook Cemetery.

Public Works Campus Fund – used to account for the resources used for the construction of the public works campus and its amenities.

Parking Ramp Maintenance Fund – used to account for all expenditures that the City incurs to operate, maintain, and repair the parking ramp with costs to be allocated to the affected users.

Riverdale Drive Street Improvement Fund – used to account for the resources used to finance the construction of Riverdale Drive.

Equipment Revolving Fund – used to account for resources to finance the replacement of city equipment, vehicles, and/or building facilities.

Capital Equipment 2024 Fund – used to account for the resources to be used for capital equipment purchases slated for year 2024.

Public Facilities Construction Fund – used to account for the resources to be used for land acquisition and the construction of public utilities.

CITY OF RAMSEY

Nonmajor Capital Project Funds
Combining Balance Sheet
December 31, 2024

	Public Improvement Revolving	Trott Brook Cemetery Perpetual Care	Public Works Campus	Parking Ramp Maintenance
Assets				
Cash and temporary investments	$ 4,837,111	$ 89,089	$ –	$ 229,508
Receivables				
Unremitted special assessments	323	–	–	–
Delinquent special assessments	2,389	–	–	–
Deferred special assessments	72,219	–	–	–
Advances to other funds	175,000	–	–	–
Total assets	$ 5,087,042	$ 89,089	$ –	$ 229,508
Liabilities				
Accounts and contracts payable	$ 956	$ –	$ –	$ 144
Advances from other funds	–	–	–	–
Total liabilities	956	–	–	144
Deferred inflows of resources				
Unavailable revenue - special assessments	74,608	–	–	–
Fund balances				
Assigned	5,011,478	89,089	–	229,364
Total liabilities, deferred inflows of resources, and fund balances	$ 5,087,042	$ 89,089	$ –	$ 229,508

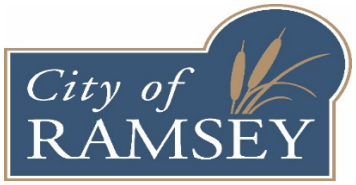
Riverdale Drive Street Improvement	Equipment Revolving	Capital Equipment 2024	Public Facilities Construction	Totals
$ –	$ 573,343	$ –	$ 843,387	$ 6,572,438
–	–	–	–	323
–	–	–	–	2,389
–	–	–	–	72,219
–	1,317,000	–	–	1,492,000
$ –	$ 1,890,343	$ –	$ 843,387	$ 8,139,369
$ –	$ –	$ –	$ –	$ 1,100
–	–	–	178,687	178,687
–	–	–	178,687	179,787
–	–	–	–	74,608
–	1,890,343	–	664,700	7,884,974
$ –	$ 1,890,343	$ –	$ 843,387	$ 8,139,369

CITY OF RAMSEY

Nonmajor Capital Project Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2024

	Public Improvement Revolving	Trott Brook Cemetery Perpetual Care	Public Works Campus	Parking Ramp Maintenance
Revenue				
Property taxes	$ –	$ –	$ –	$ –
Special assessments	11,834	–	–	–
Intergovernmental revenue	100,000	–	–	–
Other revenue				
Investment earnings	211,932	4,015	–	6,488
Miscellaneous	8,084	–	20,000	139,837
Total revenue	331,850	4,015	20,000	146,325
Expenditures				
Current				
General government	–	1,323	–	93,188
Highways and streets	609,230	–	–	–
Capital outlay	206,534	–	–	–
Debt service				
Interest and fiscal charges	–	–	–	–
Total expenditures	815,764	1,323	–	93,188
Excess (deficiency) of revenue over expenditures	(483,914)	2,692	20,000	53,137
Other financing sources (uses)				
Transfers in	669,326	–	–	–
Transfers (out)	(200,000)	–	(571,972)	–
Total other financing sources (uses)	469,326	–	(571,972)	–
Net change in fund balances	(14,588)	2,692	(551,972)	53,137
Fund balances				
Beginning of year	5,026,066	86,397	551,972	176,227
End of year	$ 5,011,478	$ 89,089	$ –	$ 229,364

Riverdale Drive Street Improvement	Equipment Revolving	Capital Equipment 2024	Public Facilities Construction	Totals
$ –	$ –	$ –	$ 44,520	$ 44,520
–	–	–	–	11,834
–	–	–	–	100,000
–	11,007	44,408	33,850	311,700
–	20,000	–	–	187,921
–	31,007	44,408	78,370	655,975
–	6,410	–	49,869	150,790
–	–	–	–	609,230
–	–	–	–	206,534
–	–	–	4,396	4,396
–	6,410	–	54,265	970,950
–	24,597	44,408	24,105	(314,975)
–	1,712,954	–	131,985	2,514,265
(53,029)	(73,288)	(1,509,275)	–	(2,407,564)
(53,029)	1,639,666	(1,509,275)	131,985	106,701
(53,029)	1,664,263	(1,464,867)	156,090	(208,274)
53,029	226,080	1,464,867	508,610	8,093,248
$ –	$ 1,890,343	$ –	$ 664,700	$ 7,884,974



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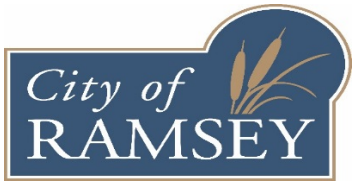
STATISTICAL SECTION (UNAUDITED)



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STATISTICAL SECTION

This part of the City of Ramsey's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents	Page
Financial Trends These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.	138-143
Revenue Capacity These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.	144-147
Debt Capacity These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.	148-151
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.	152-153
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.	154-156

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relative year.

City of Ramsey
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Governmental activities										
Net investment in capital assets	$ 41,216,689	$ 42,170,710	$ 42,129,791	$ 43,551,135	$ 44,658,317	$ 52,756,077	$ 57,322,004	$ 63,796,121	$ 66,959,661	$ 72,783,568
Restricted	18,430,141	18,323,930	19,679,434	20,935,216	21,006,537	18,957,706	19,886,753	20,624,484	18,598,778	14,022,396
Unrestricted	13,292,971	13,832,461	13,559,175	15,666,889	16,759,261	22,499,652	22,741,842	23,405,779	26,728,758	36,934,626
Total governmental activities net position	$ 72,939,801	$ 74,327,101	$ 75,368,400	$ 80,153,240	$ 82,424,115	$ 94,213,435	$ 99,950,599	$ 107,826,384	$ 112,287,197	$ 123,740,590
Business-type activities										
Net investment in capital assets	$ 49,340,145	$ 51,959,594	$ 53,855,285	$ 53,653,338	$ 55,575,211	$ 56,166,921	$ 57,940,442	$ 63,486,708	$ 71,932,644	$ 95,749,335
Unrestricted	34,206,676	35,953,541	38,306,851	43,024,292	46,993,793	44,568,513	48,126,205	43,879,636	44,232,074	32,212,510
Total business-type activities net position	$ 83,546,821	$ 87,913,135	$ 92,162,136	$ 96,677,630	$ 102,569,004	$ 100,735,434	$ 106,066,647	$ 107,366,344	$ 116,164,718	$ 127,961,845
Total government										
Net investment in capital assets	$ 90,556,834	$ 94,130,304	$ 95,985,076	$ 97,204,473	$ 100,233,528	$ 108,922,998	$ 115,262,446	$ 127,282,829	$ 138,892,305	$ 168,532,903
Restricted	18,430,141	18,323,930	19,679,434	20,935,216	21,006,537	18,957,706	19,886,753	20,624,484	18,598,778	14,022,396
Unrestricted	47,499,647	49,786,002	51,866,026	58,691,181	63,753,054	67,068,165	70,868,047	67,285,415	70,960,832	69,147,136
Total government net position	$ 156,486,622	$ 162,240,236	$ 167,530,536	$ 176,830,870	$ 184,993,119	$ 194,948,869	$ 206,017,246	$ 215,192,728	$ 228,451,915	$ 251,702,435

Note 1: The City reported a prior period adjustment in fiscal 2016 that increased the net investment in capital assets. Prior year balances are not restated.

City of Ramsey
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2015	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**
Expenses										
Governmental activities:										
General government	$ 4,075,505	$ 4,528,920	$ 4,992,809	$ 5,078,516	$ 5,139,352	$ 5,640,679	$ 4,568,229	$ 4,967,112	$ 5,347,691	$ 5,645,480
Public safety	4,349,763	5,875,567	5,782,563	5,167,897	5,844,265	6,468,397	6,363,724	7,989,480	8,717,911	8,894,134
Highways and streets	3,197,571	3,826,143	4,254,234	4,191,395	4,442,720	4,028,294	4,686,416	5,308,212	8,670,486	7,783,629
Culture and recreation	1,867,274	1,931,537	2,384,845	1,751,345	1,756,810	1,917,228	1,834,153	1,997,522	2,194,755	2,430,888
Economic development	-	-	-	-	-	481,858	2,140,267	1,096,422	1,705,446	1,488,674
Interest and fiscal charges	983,379	890,305	952,965	883,292	845,651	839,444	883,504	564,462	1,258,959	1,317,942
Total governmental activities expenses	14,473,492	17,052,472	18,367,416	17,072,445	18,028,798	19,375,900	20,476,293	21,923,210	27,895,248	27,560,747
Business-type activities:										
Water utility	1,278,204	1,489,070	1,396,021	1,590,737	1,483,584	1,657,356	1,772,358	1,895,776	2,062,314	2,243,736
Sewer utility	1,291,509	1,438,141	1,535,664	1,523,670	1,631,260	1,723,238	1,742,380	1,947,356	2,209,802	2,411,209
Street light utility	178,666	176,732	159,378	160,952	171,619	169,463	178,576	172,765	173,924	167,123
Recycling utility	320,901	359,418	373,775	380,055	380,192	366,764	507,067	514,231	527,182	549,993
Storm water utility	557,267	742,043	633,101	573,878	590,645	777,252	715,349	791,605	864,721	1,022,935
Total business-type activities	3,626,547	4,205,404	4,097,939	4,229,292	4,257,300	4,694,073	4,915,730	5,321,733	5,837,943	6,394,996
Total government expenses	$ 18,100,039	$ 21,257,876	$ 22,465,355	$ 21,301,737	$ 22,286,098	$ 24,069,973	$ 25,392,023	$ 27,244,943	$ 33,733,191	$ 33,955,743
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 529,820	$ 457,901	$ 571,464	$ 691,819	$ 640,173	$ 534,279	$ 574,117	$ 676,862	$ 759,513	$ 923,139
Public safety	946,887	698,310	878,141	1,168,258	1,098,016	974,955	1,010,111	911,592	1,109,495	1,667,291
Highways and streets	347,984	261,658	235,020	229,555	214,272	259,161	311,408	315,999	494,732	509,082
Culture and recreation	815,511	483,727	585,033	1,355,365	926,530	373,669	1,126,441	13,869	37,474	55,875
Operating grants and contributions	9,999,527	508,694	379,185	368,099	461,826	603,389	774,960	707,228	2,004,445	996,098
Capital grants and contributions	3,124,565	3,809,965	5,026,857	4,765,578	3,434,344	4,930,496	5,637,619	9,697,841	5,163,608	9,887,748
Total governmental activities program revenues	15,764,294	6,220,255	7,675,700	8,578,674	6,775,161	7,675,949	9,434,656	12,323,391	9,569,267	14,039,233
Business-type activities:										
Charges for services:										
Water utility	2,045,225	1,953,478	2,772,003	3,484,687	2,138,209	2,541,651	3,057,474	2,962,563	3,574,961	3,168,402
Sewer utility	1,392,101	1,458,250	1,784,755	2,182,944	1,672,072	1,714,469	1,805,614	1,876,957	1,994,465	2,425,906
Street light utility	190,872	196,253	204,418	211,360	217,169	216,545	222,364	230,392	234,607	242,950
Recycling utility	307,128	308,052	310,471	317,090	319,940	319,664	440,097	452,107	456,106	468,514
Storm water utility	770,812	1,034,552	958,960	1,057,705	1,168,494	1,164,868	1,197,572	1,230,582	1,252,659	1,350,416
Operating grants and contributions	39,423	67,100	92,602	72,257	67,961	57,865	73,524	57,700	100,369	88,200
Capital grants and contributions	1,185,135	1,799,057	1,864,137	906,190	2,596,210	1,683,338	3,756,359	4,839,693	3,949,772	7,812,542
Total business-type activities program revenues	5,930,696	6,816,742	7,987,346	8,232,233	8,180,055	7,698,400	10,553,004	11,649,994	11,562,939	15,556,930
Total government program revenues	$ 21,694,990	$ 13,036,997	$ 15,663,046	$ 16,810,907	$ 14,955,216	$ 15,374,349	$ 19,987,660	$ 23,973,385	$ 21,132,206	$ 29,596,163
Net (expense)/revenue										
Governmental activities	$ 1,290,802	$ (10,832,217)	$ (10,691,716)	$ (8,493,771)	$ (11,253,637)	$ (11,699,951)	$ (11,041,637)	$ (9,599,819)	$ (18,325,981)	$ (13,521,514)
Business-type activities	2,304,149	2,611,338	3,889,407	4,002,941	3,922,755	3,004,327	5,637,274	6,328,261	5,724,996	9,161,934
Total government net expense	$ 3,594,951	$ (8,220,879)	$ (6,802,309)	$ (4,490,830)	$ (7,330,882)	$ (8,695,624)	$ (5,404,363)	$ (3,271,558)	$ (12,600,985)	$ (4,359,580)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property taxes	$ 10,064,621	$ 10,674,696	$ 11,136,810	$ 12,384,300	$ 12,894,388	$ 13,744,948	$ 14,761,012	$ 17,637,477	$ 20,126,982	$ 23,041,341
Franchise fees	-	-	-	-	-	423,045	2,071,476	4,859	-	-
General grants and contributions	4,204	3,905	3,586	102,994	5,617	2,053,933	2,963	3,644	3,223	3,760
Investment earnings (charges)	422,405	280,597	454,089	578,770	1,122,573	1,035,274	(164,122)	(286,023)	2,562,165	2,530,184
Gan on sale of capital assets	8,914	–	5,530	75,047	8,428	2,372	22,325	22,500	20,000	94,090
Transfers	124,000	214,445	133,000	137,500	(506,494)	6,229,699	85,147	93,147	74,424	(694,468)
Total governmental activities	10,624,144	11,173,643	11,733,015	13,278,611	13,524,512	23,489,271	16,778,801	17,475,604	22,786,794	24,974,907
Business-type activities:										
Investment earnings (charges)	385,490	325,628	492,594	650,053	1,462,125	1,391,802	(220,914)	(4,935,417)	3,147,802	1,940,725
Transfers	(124,000)	(214,445)	(133,000)	(137,500)	506,494	(6,229,699)	(85,147)	(93,147)	(74,424)	694,468
Total business-type activities	261,490	111,183	359,594	512,553	1,968,619	(4,837,897)	(306,061)	(5,028,564)	3,073,378	2,635,193
Total government	$ 10,885,634	$ 11,284,826	$ 12,092,609	$ 13,791,164	$ 15,493,131	$ 18,651,374	$ 16,472,740	$ 12,447,040	$ 25,860,172	$ 27,610,100
Change in Net Position										
Governmental activities	$ 11,914,946	$ 341,426	$ 1,041,299	$ 4,784,840	$ 2,270,875	$ 11,789,320	$ 5,737,164	$ 7,875,785	$ 4,460,813	$ 11,453,393
Business-type activities	2,565,639	2,722,521	4,249,001	4,515,494	5,891,374	(1,833,570)	5,331,213	1,299,697	8,798,374	11,797,127
Total government	$ 14,480,585	$ 3,063,947	$ 5,290,300	$ 9,300,334	$ 8,162,249	$ 9,955,750	$ 11,068,377	$ 9,175,482	$ 13,259,187	$ 23,250,520

City of Ramsey
Governmental Activities Tax Revenues By Source
Last Ten Fiscal Years
(accrual basis of accounting)

Fiscal Year	Property Tax		Franchise Fees	Total
	Ad Valorem	Tax Increment		
2015	$ 9,393,365	$ 671,256	$ -	$ 10,064,621
2016	9,974,695	700,001	-	10,674,696
2017	10,423,864	712,946	-	11,136,810
2018	11,400,536	983,764	-	12,384,300
2019	11,819,552	1,074,836	-	12,894,388
2020	12,515,773	1,229,175	423,045	14,167,993
2021	13,006,098	1,754,914	2,071,476	16,832,488
2022	15,648,606	1,988,871	4,859	17,642,336
2023	18,262,335	1,864,647	-	20,126,982
2024	19,752,163	3,289,178	-	23,041,341

Franchise fees were implemented in 2020 with a full year of collections in 2021. The franchise fee was rescinded for year beginning 2022.

City of Ramsey
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General fund										
Nonspendable	$ 1,613	$ 15,431	$ 12,393	$ 21,335	$ 23,640	$ 16,849	$ 36,195	$ 30,636	$ 28,616	$ 13,012
Unassigned	7,271,432	7,501,962	7,900,225	8,468,792	8,856,806	10,073,204	10,413,294	11,064,416	12,237,299	13,311,361
Total general fund	$ 7,273,045	$ 7,517,393	$ 7,912,618	$ 8,490,127	$ 8,880,446	$ 10,090,053	$ 10,449,489	$ 11,095,052	$ 12,265,915	$ 13,324,373
Nonspendable	$ –	$ 450	$ 920	$ 1,205	$ 1,801	$ 295	$ 52	$ 6,274	$ 4,755	$ 1,044
Restricted	18,484,179	18,377,993	18,187,321	19,369,642	19,957,595	27,518,666	17,331,642	30,308,803	29,623,622	14,953,404
Committed	890,603	1,041,932	1,226,234	1,631,444	1,184,262	1,326,070	1,611,150	1,682,136	1,932,107	1,514,777
Assigned	12,645,683	13,331,150	13,394,815	14,094,178	15,297,043	18,886,283	17,358,673	18,344,251	20,878,473	29,749,235
Unassigned	(556,135)	(87,659)	–	–	–	–	–	–	–	–
Total all other governmental funds	$ 31,464,330	$ 32,663,866	$ 32,809,290	$ 35,096,469	$ 36,440,701	$ 47,731,314	$ 36,301,517	$ 50,341,464	$ 52,438,957	$ 46,218,460

City of Ramsey
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Property taxes	$ 10,175,399	$ 10,684,896	$ 11,150,611	$ 12,416,534	$ 12,872,234	$ 13,682,348	$ 14,846,572	$ 17,632,758	$ 19,751,514	$ 23,350,614
Franchise fees	-	-	-	-	-	423,045	2,071,476	4,859	-	-
Special assessments	468,844	444,235	959,217	559,599	1,025,527	484,810	766,131	104,223	562,227	105,484
Licenses and permits	784,954	526,008	732,129	1,031,944	901,222	850,504	917,645	843,010	1,058,097	1,610,437
Intergovernmental revenue	2,052,791	1,795,988	2,213,034	2,947,966	1,518,639	5,793,188	1,610,478	6,223,407	5,526,102	3,455,486
Charges for services	1,779,697	1,298,085	1,469,703	2,355,969	1,892,517	1,246,378	2,038,120	1,852,610	1,301,177	1,508,990
Contributions	-	-	-	-	-	-	-	-	779,800	2,481,859
Fines and forfeits	60,236	66,410	59,701	46,651	49,479	34,735	51,153	45,717	39,681	8,603
Investment earnings (charges)	416,508	276,142	447,200	570,243	1,104,969	1,020,655	(161,690)	(282,114)	2,542,431	2,509,879
Other	10,679,794	773,836	707,675	765,601	1,036,319	842,747	1,064,495	1,490,779	813,340	1,363,671
Total Revenues	26,418,223	15,865,600	17,739,270	20,694,507	20,400,906	24,378,410	23,204,380	27,915,249	32,374,369	36,395,023
Expenditures										
General government	3,119,273	3,537,925	4,031,933	4,212,365	4,358,408	4,849,293	3,941,404	4,047,511	4,455,734	4,881,806
Public safety	4,011,871	4,234,482	4,727,493	4,788,902	5,360,402	5,967,770	6,415,511	6,829,377	7,412,982	8,160,476
Highways and streets	1,815,409	2,199,615	2,542,463	2,390,707	2,528,216	2,068,827	2,164,326	2,497,987	5,552,834	4,054,306
Culture and recreation	1,428,116	1,478,090	1,960,624	1,291,816	1,281,153	1,476,727	1,417,251	1,467,113	1,679,826	1,883,848
Economic development	-	-	-	-	-	481,858	2,140,267	1,096,422	1,705,446	1,488,674
Capital outlay	6,314,573	2,756,193	1,922,947	3,568,285	1,505,922	7,406,231	16,026,400	6,857,075	13,278,567	15,862,434
Debt service										
Principal	8,780,000	1,735,000	2,085,000	2,100,000	2,280,000	4,045,000	1,930,000	1,915,000	2,495,000	2,940,000
Interest	1,103,614	965,474	967,281	923,125	854,188	873,623	851,152	640,244	1,249,179	1,685,140
Total Expenditures	26,572,856	16,906,779	18,237,741	19,275,200	18,168,289	27,169,329	34,886,311	25,350,729	37,829,568	40,956,684
Excess (deficiency) of revenues over expenditures	(154,633)	(1,041,179)	(498,471)	1,419,307	2,232,617	(2,790,919)	(11,681,931)	2,564,520	(5,455,199)	(4,561,661)
Other financing sources (uses)										
Debt issued	5,085,000	1,650,000	895,000	1,175,000	–	9,055,000	–	10,765,000	8,315,000	–
Refunding debt issued	–	–	–	–	–	–	9,845,000	–	–	–
Payments on refunded debt	–	–	–	–	–	–	(10,510,000)	–	–	–
Premium on debt issues	111,606	69,482	5,590	35,246	–	4,068	809,201	1,240,343	314,131	–
Proceeds on sale of capital assets	8,914	–	5,530	75,047	8,428	2,372	46,443	46,443	20,000	94,090
Transfers in	3,642,196	2,183,931	1,536,025	1,447,137	1,714,327	11,238,331	2,049,840	2,049,840	2,028,162	6,680,170
Transfers (out)	(3,518,196)	(1,418,350)	(1,403,025)	(1,287,049)	(2,220,821)	(5,008,632)	(1,628,914)	(1,628,914)	(1,953,738)	(7,374,638)
Total other financing sources (uses)	5,329,520	2,485,063	1,039,120	1,445,381	(498,066)	15,291,139	611,570	12,472,712	8,723,555	(600,378)
Net change in fund balances	$ 5,174,887	$ 1,443,884	$ 540,649	$ 2,864,688	$ 1,734,551	$ 12,500,220	$ (11,070,361)	$ 15,037,232	$ 3,268,356	$ (5,162,039)
Debt service as a percentage of noncapital expenditures	48.79%	19.08%	18.71%	19.25%	18.81%	24.89%	14.75%	13.82%	15.25%	18.43%

City of Ramsey
General Governmental Tax Revenues By Source
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Property Tax		Franchise Fees	Total
	Ad Valorem	Tax Increment		
2015	$ 9,504,143	$ 671,256	$ -	$ 10,175,399
2016	9,984,895	700,001	-	10,684,896
2017	10,437,665	712,946	-	11,150,611
2018	11,432,770	983,764	-	12,416,534
2019	11,797,398	1,074,836	-	12,872,234
2020	12,453,173	1,229,175	423,045	14,105,393
2021	13,091,658	1,754,914	2,071,476	16,918,048
2022	15,643,887	1,988,871	4,859	17,637,617
2023	17,886,867	1,864,647	-	19,751,514
2024	20,061,436	3,289,178	-	23,350,614

Franchise fees were implemented in 2020 with a full year of collections in 2021. The franchise fee was rescinded for year beginning 2022.

City of Ramsey
Taxable Market Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended Dec 31	Real Property		Personal Property	Total Taxable Market Value	Tax Capacity Value	Total Direct Tax Rate	Estimated Actual Value	Tax Capacity Value as a Percentage of Market Value
	Residential Property	Commercial Property	Other					
2015	$ 1,598,276,536	$ 251,254,300	$ 16,579,800	$ 1,866,110,636	$ 21,196,036	42.259	$ 2,025,977,100	1.14%
2016	1,680,308,461	259,553,800	20,929,000	1,960,791,261	22,262,546	43.316	2,116,664,200	1.14%
2017	1,788,112,555	272,746,700	21,166,600	2,082,025,855	23,635,124	42.454	2,236,219,500	1.14%
2018	2,017,773,356	276,246,500	24,178,500	2,318,198,356	26,075,064	41.730	2,460,843,300	1.12%
2019	2,173,440,579	298,573,500	27,720,100	2,499,734,179	28,214,447	40.355	2,645,430,600	1.13%
2020	2,364,387,414	320,472,500	29,789,700	2,714,649,614	30,594,502	39.592	2,856,636,800	1.13%
2021	2,546,762,283	332,693,800	31,551,800	2,911,007,883	32,823,984	39.251	3,043,492,300	1.13%
2022	2,814,558,929	377,854,900	30,903,900	3,223,317,729	36,435,817	42.239	3,345,686,400	1.13%
2023	3,561,238,647	440,521,400	30,296,000	4,032,056,047	45,290,995	40.429	4,124,767,000	1.12%
2024	3,725,554,018	643,059,500	29,174,400	4,397,787,918	51,107,789	41.430	4,498,605,200	1.16%

Note: The tax capacity value of property is calculated by applying a statutory formula to the estimated market value of the property.
Source: Anoka County records were the source of taxable market value and estimated actual values.

City of Ramsey
Property Tax Rates (1)
Direct and Overlapping (2) Governments
Last Ten Fiscal Years

	City of Ramsey			County	School District		Other	Total	
Fiscal Year	General Operating Levy	Debt Service Levy	Total City Levy	Anoka County	ISD No 11	ISD No 728	Special Taxing Districts (3)	Direct & Overlapping Rates-ISD No 11	Direct & Overlapping Rates-ISD No 728
Tax rates per $100 of tax capacity									
2015	36.208	6.051	42.259	38.443	22.482	42.483	5.226	108.410	128.411
2016	36.185	7.131	43.316	39.398	20.885	39.266	5.448	109.047	127.428
2017	35.564	6.890	42.454	37.273	18.590	36.659	5.087	103.404	121.473
2018	34.830	6.900	41.730	35.820	18.392	36.137	4.902	100.844	118.589
2019	34.483	5.872	40.355	34.908	16.330	32.865	4.619	96.212	112.747
2020	34.063	5.529	39.592	33.483	16.948	34.371	4.361	94.384	111.807
2021	33.882	5.369	39.251	31.567	16.152	31.717	4.236	91.206	106.771
2022	37.131	5.108	42.239	29.605	16.319	30.889	4.063	92.226	106.796
2023	33.224	7.205	40.429	24.482	13.671	26.605	3.508	82.090	95.024
2024	34.514	6.916	41.430	25.629	13.592	23.924	3.481	84.132	94.464

Source: Anoka County records

(1) Information reflects total tax rates levied by each entity. Tax rates are expressed as a percent of "net tax capacity." A property's tax capacity is determined by multiplying its taxable market value by a state-determined class rate. Class rates vary by property type and change periodically based on state legislation.

(2) Overlapping rates are those of local and county governments that apply to property owners within the City of Ramsey. Not all overlapping rates apply to all City of Ramsey property owners (e.g., the rates for special districts may apply only to the proportion of the government's property owners whose property is located within the geographic boundaries of the special district.)

(3) Other taxing districts include the Metropolitan Council, Regional Transit Area, Mosquito Control, and the Anoka County Regional Railroad Authority.

City of Ramsey
Principal Property Taxpayers
Current Year And Nine Years Ago

Taxpayer	2024 Taxable Market Value	2024 Rank	2024 Percentage of Total Taxable Market Value	2015 Taxable Market Value	2015 Rank	2015 Percentage of Total Taxable Market Value
Residence at the COR Apartments	$ 58,989,500	1	1.34%	$ 9,475,167	2	0.51%
Affinity at Ramsey, LLC	48,076,300	2	1.09%	–	–	N/A
Sapphire Apartments	28,042,900	3	0.64%	–	–	N/A
AMP Ex, LLC	26,974,400	4	0.61%	–	–	N/A
Life Fitness LLC	26,732,900	5	0.61%	–	–	N/A
Parkview East, LLC	26,036,400	6	0.59%	–	–	N/A
Ramsey Industrial - Oppidan Building 2	24,695,300	7	0.56%	–	–	N/A
Minnegaso Inc.	19,333,700	8	0.44%	4,016,400	7	0.22%
Ramsey Industrial - Oppidan Building 1	18,692,400	9	0.43%	–	–	N/A
Knoll Properties	18,680,300	10	0.42%	2,668,733	10	0.14%
Connexus Energy/Anoka Electric	–	–	N/A	9,596,267	1	0.51%
S & A Partners, LLC	–	–	N/A	6,018,933	3	0.32%
Brunswick Corporation	–	–	N/A	4,763,067	4	0.26%
Northstar Marketplace Station	–	–	N/A	4,697,400	5	0.25%
PSD, LLC	–	–	N/A	4,662,300	6	0.25%
Vision Ease/Insight Equity APX	–	–	N/A	3,707,800	8	0.20%
Zero-Zone Refrigeration	–	–	N/A	2,807,533	9	0.15%
Total principal property taxpayers	$ 296,254,100		6.73%	$ 52,413,600		2.81%

Source: County Board of Equalization and Assessment

N/A - Not Applicable

City of Ramsey
Property Tax Levies and Collections (1)
Last Ten Fiscal Years

Fiscal Year Ended December 31	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy (2)		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2015	$ 9,407,821	$ 9,330,900	99.18%	$ 74,940	$ 9,405,840	99.98%
2016	9,971,075	9,890,058	99.19%	78,968	9,969,026	99.98%
2017	10,479,058	10,409,108	99.33%	66,750	10,475,858	99.97%
2018	11,374,395	11,314,369	99.47%	54,109	11,368,478	99.95%
2019	11,831,335	11,736,217	99.20%	79,229	11,815,446	99.87%
2020	12,509,232	12,405,409	99.17%	99,386	12,504,795	99.96%
2021	13,009,808	12,956,334	99.59%	49,258	13,005,592	99.97%
2022	15,312,856	15,230,344	99.46%	63,543	15,293,887	99.88%
2023	18,235,180	18,042,487	98.94%	55,542	18,098,029	99.25%
2024	20,279,701	20,155,145	99.39%	–	20,155,145	99.39%

Source: Anoka County records

(1) Includes general, debt service and EDA levy.

(2) Includes property tax credit collections shown in intergovernmental revenue.

City of Ramsey
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities: General Obligation Bonded Debt	Governmental Activities: Unamortized Bond Premiums	Governmental Activities: Capital Equipment Certificates	Total Primary Government	Percentage of Personal Income(1)	Per Capita(1)
2015	$ 27,060,000	$ -	$ 1,310,000	$ 28,370,000	3.40%	$ 1,108
2016	27,120,000	-	1,165,000	28,285,000	3.28%	1,093
2017	26,075,000	-	1,020,000	27,095,000	2.93%	1,032
2018	25,295,000	-	875,000	26,170,000	2.77%	989
2019	23,165,000	-	725,000	23,890,000	2.30%	883
2020	28,325,000	-	575,000	28,900,000	2.75%	1,060
2021	25,885,000	795,714	420,000	27,100,714	2.57%	970
2022	34,895,000	1,951,694	260,000	37,106,694	3.12%	1,301
2023	39,480,000	2,099,612	1,495,000	43,074,612	3.29%	1,500
2024	36,740,000	1,915,176	1,295,000	39,950,176	3.10%	1,385

Note: Details regarding the city's outstanding debt can be found in the notes to the basic financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

City of Ramsey
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Unamortized Bond Premiums	Capital Equipment Certificates	Less: Amounts Available in Debt Service Fund (3)	Total	Percentage of Total Taxable Market Value of Property(1)	Per Capita(2)
2015	$ 27,060,000	$ -	$ 1,310,000	$ 1,914,472	$ 26,455,528	1.42%	$ 1,033
2016	27,120,000	-	1,165,000	1,778,495	26,506,505	1.35%	1,025
2017	26,075,000	-	1,020,000	2,380,281	24,714,719	1.19%	941
2018	25,295,000	-	875,000	2,573,517	23,596,483	1.02%	892
2019	23,165,000	-	725,000	2,749,777	21,140,223	0.85%	781
2020	28,325,000	-	575,000	1,422,444	27,477,556	1.01%	1,008
2021	25,885,000	795,714	420,000	977,067	26,123,647	0.90%	935
2022	34,895,000	1,951,694	260,000	713,656	36,393,038	1.13%	1,276
2023	39,480,000	2,099,612	1,495,000	780,840	42,293,772	1.05%	1,473
2024	36,740,000	1,915,176	1,295,000	878,907	39,071,269	0.89%	1,354

Note: Details regarding the city's outstanding debt can be found in the notes to the basic financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for property value data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

(3) The City is using governmental fund net position restricted for debt service. We believe this to be the best amount available to present a consistent net amount when refunding bonds are held for payment, which are not restricted on entity-wide statements due to conversion for full accrual accounting.

City of Ramsey
Direct and Overlapping Governmental Activities Debt
As of December 31, 2024

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable(1)	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Anoka County	$ 39,220,000	7.77%	$ 3,047,557
ISD No. 11, Anoka-Hennepin	231,070,000	10.42%	24,086,664
ISD No. 728, Elk River	263,240,000	3.14%	8,262,882
Metropolitan Council	219,167,000	0.76%	1,665,669
Subtotal, overlapping debt			37,062,774
City of Ramsey direct debt	39,950,176	100.00%	39,950,176
Total direct and overlapping debt			$ 77,012,950

Sources: Assessed value data used to estimate applicable percentages provided by the County Board of Equalization and Assessment. Debt outstanding data provided by the county.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Ramsey. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the city's boundaries and dividing it by the county's total taxable assessed value.

City of Ramsey
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Debt Limit	$ 59,662,374	$ 62,348,919	$ 65,840,919	$ 72,493,821	$ 77,913,726	$ 81,439,488	$ 87,330,236	$ 96,699,532	$ 120,961,681	$ 131,933,638
Total net debt applicable to limit	19,191,513	18,316,143	17,454,836	16,444,851	15,298,888	23,195,703	21,803,268	31,697,237	38,256,461	36,085,530
Legal debt margin	$ 40,470,861	$ 44,032,776	$ 48,386,083	$ 56,048,970	$ 62,614,838	$ 58,243,785	$ 65,526,968	$ 65,002,295	$ 82,705,220	$ 95,848,108
Total net debt applicable to limit as a percentage of debt limit	32.17%	29.38%	26.51%	22.68%	19.64%	28.48%	24.97%	32.78%	31.63%	27.35%

Legal Debt Margin Calculation for Fiscal Year 2024

Taxable Market value		$ 4,397,787,918
Debt limit (3% of market value)		131,933,638
Debt applicable to limit:		
Total bonded debt and certificates	$ 38,035,000	
Less:		
Obligations issued with special assessments	(1,565,000)	
Amounts available in respective Debt Service Funds	(384,470)	
Total deductions	(1,949,470)	
		36,085,530
Legal debt margin		$ 95,848,108

Note: Under state finance law, the City of Ramsey's outstanding general obligation debt should not exceed 3 percent of total taxable market value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

City of Ramsey
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income (2)	Per Capita Personal Income (3)	School Enrollment (4)	Unemployment Rate (5)
2015	25,598	$ 834,034,036	$ 32,582	5,126	3.1%
2016	25,868	863,189,292	33,369	5,217	3.7%
2017	26,251	925,584,009	35,259	5,410	3.1%
2018	26,462	945,222,640	35,720	5,449	3.2%
2019	27,051	1,037,649,309	38,359	5,464	3.1%
2020	27,263	1,049,407,396	38,492	5,395	4.6%
2021	27,946	1,178,426,928	42,168	5,346	2.4%
2022	28,520	1,264,862,000	44,350	6,160	2.6%
2023	28,712	1,308,434,552	45,571	6,027	2.2%
2024	28,850	1,290,172,000	44,720	6,892	2.6%

(1) Calculated based on census data and City of Ramsey community development estimates.

(2) Calculated based on Per Capita Personal Income (Anoka County average) times Ramsey population.

(3) U.S. Department of Commerce, Bureau of Economic Analysis - Anoka County Average.

(4) Source: US Census Bureau. Anoka-Hennepin School District #11 and Elk River School District #728. Only includes schools located in Ramsey City limits.

(5) Minnesota Department of Employment and Economic Development.

City of Ramsey
Principal Employers
Current Year And Nine Years Ago

	2024			2015		
Employer	Employees*	Rank	Percentage of Total City Employment**	Employees*	Rank	Percentage of Total City Employment
BMC/Hoya Vision Ease/Care	356	1	4.70%	349	2	5.67%
Life Fitness/Parabody Inc.	336	2	4.44%	457	1	7.43%
ISD No. 11 (located in Ramsey)	253	3	3.34%	175	4	2.85%
Anderson & Dahlen (Knoll Properties)	248	4	3.27%	–	–	N/A
Showdown Displays	233	5	3.08%	135	8	2.20%
Delta ModTech	230	6	3.04%	250	3	4.07%
Connexus Energy/Anoka Electric	214	7	2.82%	–	–	N/A
Pact Charter School	212	8	2.80%	–	–	N/A
Diamond Graphics	198	9	2.61%	174	5	2.83%
Zero Zone Refrigeration	186	10	2.46%	–	–	N/A
Green Valley Greenhouse	–	–	N/A	165	6	2.68%
In Tech Industries	–	–	N/A	136	7	2.21%
Altron Inc.	–	–	N/A	112	9	1.82%
Ace Solid Waste	–	–	N/A	100	10	1.63%
Total	2,466		32.55%	2,053		33.39%

* Source: City Inquiries with Businesses / Full-time Equivalent

** Source 2024 Q4: DEED Employment; Workforce 7,576

N/A - Not Applicable

City of Ramsey
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Function	Fiscal Year 2015	2016	2017	2018	2019*	2020	2021	2022	2023	2024
General government	19.13	17.36	18.36	18.86	18.92	19.10	19.20	21.70	22.50	24.60
Public safety										
Police										
Officers	24.00	24.00	26.26	26.26	27.00	27.00	29.00	29.00	30.00	30.00
Civilians	4.00	4.00	3.50	3.50	4.74	4.84	5.52	6.13	6.13	6.13
Fire										
Firefighters and officers	9.58	9.58	9.58	9.58	10.58	10.58	10.58	11.58	11.58	14.00
Civilians	0.50	1.00	0.70	0.70	0.70	0.70	0.70	-	-	-
Protective Inspections	3.75	3.75	3.75	3.25	2.81	2.81	3.82	4.85	4.85	5.20
Highways and streets										
Engineering	7.00	7.00	7.00	6.00	6.00	6.00	6.00	6.00	7.00	8.00
Streets	7.50	8.50	8.50	10.50	10.00	9.00	9.00	9.00	11.00	14.00
Maintenance	5.00	5.00	5.00	5.00	3.13	3.13	3.50	3.50	3.63	4.60
Culture and recreation	3.97	3.97	3.97	3.97	8.50	8.50	9.50	9.50	11.00	12.00
Water	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00
Total	88.43	88.16	90.62	91.62	96.38	95.66	100.82	105.26	112.69	123.53

Source: City Budget documents

* Beginning with 2019 reporting, several positions have moved between departments.

City of Ramsey
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Police*										
Number of arrests	358	273	255	289	331	292	331	214	269	274
Motor Vehicle Accidents	279	289	162	466	423	335	403	468	384	387
Traffic violations	5,378	4,855	2,997	1,812	1,278	1,094	1,234	954	968	1,481
Fire										
Number of calls answered	460	498	698	821	975	1,133	1,301	1,381	1,735	2,016
Inspections**	196	134	158	194	508	209	414	446	448	604
Highways and streets										
Street resurfacing (miles)	15.74	19.84	13.41	15.45	16.27	2.52	7.3	5.9	8.46	11.36
Culture and recreation										
Park Acreage maintained	571	571	571	571	572	572	572	572	580	589
Trails/sidewalks maintained (miles)***	50	50	55	55	97	97	100	100	119	120
Water										
Number of connections	4,406	4,510	4,611	4,777	4,884	5,038	5,210	5,370	5,519	5,650
Water main breaks	0	1	0	0	0	0	0	0	0	3
Average daily consumption (gallons)	1,811,752	1,645,027	1,923,213	1,948,161	1,755,575	2,004,024	2,402,742	2,236,545	2,483,054	2,013,405

Source: Various City departments

* Beginning in 2018 new calculations and tracking processes were used for the Police statistics and are not able to be accurately used as comparisons to prior years.

** Beginning in 2019, inspections include all inspections done by Fire Department, including construction and building inspections.

*** In 2019 the trails were mapped with GIS and provided a more accurate number. This basis will be used going forward.

City of Ramsey
Capital Asset Statistics by Function
Last Ten Fiscal Years

	Fiscal Year									
Function	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**
Public Safety										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	6	10	10	10	11	11	11	12	12	12
Fire stations	2	2	2	2	2	2	2	2	2	2
Highways and streets										
Streets (miles) *	182.04	183.27	184.70	186.01	186.59	187.80	188.55	189.85	190.27	190.47
Streetlights	1,166	1,179	1,194	1,213	1,226	1,243	1,255	1,272	1,351	1,364
Culture and recreation										
Parks acreage	565	585	585	585	586	586	586	586	587	603
Parks **	38	38	38	38	39	39	39	39	39	40
Tennis/pickleball courts ***	10	10	10	10	10	10	14	14	14	14
Water										
Water mains (miles)	91	91	94	97	98	99	100	101	107	112
Fire hydrants	1,047	1,047	1,079	1,100	1,150	1,160	1,194	1,239	1,260	1,300
Maximum daily capacity ****	5,112,000	5,112,000	5,112,000	5,112,000	5,112,000	5,112,000	5,112,000	5,112,000	5,112,000	5,112,000
Sewer										
Sanitary sewers (miles)	65	65	67	69	72	73	75	75	78	81
Storm sewers (miles)	39	43	46	47	54	55	62	64	65	66

Source: Various City departments

* Street (miles) were previously reported including unbuilt MSA segment roads.
Beginning in 2019 they will be excluded. 2019 MSA roads = 4.81 miles

** The city has 40 total parks with 33 receiving some form of maintenance

*** In 2021 pickleball courts were added.

**** Maximum water city is able to produce in 12 hour period

Management Report

for

City of Ramsey, Minnesota

December 31, 2024

LB | CARLSON

Certified Public Accountants Business Consultants

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LB | CARLSON

To the City Council and Management
City of Ramsey, Minnesota

We have prepared this management report in conjunction with our audit of the City of Ramsey, Minnesota's (the City) financial statements for the year ended December 31, 2024. We have organized this report into the following sections:

- Audit Summary
- Governmental Funds Overview
- Enterprise Funds Overview
- Government-Wide Financial Statements
- Accounting and Auditing Updates

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the City, management, and those who have responsibility for oversight of the financial reporting process comments resulting from our audit process and information relevant to city finances in Minnesota. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 5, 2025

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AUDIT SUMMARY

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the City Council, administration, or those charged with governance of the City.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA AND *GOVERNMENT AUDITING STANDARDS*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2024. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINIONS AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2024:

- We have issued unmodified opinions on the City's basic financial statements.
- We reported no deficiencies in the City's internal control over financial reporting that we consider to be material weaknesses.
- The results of our testing disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.
- We reported one finding based on our testing of the City's compliance with Minnesota laws and regulations.
    - For one contract tested in the current year, required language for prime contractors to pay subcontractors within 10 days was not included in the contract.

OTHER OBSERVATIONS AND RECOMMENDATIONS

Land Held for Resale

The City currently holds a material amount of land for resale, which management reports at the lower of cost or acquisition value. City staff has also prepared a schedule comparing the current carrying value of these properties to estimated fair values provided by Anoka County to support these values. We recognize the City is working on an ongoing basis to utilize these assets in the best interest of the City. We recommend that the City continue to review these property values on an ongoing basis to ensure proper reporting of city assets and that financial activity between funds is accurately presented.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Value of Land Held for Resale** – Management's estimates of these assets are based on net realizable value (lower of cost or acquisition value).

- **Depreciation** – Management's estimates of depreciation expense are based on the estimated useful lives of the assets.

- **Compensated Absences** – Management's estimate is based on current rates of pay, unused compensated absence balances, and the likelihood that unused balances will used over the course of employment or ultimately paid out at termination.

- **Total Other Post-Employment Benefits (OPEB) and Net Pension Liabilities** – The City has recorded liabilities and activity for OPEB and pension benefits. These obligations are calculated using actuarial methodologies described in Governmental Accounting Standards Board Statement Nos. 68 and 75. These actuarial calculations include significant assumptions, including projected changes, healthcare insurance costs, investment returns, retirement ages, proportionate share, and employee turnover.

We evaluated the key factors and assumptions used by management to develop these accounting estimates in determining that they are reasonable in relation to the basic financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures included in the notes to the basic financial statements related to OPEB and pension benefits are particularly sensitive, due to the materiality of the liabilities, and the large and complex estimates involved in determining the disclosures.

The financial statement disclosures are neutral, consistent, and clear.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated June 5, 2025.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the management's discussion and analysis (MD&A) and the required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information, as described in the table of contents, which accompanies the financial statements, but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements, but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

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GOVERNMENTAL FUNDS OVERVIEW

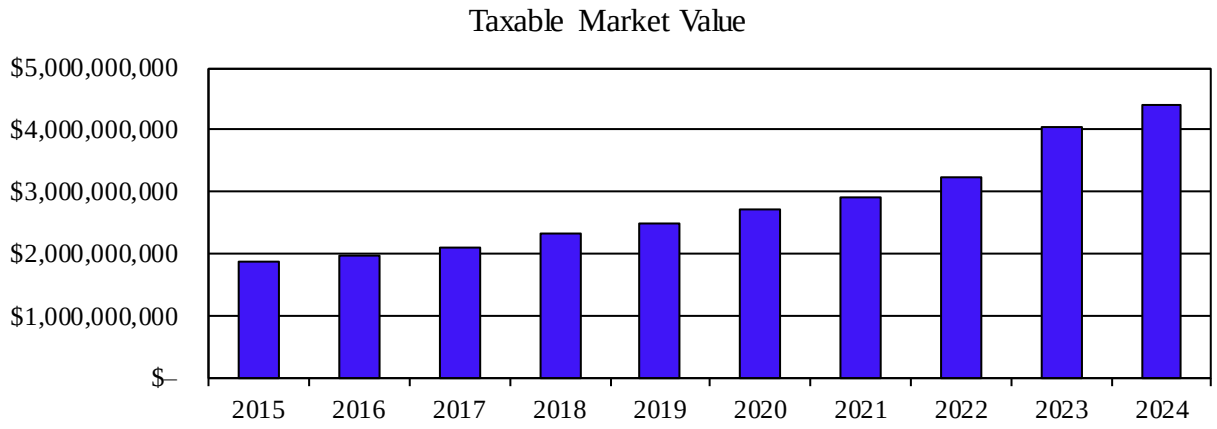
This section of the report provides you with an overview of the financial trends and activities of the City's governmental funds, which includes the General, special revenue, debt service, and capital project funds. These funds are used to account for the basic services the City provides to all of its citizens, which are financed primarily with property taxes. The governmental fund information in the City's financial statements focuses on budgetary compliance and the sufficiency of each governmental fund's current assets to finance its current liabilities.

PROPERTY TAXES

Minnesota cities rely heavily on local property tax levies to support their governmental fund activities. For the 2022 fiscal year (the most recent comparative state-wide data available), local and valorem property tax levies provided 44.1 percent of the total governmental fund revenues for cities over 2,500 in population, and 35.2 percent for cities under 2,500 in population. Total property taxes levied by all Minnesota cities for taxes payable in 2024 increased 7.5 percent compared to the prior year, and 7.7 percent for taxes payable in 2025.

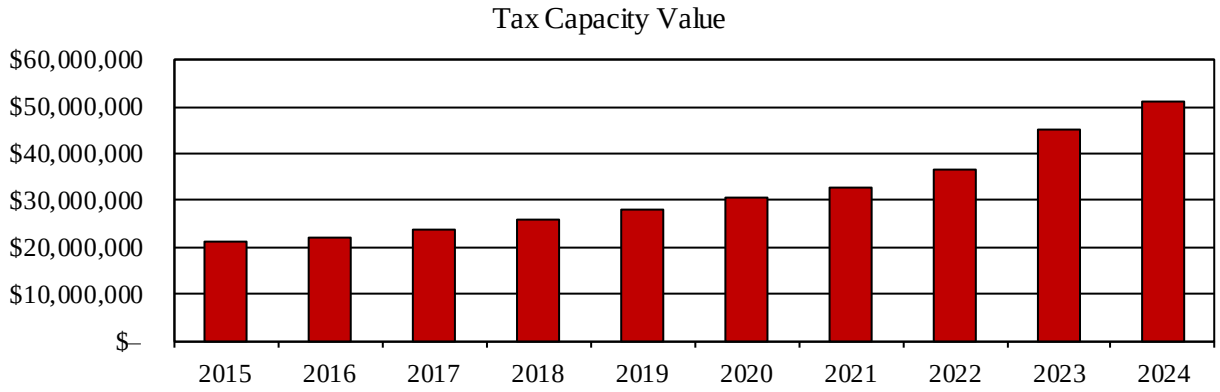
The taxable net tax capacity value of property in Minnesota cities increased about 8.4 percent for the 2024 levy year. The tax capacity values used for levying property taxes are based on the assessed market values for the previous fiscal year (e.g., tax capacity values for taxes levied in 2024 were based on assessed market values as of January 1, 2023), so the trend of change in these tax capacity values lags somewhat behind the housing market and economy in general.

The City's taxable market value increased 25.1 percent for taxes payable in 2023 and increased 9.1 percent for taxes payable in 2024. The following graph shows the City's changes in taxable market value over the past 10 years:



Tax capacity is considered the actual base available for taxation. It is calculated by applying the state's property classification system to each property's market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city's total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of its tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City's tax capacity increased 24.3 percent and 12.8 percent for taxes payable in 2023 and 2024, respectively.

The following graph shows the City's change in tax capacities over the past 10 years:



The following table presents the average tax rates applied to city residents for each of the last three levy years:

ɬates Expressed as a Percentage of Net Tax Capacit

	City of Ramsey		
	2022	2023	2024
Average tax rate			
City	42.2	40.4	41.4
County	29.6	24.5	25.6
School	16.3	13.7	13.6
Special taxing	4.1	3.5	3.5
Total	92.2	82.1	84.1

The school tax rate for Independent School District No. 11, Anoka-Hennepin, was used for the above table.

The average tax rate was higher than the prior year with increases spread across the city and county taxing authorities presented in the table above. Increases in property valuations contributed to the change in the average tax rate.

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2024, presented both by fund balance classification and by major fund:

Governmental Fund Changes in Fund Balance

	Fund Balance as of December 31, 2024	Fund Balance as of December 31, 2023	Change
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 14,056	$ 33,371	$ (19,315)
Restricted	14,953,404	29,623,622	(14,670,218)
Committed	1,514,777	1,932,107	(417,330)
Assigned	29,749,235	20,878,473	8,870,762
Unassigned	13,311,361	12,237,299	1,074,062
Total governmental funds	$ 59,542,833	$ 64,704,872	$ (5,162,039)
Total by fund			
Major funds			
General	$ 13,324,373	$ 12,265,915	$ 1,058,458
Special revenue funds			
Tax Increment	3,362,513	6,730,012	(3,367,499)
COR Land	8,597,266	8,343,303	253,963
Developer's Fees	1,056,708	1,441,919	(385,211)
Capital project funds			
RALF Funded Projects	400,837	210,223	190,614
State-Aid Construction	466,915	430,589	36,326
Pavement Management Program	11,918,186	15,004,728	(3,086,542)
Park Improvement	9,087,595	7,683,511	1,404,084
Nonmajor funds	11,328,440	12,594,672	(1,266,232)
Total governmental funds	$ 59,542,833	$ 64,704,872	$ (5,162,039)

In total, the fund balances of the City's governmental funds decreased by $5,162,039 during the year ended December 31, 2024.

The decrease was largely in the Tax Increment Special Revenue Fund and the Pavement Management Program Capital Project Fund. The City spent restricted debt proceeds on street and other capital improvements as planned with City Council-approved projects and related debt financing plans.

GOVERNMENTAL FUNDS REVENUE

The following table presents the per capita revenue of the City's governmental funds for the past four years, along with available state-wide averages.

We have included the most recent comparative state-wide averages available from the Office of the State Auditor to provide a benchmark for interpreting the City's data. The amounts received from the typical major sources of governmental fund revenue will naturally vary between cities based on factors such as a city's stage of development, location, size and density of its population, property values, services it provides, and other attributes. It will also differ from year-to-year, due to the effect of inflation and changes in its operation. Also, certain data in these tables may be classified differently than how they appear in the City's financial statements in order to be more comparable to the state-wide information, particularly in separating capital expenditures from current expenditures.

We have designed this section of our management report using per capita data in order to better identify unique or unusual trends and activities of the City. We intend for this type of comparative and trend information to complement, rather than duplicate, information in the MD&A. An inherent difficulty in presenting per capita information is the accuracy of the population count, which for most years is based on estimates.

Governmental Funds Revenue per Capita
With State-Wide Averages

	State-Wide		City of Ramsey			
Year	2021	2022	2021	2022	2023	2024
Population	20,000–100,000	20,000–100,000	27,946	28,520	28,712	28,850
Property taxes	$ 557	$ 584	$ 468	$ 549	$ 623	$ 695
Tax increments	49	46	63	70	65	114
Franchise fees	53	58	74	–	–	–
Special assessments	56	50	27	4	20	4
Licenses and permits	53	55	33	30	37	56
Intergovernmental revenues	202	223	58	218	192	120
Charges for services	110	137	73	65	45	52
Other	26	(21)	34	44	145	221
Total revenue	$ 1,106	$ 1,132	$ 830	$ 980	$1,127	$1,262

The City's governmental fund revenues for 2024 were $36,395,023, an increase of $4,020,654 (12.4 percent) from the prior year. On a per capita basis, the City received $1,262 in governmental fund revenue for 2024, an increase of $135 from the prior year.

A city's stage of development, along with the way a city finances various capital projects, will affect the mix of revenue sources it receives. Property taxes were up $72 per capita as anticipated with the approved levy adopted in the current year. Tax increments were up with increased values within tax increment financing districts. Intergovernmental revenues were down with less pandemic-related grants and state road funds recognized in the current year. Other revenues were up $76 per capita, largely due to increased contributions from development activities and additional local charges recognized in the current year.

GOVERNMENTAL FUND EXPENDITURES

The expenditures of governmental funds will also vary from state-wide averages and from year-to-year, based on the City's circumstances. Expenditures are classified into three types as follows:

- **Current** – These are typically the general operating type expenditures occurring on an annual basis, and are primarily funded by general sources, such as taxes and intergovernmental revenues.

- **Capital Outlay and Construction** – These expenditures do not occur on a consistent basis, more typically fluctuating significantly from year-to-year. Many of these expenditures are project-oriented and are often funded by specific sources that have benefited from the expenditure, such as special assessment improvement projects.

- **Debt Service** – Although the expenditures for debt service may be relatively consistent over the term of the respective debt, the funding source is the important factor. Some debt may be repaid through specific sources, such as special assessments or redevelopment funding, while other debt may be repaid with general property taxes.

The City's expenditures per capita of its governmental funds for the past four years, together with comparative state-wide averages, are presented in the following table:

Governmental Funds Expenditures per Capita
With State-Wide Averages

	State-Wide		City of Ramsey			
Year	2021	2022	2021	2022	2023	2024
Population	20,000–100,000	20,000–100,000	27,946	28,520	28,712	28,850
Current						
General government	$ 116	$ 126	$ 141	$ 142	$ 155	$ 169
Public safety	327	347	230	239	258	283
Public works	112	120	77	88	193	141
Recreation	107	117	51	51	59	65
All other	77	92	77	38	59	52
	739	802	576	558	724	710
Capital outlay and construction	317	346	573	240	462	550
Debt service						
Principal	110	117	69	67	87	102
Interest and fiscal	34	32	30	22	44	58
	144	149	99	89	131	160
Total expenditures	$ 1,200	$ 1,297	$1,248	$ 887	$1,317	$1,420

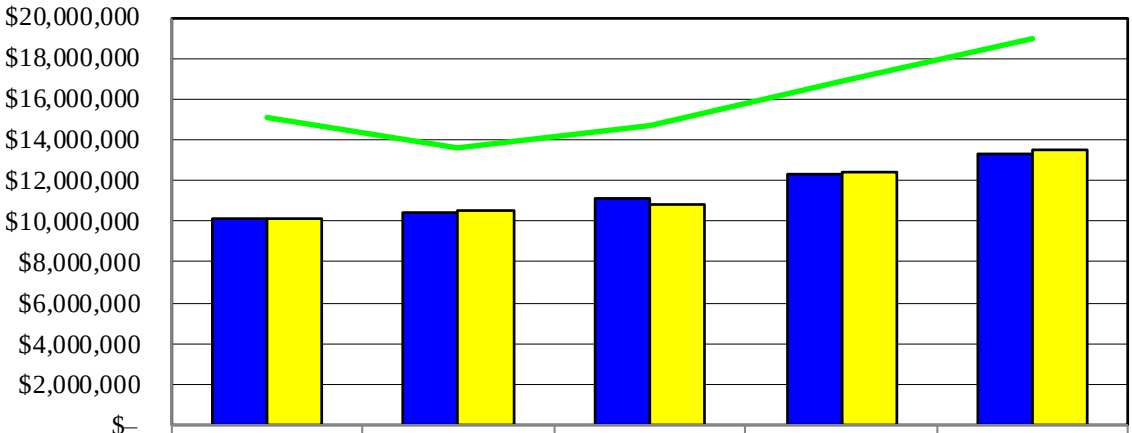
Total expenditures in the City's governmental funds for 2024 were $40,956,684, an increase of $3,127,116 (8.3 percent) over the prior year. On a per capita basis, the City expended a total of $1,420 in 2024, an increase of $103 over the previous year.

Current spending was down with less expenditures in public works for street maintenance and repairs. Capital outlay reported the largest change in comparison to the prior year. Capital spending was up in the current year for street reconstruction projects, equipment purchases, and improvements completed in the City's Center of Ramsey (COR) development. Debt service was up $29 per capita as anticipated with approved debt financing plans.

GENERAL FUND FINANCIAL POSITION

The City's General Fund accounts for the financial activity of the basic services provided to the community. The primary services included within this fund are the administration of the municipal operation, police and fire protection, building inspection, streets and highway maintenance, and parks and recreation. The graph below illustrates the change in the General Fund financial position over the last five years. We have also included a line representing annual revenues to reflect the change in the size of the General Fund operation over the same period.

General Fund Financial Position
Year Ended December 31,



	2020	2021	2022	2023	2024
Fund Balance	$10,090,053	$10,449,489	$11,095,052	$12,265,915	$13,324,373
Cash (Net)	$10,098,653	$10,548,733	$10,850,120	$12,382,617	$13,542,157
Revenue	$15,101,548	$13,613,351	$14,718,976	$16,896,225	$18,919,100

The City's General Fund cash and investments balance on December 31, 2024, was $13,542,157, an increase of $1,159,540 from the previous year. Total fund balance at year-end was $13,324,373, an increase of $1,058,458 from the prior year.

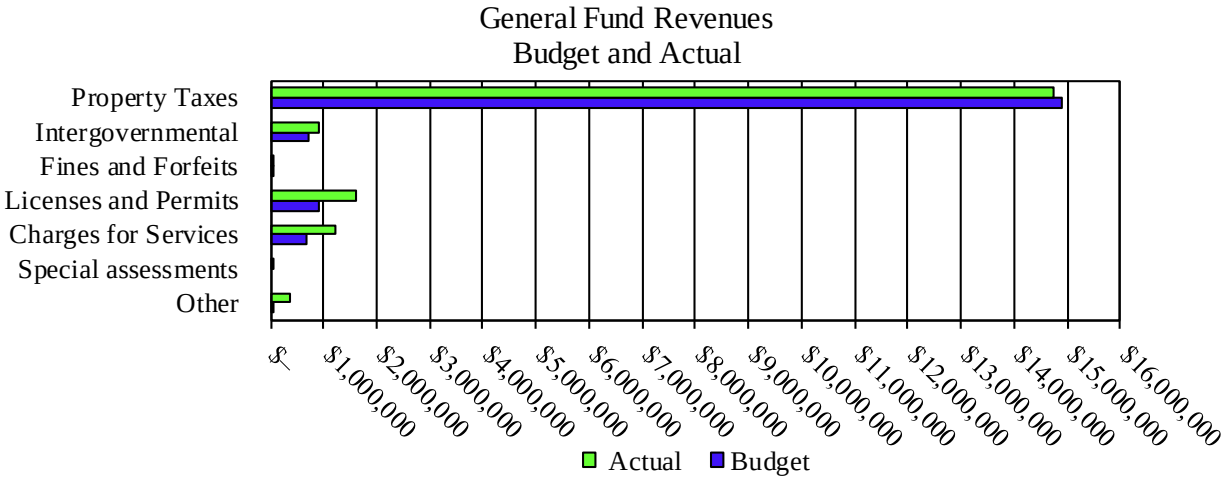
As the graph illustrates, the City has generally been able to maintain healthy cash and fund balance levels as the volume of financial activity has fluctuated. This is an important factor because a government, like any organization, requires a certain amount of equity to operate. A healthy financial position allows the City to avoid volatility in tax rates; helps minimize the impact of state funding changes; allows for the adequate and consistent funding of services, repairs, and unexpected costs; and is a factor in determining the City's bond rating and resulting interest costs.

A trend that is typical to Minnesota local governments, especially the General Fund of cities, is the unusual cash flow experienced throughout the year. The City's General Fund cash disbursements are made fairly evenly during the year, other than the impact of seasonal services, such as snowplowing, street maintenance, and park activities. Cash receipts of the General Fund are quite a different story. Property taxes comprise about 78.0 percent of the fund's total annual revenue. Approximately half of these revenues are received by the City in July and the rest in December. Consequently, the City needs to have adequate cash reserves to finance its everyday operations between these payments.

As of December 31, 2024, the City continued to meet the fund balance policy goal of the General Fund, which is to maintain an unassigned amount equal to 50.0 percent of the following years adopted operating budget plus prior year encumbrances (if any).

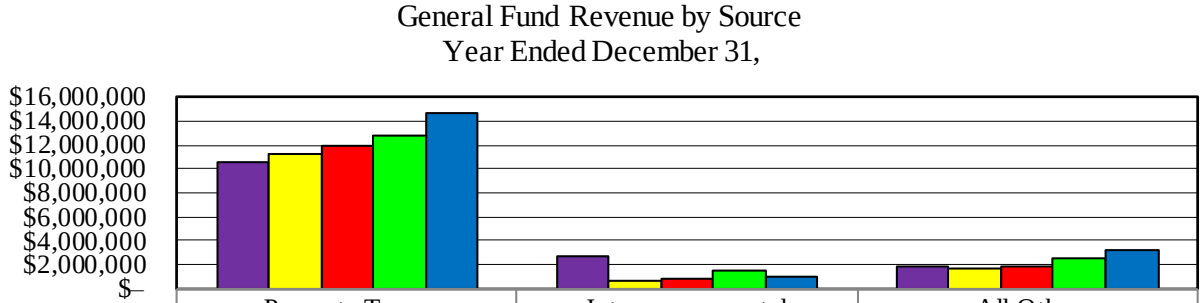
GENERAL FUND REVENUES

The following graph reflects the City's General Fund revenue sources for 2024 compared to budget:



General Fund revenue for 2024 was $18,919,100, which was $1,556,350 (9.0 percent) more than budget. The budget variance for revenue was largely due to conservative budgeting with most sources surpassing budget expectations. Improved investment earnings, elevated development activity, and federal funding recognized in the current year all contributed to revenues exceeding budget.

The following graph presents the City's General Fund revenues by source for the last five years. The graph reflects the City's reliance on property taxes, which represented 78.0 percent of General Fund revenues in 2024:

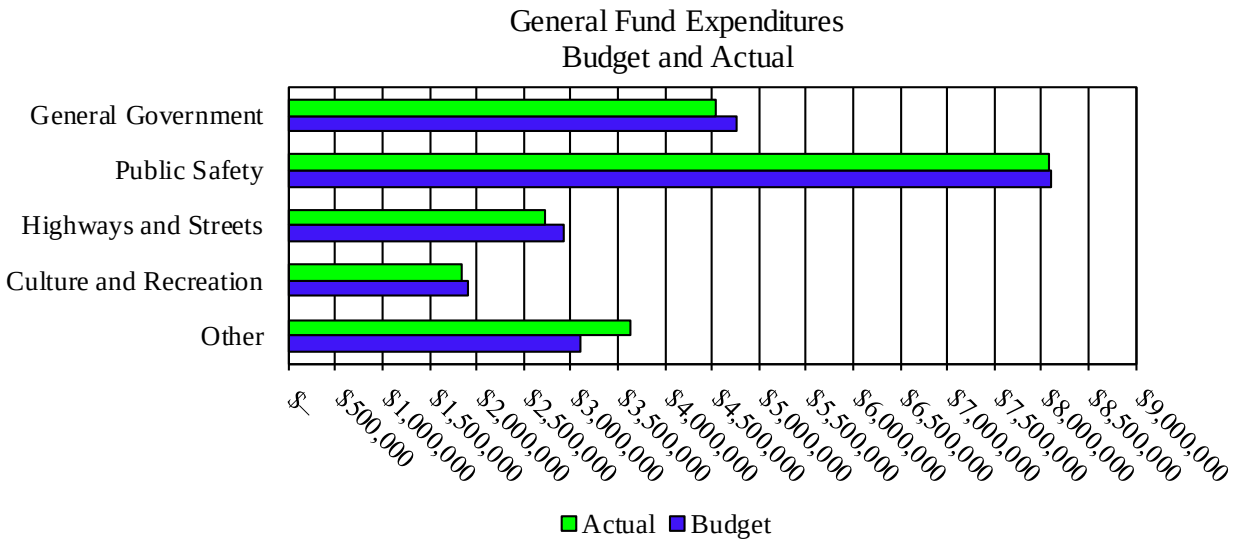


	Property Taxes	Intergovernmental	All Other
2020	$10,578,482	$2,679,428	$1,843,638
2021	$11,184,493	$706,660	$1,722,198
2022	$11,961,591	$885,575	$1,871,810
2023	$12,827,463	$1,508,405	$2,560,357
2024	$14,751,073	$920,633	$3,247,394

Total General Fund revenue for 2024 was $2,022,875 (12.0 percent) more than last year. The increase in taxes was as anticipated and approved through the annual levy process. Intergovernmental decreased due to recognition of less federal COVID-19-related entitlements reported in the General Fund in the current year. The increase noted in the "all other" category was in remaining various other miscellaneous sources and charges for services during the current year with elevated development activity.

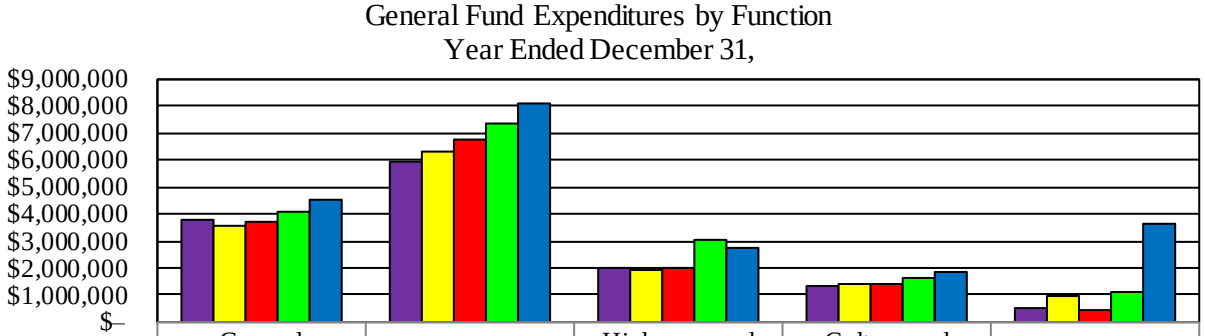
GENERAL FUND EXPENDITURES

The following graph illustrates the components of General Fund spending for 2024 compared to budget:



General Fund expenditures totaled $20,819,869 in 2024 and were $20,101 (or 0.1 percent) over the final budget. Spending was over budget for other expenditures by $520,686. The variance in overspending for other expenditures was largely due to capital outlay spending that was budgeted for the prior year, but was delayed to fiscal year 2024. General government, public safety, highways and streets, and culture and recreation were $224,015, $8,359, $201,719, and $66,492 under budget, respectively. Open positions and conservative budgeting largely accounted for these variances.

The following graph shows General Fund expenditures for the last five years:



	General Government	Public Safety	Highways and Streets	Culture and Recreation	Other
2020	$3,782,634	$5,928,188	$2,009,196	$1,355,711	$497,057
2021	$3,543,561	$6,305,076	$1,942,497	$1,397,460	$977,809
2022	$3,740,839	$6,744,368	$2,026,890	$1,428,226	$450,538
2023	$4,053,311	$7,358,699	$3,066,934	$1,628,642	$1,121,259
2024	$4,548,056	$8,090,511	$2,722,964	$1,831,463	$3,626,875

Total General Fund expenditures for 2024 were $3,591,024 (20.8 percent) more than the previous year. Natural inflationary increases and the continued growth in development in the City contributed to the overall increase in expenditures. Other expenditures were up with prior year delays pushed in the current year as previously mentioned.

ENTERPRISE FUNDS OVERVIEW

The City maintains several enterprise funds to account for services the City provides that are financed primarily through fees charged to those utilizing the service. This section of the report provides you with an overview of the financial trends and activities of the City's enterprise funds, which include the Water, Sewer, Street Light, Recycling, and Storm Water Utility Funds.

The utility funds comprise a considerable portion of the City's activities. We understand that the City is proactive in reviewing these activities on an ongoing basis and we want to reiterate the importance of continually monitoring these operations. Over the years, we have emphasized to our city clients the importance of these utility operations being self-sustaining, preventing additional burdens on general governmental funds. This would include the accumulation of net position for future capital improvements and to provide a cushion in the event of a negative trend in operations.

ENTERPRISE FUNDS FINANCIAL POSITION

The following table summarizes the changes in the financial position of the City's enterprise funds during the year ended December 31, 2024, presented both by classification and by fund:

Enterprise Funds Change in Financial Position

	Net Position as of December 31,		
	2024	2023	Change
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 95,749,335	$ 71,932,644	$ 23,816,691
Unrestricted	32,212,510	44,232,074	(12,019,564)
Total enterprise funds	$ 127,961,845	$ 116,164,718	$ 11,797,127
Total by fund			
Water Utility	$ 76,068,276	$ 60,839,740	$ 15,228,536
Sewer Utility	27,859,546	33,335,502	(5,475,956)
Street Light Utility	2,038,066	1,872,786	165,280
Recycling Utility	416,994	416,700	294
Storm Water Utility	21,578,963	19,699,990	1,878,973
Total enterprise funds	$ 127,961,845	$ 116,164,718	$ 11,797,127

In total, the net position of the City's enterprise funds increased by $11,797,127 during the year ended December 31, 2024, which is $2,998,753 more than the prior year increase in net position. Additional capital grants, developer contributions, and connection fees, all contributed to the overall growth in net position.

The increase in the net investment in capital assets portion of net position includes the City's use of unrestricted resources for infrastructure improvements in the current year, along with contributions from developers, which was partially offset by current year depreciation.

The following table presents five years of comparative operating results for each of the City's utility enterprise funds:

	Operating Results – Fiscal Year Ended December 31,				
	2020	2021	2022	2023	2024
Utility enterprise funds					
Water					
Operating revenue	$ 2,541,651	$ 3,057,474	$ 2,962,563	$ 3,574,961	$ 3,168,402
Operating expenses	1,657,356	1,772,358	1,895,776	2,062,314	2,243,736
Operating income	$ 884,295	$ 1,285,116	$ 1,066,787	$ 1,512,647	$ 924,666
Operating income as a percentage of operating revenue	34.8 %	42.0 %	36.0 %	42.3 %	29.2 %
Sewer					
Operating revenue	$ 1,714,469	$ 1,805,614	$ 1,876,957	$ 1,994,465	$ 2,425,906
Operating expenses	1,723,238	1,742,380	1,947,356	2,209,802	2,411,209
Operating income (loss)	$ (8,769)	$ 63,234	$ (70,399)	$ (215,337)	$ 14,697
Operating income (loss) as a percentage of operating revenue	(0.5) %	3.5 %	(3.8) %	(10.8) %	0.6 %
Street Light					
Operating revenue	$ 216,545	$ 222,364	$ 230,392	$ 234,607	$ 242,950
Operating expenses	169,463	178,576	172,765	173,924	167,123
Operating income	$ 47,082	$ 43,788	$ 57,627	$ 60,683	$ 75,827
Operating income as a percentage of operating revenue	21.7 %	19.7 %	25.0 %	25.9 %	31.2 %
Recycling					
Operating revenue	$ 319,664	$ 440,097	$ 452,107	$ 456,106	$ 468,514
Operating expenses	366,764	507,067	514,231	527,182	549,993
Operating income (loss)	$ (47,100)	$ (66,970)	$ (62,124)	$ (71,076)	$ (81,479)
Operating income (loss) as a percentage of operating revenue	(14.7) %	(15.2) %	(13.7) %	(15.6) %	(17.4) %
Storm Water					
Operating revenue	$ 1,164,868	$ 1,197,572	$ 1,230,582	$ 1,252,659	$ 1,350,416
Operating expenses	777,252	715,349	791,605	864,721	1,022,935
Operating income	$ 387,616	$ 482,223	$ 438,977	$ 387,938	$ 327,481
Operating income as a percentage of operating revenue	33.3 %	40.3 %	35.7 %	31.0 %	24.3 %

As displayed in the table above, each of the individual enterprise funds was able to report positive operating results for the year ended December 31, 2024, except for the Recycling Fund. However, nonoperating grants and investment earnings were sufficient to cover this deficit in the current year.

Overall operating revenues totaled $7,656,188 in 2024, compared to $7,512,798 in the prior year. Increases in households and utility rates, along with more consumption, contributed to the change over the prior year. Overall operating expenses totaled $6,394,996 in 2024, compared to $5,837,943 in the prior year. Spending was up for personal services, sewer utility disposal and other service charges, and depreciation, with an increase in population and households serviced by the City's utility system.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

In addition to fund-based information, the current reporting model for governmental entities also requires the inclusion of two government-wide financial statements designed to present a clear picture of the City as a single, unified entity. These government-wide financial statements provide information on the total cost of delivering services, including capital assets and long-term liabilities.

STATEMENT OF NET POSITION

The Statement of Net Position essentially tells you what the City owns and owes at a given point in time, the last day of the fiscal year. Theoretically, net position represents the resources the City has leftover to use for providing services after its debts are settled. However, those resources are not always in spendable form, or there may be restrictions on how some of those resources can be used. Therefore, net position is divided into three components: net investment in capital assets, restricted, and unrestricted.

The following table presents the components of the City's net position as of December 31, 2024, and 2023, for governmental activities and business-type activities:

	As of December 31,		
	2024	2023	Change
Net position			
Governmental activities			
Net investment in capital assets	$ 72,783,568	$ 66,959,661	$ 5,823,907
Restricted	14,022,396	18,598,778	(4,576,382)
Unrestricted	36,934,626	26,728,758	10,205,868
Total governmental activities	123,740,590	112,287,197	11,453,393
Business-type activities			
Net investment in capital assets	95,749,335	71,932,644	23,816,691
Unrestricted	32,212,510	44,232,074	(12,019,564)
Total business-type activities	127,961,845	116,164,718	11,797,127
Total net position	$ 251,702,435	$ 228,451,915	$ 23,250,520

The City's total net position on December 31, 2024, was $23,250,520 more than the previous year. Governmental activities increased $11,453,393 and business-type activities increased $11,797,127.

The increase in net position within governmental activities presents the overall operating results of the governmental funds, along with the continued development and investment in infrastructure within the City. The increase in business-type activities net position matches the enterprise funds activity previously discussed.

At the end of the current fiscal year, the City is able to present positive balances in all categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

STATEMENT OF ACTIVITIES

The Statement of Activities tracks the City's yearly revenues and expenses, as well as any other transactions that increase or reduce total net position. These amounts represent the full cost of providing services. The Statement of Activities provides a more comprehensive measure than just the amount of cash that changed hands, as reflected in the fund-based financial statements. This statement includes the cost of supplies used, depreciation of long-lived capital assets, and other accrual-based expenses.

The following table presents the change in the net position of the City for the years ended December 31, 2024, and 2023:

	2024			2023
	Expenses	Program Revenues	Net Change	Net Change
Net (expense) revenue				
Governmental activities				
General government	$ 5,645,480	$ 2,414,649	$ (3,230,831)	$ (3,941,232)
Public safety	8,894,134	2,438,948	(6,455,186)	(5,667,857)
Highways and streets	7,783,629	7,535,956	(247,673)	(4,481,511)
Culture and recreation	2,430,888	1,649,680	(781,208)	(1,270,976)
Economic development	1,488,674	–	(1,488,674)	(1,705,446)
Interest and fiscal charges	1,317,942	–	(1,317,942)	(1,258,959)
Business-type activities				
Water utility	2,243,736	9,009,102	6,765,366	3,443,166
Sewer utility	2,411,209	3,322,222	911,013	997,177
Street light utility	167,123	242,950	75,827	60,683
Recycling utility	549,993	539,404	(10,589)	(10,367)
Storm water utility	1,022,935	2,443,252	1,420,317	1,234,337
Total net (expense) revenue	$ 33,955,743	$ 29,596,163	(4,359,580)	(12,600,985)
General revenues				
Property taxes			23,041,341	20,126,982
General grants and contributions			3,760	3,223
Investment earnings			4,470,909	5,709,967
Gain on sale of capital assets			94,090	20,000
Total general revenues			27,610,100	25,860,172
Change in net position			$ 23,250,520	$ 13,259,187

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as taxes, unrestricted grants, and unrestricted investment earnings. In contrast, the City's business-type activities tend to rely more heavily on program revenues like charges for services (sales) and program-specific grants to cover expenses. This is critical given the current downward pressures on the general revenue sources.

The change in net (expense) revenue presented in the table above, when compared to the prior year, is primarily due to the amount of developer contributions and capital grants recognized from year-to-year. These contributions fluctuate with the size and number of completed development projects.

ACCOUNTING AND AUDITING UPDATES

The following is a summary of Governmental Accounting Standards Board (GASB) standards expected to be implemented in the next few years.

GASB STATEMENT NO. 102, *CERTAIN RISK DISCLOSURES*

The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

This statement defines a *concentration* as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A *constraint* is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending. A government will be required to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, a government must assess whether an event or events associated with a concentration or constraint that could cause the substantial impact to have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information (as outlined in the standard) in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosures should also include any actions taken by the government to mitigate the risk.

The requirements of this statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 103, *FINANCIAL REPORTING MODEL IMPROVEMENTS*

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. In addition, this statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

This statement defines unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence and requires governments to display the inflows and outflows related to each unusual or infrequent item separately.

This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for operating income (loss) and noncapital subsidies be presented before reporting other nonoperating revenues and expenses.

This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in the notes to RSI.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 104, *DISCLOSURE OF CERTAIN CAPITAL ASSETS*

The objective of this statement is to provide users of government financial statements with essential information about certain types of capital assets.

This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by GASB Statement No. 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this statement requires intangible assets other than those three types to be disclosed separately by major class.

This statement also requires additional disclosures for capital assets held for sale. A capital asset is considered held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. Capital assets held for sale are required to be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

Special Purpose Audit Reports

Year Ended
December 31, 2024

LB | CARLSON
Certified Public Accountants Business Consultants

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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

Special Purpose Audit Reports
Year Ended December 31, 2024

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the City Council and Management
City of Ramsey, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 5, 2025.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

(continued)

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REPORT ON COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB CARLSON, LLP
Minneapolis, Minnesota

June 5, 2025

LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the City Council and Management
City of Ramsey, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 5, 2025.

MINNESOTA LEGAL COMPLIANCE

In connection with our audit, we noted that the City failed to comply with provisions of the contracting-bid laws section of the *Minnesota Legal Compliance Audit Guide for the Cities*, promulgated by the State Auditor pursuant to Minnesota Statutes § 6.65, insofar as they relate to accounting matters as described in the Schedule of Findings and Responses as finding 2024-001. Also, in connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the depositories of public funds and public investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

CITY'S RESPONSE TO FINDING

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the legal compliance finding identified in our audit and described in the accompanying Schedule of Findings and Responses. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

(continued)

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PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB CARLSON, LLP
Minneapolis, Minnesota

June 5, 2025

A. FINANCIAL STATEMENT FINDINGS

None noted.

B. MINNESOTA LEGAL COMPLIANCE FINDINGS

2024-001 SUBCONTRACTOR LANGUAGE

Criteria – Minnesota Statutes § 471.425, Subd. 4a.

Condition – For each contract between the City of Ramsey, Minnesota (the City) and a prime contractor, Minnesota Statutes require contract language be included that mandates the prime contractor to pay subcontractors within 10 days of receipt of payment from the government entity or pay interest at the rate of 1.5 percent per month or any part a month. For one contract tested in the current year, the required language to pay subcontractors within 10 days was not included in the contract.

Questioned Costs – Not applicable.

Context – One of three contracts tested was not in compliance.

Repeat Finding – This is a current year finding.

Cause – This was an oversight by city personnel.

Effect – The contract between the City and a prime contractor did not include language to pay subcontractors within 10 days of payment as required by state statute.

Recommendation – We recommend that the City review contract and bid law procedures in place to ensure future compliance with this statute.

Management Response – There is no disagreement with the audit finding. The City will review requirements with appropriate staff to ensure the planned controls are being followed and essential language is included in future contracts to pay subcontractors as required by state statute.

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CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission Meeting Minutes - April 24, 2025
- Economic Development Authority Meeting Minutes - April 10, 2025
- Environmental Policy Board Meeting Minutes - April 21, 2025
- Park and Rec Commission Meeting Minutes - April 10, 2025
- Public Works Meeting Minutes - April 15, 2025

Purpose/Background:

Approve the Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC April 2025 Minutes
EDA April 2025 Minutes
EPB April Minutes
PWC April Minutes
P & R April 2025 Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	06/05/2025 01:53 PM
Brian Hagen	Brian Hagen	06/05/2025 02:06 PM
Brian Hagen	Brian Hagen	06/05/2025 02:07 PM
Form Started By: Dana Verbeek		Started On: 06/04/2025 08:47 AM
Final Approval Date: 06/05/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 24, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (via Zoom) Commissioner Randy Bauer (via Zoom) Commissioner Jeffrey Lubarski (via Zoom) Commissioner Debra Musgrove Commissioner Nichole Rudack Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Attorney Fritz Knaak 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

Chairperson Gengler noted that Item 8.1 will be postponed to a future meeting.

Motion by Commissioner Musgrove, seconded by Commissioner VanScoy, to approve the agenda as amended.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Rudack	aye
Commissioner Musgrove	aye
Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

5. ELECTION OF OFFICERS

5.1: Appoint Chairperson and Vice Chairperson of the Planning Commission

Planning Manager Larson commented that the City Council recently amended the policy to remove the term limits for the Chairperson.

Commissioner Musgrove commented that Chairperson Gengler has done a great job as Chairperson. She referenced the previous decision of the Council to enact a term limit on the Chairperson position, which provided an opportunity for new people to serve.

Chairperson Gengler commented that she has enjoyed serving as Chair and would be willing to continue, but would also be willing to step back if someone else wanted to serve.

Motion by Commissioner VanScoy, seconded by Commissioner Musgrove, to appoint Cheri Gengler as Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye
Commissioner Musgrove	aye
Commissioner Rudack	aye
Commissioner VanScoy	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler noted that Commissioner Bauer has served as the Vice Chairperson and would be willing to continue to serve.

Motion by Commissioner VanScoy, seconded by Commissioner Rudack, to appoint Randy Bauer as Vice Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Rudack	aye
Commissioner Musgrove	aye
Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

6. CONSENT AGENDA

6.01: Approve the March 27, 2025, Planning Commission Meeting Minutes

6.02: Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Commissioner Musgrove commented that she would like to abstain from Item 6.1 but would vote on Item 6.2.

Planning Manager Larson commented that if Commissioner Musgrove is not comfortable, she could simply abstain from the consent agenda vote, or they could be voted on separately.

Commissioner Musgrove asked that the items be separated.

6.01: Approve the March 27, 2025, Planning Commission Meeting Minutes

Motion by Commissioner VanScoy, seconded by Commissioner Rudack, to approve the March 27, 2025, Planning Commission meeting minutes as presented.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Rudack	aye
Commissioner Musgrove	abstain
Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

6.02: Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Motion by Commissioner Musgrove, seconded by Commissioner VanScoy, to adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye
Commissioner Musgrove	aye
Commissioner Rudack	aye
Commissioner VanScoy	aye
Chairperson Gengler	aye

Motion Carried.

7. PUBLIC HEARINGS/COMMISSION BUSINESS

8. COMMISSION BUSINESS

~~8.01: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at the Southeast Corner of Bunker Lake Boulevard and Ferret Street N.W.~~

Item postponed to a future meeting.

8.02: "Bunker Lake Crossing" – Sketch Plan for 3 Commercial Lots

Presentation

City Planner Martin presented the Staff Report stating that staff recommend advancing the Sketch Plan to the Preliminary Plat phase with any additional comments from the Planning Commission.

Commission Business

Commissioner VanScoy stated that his question was about access to the lots, but noted that seemed to be answered by the graphic in the presentation showing a shared access.

Commissioner Rudack referenced lot two and asked if there is a tentative or ideal tenant for that spot.

Rick Hauser, applicant, commented that they are working with several tenants for lot two, but because there is nothing signed, he cannot disclose the names. He commented that the space is

designed for a quick-service restaurant. He stated that the only unique thing they are working with staff on is the flag portion of the north lot for the shared sign.

Commissioner Musgrove referenced the shared sign and asked if it would be vertical or angled with two faces.

City Planner Martin replied that they are still working with the applicant on the sign design and should have more details at the time of preliminary plat. He noted that the City is in the process of amending the sign code to provide more flexibility.

Commissioner VanScoy asked if there is an intent to provide parking for those who want to eat inside or whether it would be solely drive-through service.

Mr. Hauser replied that he believes that there will be sufficient parking for the small interior spaces of each tenant.

City Planner Martin replied that the number of parking stalls and the layout would be identified with each site plan as they come forward. He noted that staff have been working with the applicant to ensure sufficient parking and stacking space.

Commissioner Anderson referenced the shared signage in the northern corner and stated that he would not want that sign to be lit due to the proximity of residential homes.

City Planner Martin identified the proposed location of the sign and confirmed that there are homes east. He stated that staff can work with the applicant to obtain more details as they move forward.

Commissioner Anderson stated that if the sign faces east/west all the Waterfront Village homes would be viewing the sign and would most likely not support lighting for the sign.

Chairperson Gengler stated that staff will bring back additional information on the sign in future considerations.

Mr. Hauser replied that they are still discussing the viability of that sign.

Commissioner Musgrove commented that she is excited to see this project move forward, as residents have been wanting more options for food service. She looked forward to seeing more as the process continues.

8.03: Planning Commission Training

Presentation

Chairperson Gengler welcomed the new members of the Commission.

City Attorney Knaak conducted a training with the Commission reviewing the staff report, the roles and responsibilities of the Commission, and legal requirements for various case types.

Chairperson Gengler thanked City Attorney Knaak for the thorough training.

Planning Manager Larson introduced himself, reviewing his educational and career experience, and welcomed any questions the Commission may have along the way.

City Planner Martin introduced himself and provided information on his career and educational experience.

Senior Planner Anderson introduced himself and reviewed his educational and career experience.

The new members of the Commission introduced themselves.

Councilmember Peters introduced himself.

Commission Business

9. COMMISSION / STAFF INPUT

Planning Manager Larson highlighted items proposed to be included on the next meeting agenda.

Senior Planner Anderson reminded the Commission of the upcoming spring recycling event and business expo, both scheduled for May 3rd.

Councilmember Peters reminded the Commission of the upcoming Dine and Dash event and encouraged residents to register for the 5k on May 17th at Elmcrest Park.

Commissioner Musgrove thanked former Commissioner Hunt, recognizing his service of four years on the Commission. She also recognized Councilmember Peters and Mayor Heineman for their service on the Planning Commission.

Commissioner Anderson stated that he will be back to attend the May meeting in person.

10. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Lubarski	aye
Commissioner Musgrove	aye
Commissioner Rudack	aye
Commissioner Musgrove	aye

Chairperson Gengler aye

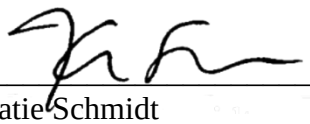
Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:53 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, April 10, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Rachal Johnson
Member Hannah Karpen
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.

A roll call vote was performed:

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

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated March 13, 2025

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

A roll call vote was performed:

Member Karpen	abstain
Member Lindahl	aye
Member MacLennan	aye
Member Johnson	aye
Chairperson Wiyninger	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

4. EDA BUSINESS

4.01: EDA Organization – Election Chairperson and Vice Chairperson

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger opened the floor for nominations for the position of Chairperson.

Motion by Member Johnson, seconded by Member Lindahl, to nominate Scott Wiyninger as Chairperson of the Economic Development Authority through March 31, 2026.

A roll call vote was performed:

Member Karpen	aye
Member Lindahl	aye
Member MacLennan	aye
Member Johnson	aye
Chairperson Wiyninger	abstain
Member Riley	aye
Member Stewart	aye

Motion carried.

There were no other nominations. Chairperson Wiyninger closed the nominations.

Motion by Member Johnson, seconded by Member Lindahl, to elect Scott Wiyninger as Chairperson of the Economic Development Authority through March 31, 2026.

A roll call vote was performed:

Member Stewart	aye

Member Riley	aye
Member Johnson	aye
Member MacLennan	aye
Member Lindahl	aye
Member Karpen	aye
Chairperson Wiyninger	aye

Motion carried.

Chairperson Wiyninger opened the floor for nominations for the position of Vice Chairperson.

Commissioner Johnson nominated Brittany Lindahl for the position of Vice Chairperson.

There were no other nominations. Chairperson Wiyninger closed the nominations.

Motion by Member Johnson, seconded by Member MacLennan, to elect Brittany Lindahl as Vice Chairperson of the Economic Development Authority through March 31, 2026.

A roll call vote was performed:

Member Karpen	aye
Member Lindahl	abstain
Member MacLennan	aye
Member Johnson	aye
Chairperson Wiyninger	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

Member Karpen introduced herself.

4.02: Consider Recommendation to Approve King Baguette, Inc. Sign and Awning Program Request

Economic Development Manager Sullivan presented the staff report.

Motion by Member Johnson, seconded by Member Lindahl, to recommend that the City Council approve a $1,500 grant from the Sign and Awning Program for King Baguette, Inc.

Further discussion: Member Riley acknowledged the goal for the city to have more restaurants and acknowledged that this is a small incentive the City can offer to accomplish that goal. Member MacLennan commented that the business owner attended a recent meeting and showed a ten-year commitment to the business location. He agreed this is a small thing they can do to help. Member Johnson commented that this is a new concept that will be exciting for Ramsey. Chairperson

Wiyninger agreed that this is a great program that can help support bringing new restaurants to the community.

A roll call vote was performed:

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

Motion carried.

4.03: Select 2025 Ramsey Business of the Year

Economic Development Manager Sullivan presented the staff report.

Member Johnson stated that there are a lot of great businesses, but Soderholm and Associates stood out to her because of the longevity and recent growth.

Member Lindahl agreed with Soderholm and Associates, noting their recent expansion and impacts from the Highway 10 project.

Member Stewart commented that she was leaning towards Global Glove as they have been on the short list for three years, dealt with Highway 10, and constructed another building in Ramsey.

Member MacLennan stated that he is torn between the two. He stated that Member Stewart has a point that Global Glove has been on the short list for three years.

Member Riley stated that a case could be made for each business as they are on the list for a reason. He stated that he does not have a strong opinion, but agreed that Soderholm comes to mind first because of its recent expansion. He stated that he could support any of the businesses.

Chairperson Wiyninger agreed that every single business on both the short and long lists are assets to the community. He stated that Soderholm did catch his eye because of the longevity of the business and recent expansion, but also acknowledged the work that Global Glove continues to do and could support either business.

Motion by Member Stewart to select Global Glove as the 2025 Ramsey EDA Business of the Year. Motion died for lack of a second.

Member Karpen noted that this is the 21st year in business in Ramsey for Global Glove and asked how long Soderholm has been in Ramsey. It was noted that Soderholm has been in Ramsey for 50 years.

Motion by Member Lindahl, seconded by Member Johnson, to select Soderholm and Associates / WCC (SA Group, Inc.) as the 2025 Ramsey EDA Business of the Year.

Further discussion: Economic Development Manager Sullivan acknowledged the point of Member Stewart that a business can sometimes sit on the small list while another business can move up to the small list and be selected in short order. He noted the 50th anniversary of Soderholm Associates this year, along with the 46,000 square foot expansion that just occurred, and the completed renovation he believed that this is a good selection. He stated that Global Glove could then be considered for 2026 as it is a great business in the community with three buildings leased in Ramsey and continue to expand and provide a lot of employment opportunities.

A roll call vote was performed:

Member Karpen	abstain
Member Lindahl	aye
Member MacLennan	aye
Member Johnson	aye
Chairperson Wiyninger	aye
Member Riley	aye
Member Stewart	nay

Motion carried.

Chairperson Wiyninger recognized all the businesses on both the large and small lists for being great businesses and taking the time to communicate and respond to staff.

Economic Development Manager Sullivan moved to the potential changes for the large and small lists.

Member MacLennan stated that he dealt with Fabtech Plastics for many years and would love to see them move to the small list for 2026.

Member Riley commented that he would agree with the staff suggestion to remove Multisource from the list.

Member MacLennan asked if staff would have any suggestions to add to the large list.

Economic Development Manager Sullivan stated that Integrity Tool and Engineering was in the old business park and moved into one of the new PSD properties, and continues to grow. He was unsure of the new name of the company, but stated that could be added to the large list. He cautioned against adding too many businesses as that can create a situation where a business sits on the list for years.

Motion by Chairperson Wiyninger, seconded by Member Johnson, to add Fabtech Plastics to the Small List, add Integrity Tool (Path Machining and Automation) to the Large List, and remove Multisource Manufacturing from all lists for consideration in 2026.

A roll call vote was performed:

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

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided a brief update on recent development progress, activity, and interest, and other items of interest to the EDA.

Member Riley asked for an update on the RALF properties as well as the role of staff and the EDA in that process.

Economic Development Manager Sullivan replied that it is the goal of staff to bring that topic to the Council work session on the 22nd to provide a broad overview. He stated that the way in which the RALF properties will be sold is dictated by the Metropolitan Council. He noted that they would begin with the properties east of Sunfish (Lake Boulevard) as that highway project has been substantially completed. He briefly described the process that will be used to appraise the properties and list them for sale. He stated that he will plan to get appraisals for the properties west of Ramsey Boulevard later in the year, with the objective to list them in 2026. He stated that there are cases that seem to make sense to sell adjacent properties to existing businesses and hoped they could find a way to make that happen, working with the Metropolitan Council.

6. ADJOURNMENT

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

A roll call vote was performed:

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

Member Karpen aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:11 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.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, April 21, 2025, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Melissa Fetterley Board Member Reid Bernard Board Member Nick Burgess Board Member Thomas Hagerty Board Member Paula Houts Board Member Hassan Salami (arrived at 6:35 p.m.)
Members Absent:	Board Member Laura Moore
Also Present:	Senior Planner Chris Anderson City Council Liaison Michael Olson

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 17, 2025

Motion by Board Member Burgess and seconded by Board Member Houts to approve the regular meeting minutes dated March 17, 2025.

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

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Aspects of a Site Plan for Kwik Trip at the Southwest Corner of Armstrong Boulevard and Bunker Lake Boulevard (Project No. 25-104); Case of Kwik Trip, Inc.

Senior Planner Anderson presented the staff report. He stated that staff recommend approving the natural aspects of this Site Plan.

Board Member Salami arrived at 6:35 p.m.

Board Member Burgess asked if there is any type of protection for the car wash, similar to the fuel protection.

Senior Planner Anderson replied that this is located within the wellhead protection district, which does have regulations for the fuel tanks. He stated that all of the runoff from the carwash will run into the sanitary sewer system.

Motion by Board Member Bernard and seconded by Board Member Hagerty to recommend approval of the natural resources aspects of the Site Plan.

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

5.02: Outdoor Wood Boilers

Senior Planner Anderson presented the staff report. He stated that this case is intended to solicit feedback from the EPB on whether the City Council should consider any additional standards for outdoor wood boilers.

Randy Keyser, 16967 Bison Street NW, commented that he has had many interactions with City staff and the Police on this matter, as he has three neighbors within 200 to 300 feet from his home, who use wood boilers. He commented on his experience, noting that once the material is placed into the boiler, he can smell the smoke and has had health issues as a result. He provided input on the poor air quality in his neighborhood and the additional measures he had done to his home in an attempt to mitigate the effects. He stated that this is impacting his health and, therefore, should be able to trigger the City's nuisance ordinance. He stated that the boilers are going 24 hours per day, seven days per week. He questioned whether the residents obtained a permit to install the wood boilers and whether there should be three allowed within such a small distance. He noted that many cities have prohibited wood boilers because of the impacts on others, and the cities that do allow them have regulations in place, such as requiring a taller stack. He questioned the efficiency of the wood boilers as well as the quality of the material being burned. He asked the City to step in and consider prohibiting wood boilers, as he was unsure, he could make it through another year of these conditions.

Senior Planner Anderson stated that one of the outcomes from the worksession discussion was direction for the Community Development Director to utilize the *Ramsey Resident* to provide education on this topic. He stated that if what is being burned in a boiler is not clean, dry wood or pellets, depending on what is required by the system, that could cause a lot of nuisance issues such

as excess smoke and odor. He described the likely path forward, with the group having more discussion on this topic and then perhaps a joint worksession with the City Council.

Board Member Houts asked if the problem is more of what is being burned or that it is on all of the time.

Senior Planner Anderson replied that he is unsure. He stated that it could be a combination of both, or could be the material that is being burned.

Chairperson Fetterley stated that when these complaints are received, it would seem that the City Code is limited to the expectation for people who use this type of heating device. She asked if staff have verified if permits were obtained or inspected the devices to determine what is being burned.

Senior Planner Anderson stated that the Code Enforcement Officer has been involved in at least one of the complaints, and the Police provided input at the worksession as well. He was unsure if permits were pulled and did not have the specific information on the properties that use wood boilers. He stated that he could explore whether mechanical permits were pulled, and if not, he could work with the building division on follow-up.

Chairperson Fetterley commented that if the issue is the material that is being burned, that would seem to be a separate issue rather than needing to ban these systems throughout the community. She stated that she would prefer to verify if the situation mentioned is inappropriate before placing additional regulations across the city.

Senior Planner Anderson stated that in reviewing the minutes from the Council worksession, it seemed that the majority consensus was not to ban this equipment and rather ensure that the devices are only burning what is intended.

Board Member Hagerty appreciated the desire to educate the public on the proper use of the equipment and what should and should not be burned. He asked if the restriction of rural residential includes a minimum acreage for properties.

Senior Planner Anderson replied that the rural residential zoning district does have a minimum lot size of 2.5 acres, but many properties exist today in that zoning district below that threshold. He cautioned against trying to devise anything based on property size and would suggest sticking with a setback from the property line.

Board Member Hagerty suggested that perhaps they also consider the number of units within an area as well, to prevent the situation as described by the resident.

Chairperson Fetterley asked if other cities have regulations of that type.

Senior Planner Anderson commented that certain communities have prohibited the wood boilers, others allow them, and some have created regulations. He stated that he has not yet reviewed what the neighboring community regulations are, but confirmed that could be done if they do a deeper dive on this topic. He noted that one of the main objectives of the Comprehensive Plan is to maintain the balance of rural character and urban growth, and so it would seem counterintuitive to

ban something like this as they are not necessarily uncommon in rural America. He agreed that perhaps better regulation would make more sense.

Board Member Burgess asked the next steps.

Senior Planner Anderson acknowledged that Councilmember Peters may have more insight on this case as he has spoken with the residents and visited the site, but was unable to attend tonight. He believed that they would circle back to this next month, and potentially inviting an industry expert to review wood boilers with the Board. He invited the Board to complete their own research on wood boilers prior to the next meeting as well. He noted that if a wood boiler was installed in accordance with the rules and regulations at that time, any new rules would most likely not become retroactive.

Chairperson Fetterley agreed that the Board could attempt to educate themselves on this before the next meeting. She reiterated that she would like to determine if there is an issue with these specific properties and what could be done to alleviate the issue in this area.

Councilmember Olson commented that he was not at the work session where this item was discussed. He stated that perhaps the educational article lists the items that are allowed to be burned and those that are not, with an emphasis that the disallowed materials list is not exhaustive.

Senior Planner Anderson reiterated the items he would research prior to the discussion at the next meeting.

5.03: Arbor Month Planting Event

Senior Planner Anderson presented the staff report. He encouraged all EPB members to attend and participate in this Arbor Month planting event.

Chairperson Fetterley hoped that all members of the Board, along with members of the public, attend the event to participate.

6. BOARD / STAFF INPUT

- **Update on Term Limits for Chairperson**

Senior Planner Anderson stated that the City Council revisited the term limits for Chairs of Boards and Commissions and decided to eliminate the previous limit of two years for a person to serve in that position. He explained that there is no longer a limit on how long someone can serve as Chair of a Board or Commission.

Senior Planner Anderson stated that the spring recycling event is scheduled for Saturday, May 3rd and postcards were mailed to residents last week with the details.

7. ADJOURNMENT

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

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

_____
Chris Anderson
Senior Planner

ATTEST:

_____
Katie Schmidt
City Clerk

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, April 15, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht (arrived at 5:33 p.m.)

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. Absent: Councilmember Specht.

4. APPROVE MINUTES

4.01: Approve March 18, 2025, Meeting Minutes

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

Regular Meeting Minutes dated March 18, 2025

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

5. COMMITTEE BUSINESS

5.01: Consider Recommending City Council Order Plans and Specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

Assistant City Engineer Feriancek reviewed the staff report and recommendation for City Council to order plans and specifications and award the engineering design proposal from Bolton & Menk, Inc. for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Councilmember Specht arrived.

City Engineer/Public Works Director Westby stated that this is a 2026 project, so that will provide time to work through the assessment process.

Chairperson Olson asked and received confirmation that the project was moved up a few years to take advantage of the available TIF funds.

Councilmember Riley asked if the dollars coming from TIF 18 is the maximum that could be used.

Assistant City Engineer Feriancek confirmed that is the estimated available balance.

Chairperson Olson recognized that the estimated cost will be higher than what was planned in the CIP and asked if that is due to the storm sewer.

Assistant City Engineer Feriancek confirmed that the higher cost is because of the amount of storm sewer pipe and catch basins.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council order plans and specifications and award the engineering design proposal from Bolton & Menk, Inc. for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

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 MSA Alpine Drive Reconstruction, Improvement Project #25-03

Assistant City Engineer Feriancek reviewed the staff report and recommendation for City Council approval of plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03, with the alternate bid.

Councilmember Specht asked why the newer section of the road was in poor condition.

Assistant City Engineer Feriancek commented on the high groundwater level in that area and noted that the road's profile would be raised in an attempt to prevent that from occurring again.

Councilmember Riley asked and received confirmation that the MSA funds could be used to raise the profile of the road.

Chairperson Olson asked the life expectancy of a trail versus a road.

City Engineer/Public Works Director Westby replied that the anticipated lifespan of a trail is less than a road. He explained that the new trail policy includes ongoing trail maintenance, which will help extend the lives of trails. He estimated 50-plus years for the lifespan of a trail in Ramsey.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approval of plans and specifications and authorizing advertisement for bids for MSA Alpine Drive Reconstruction, Improvement Project #25-03, with the alternate bid.

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

5.03: Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07

Assistant City Engineer Feriancek reviewed the staff report and recommendation for City Council approval of plans and specifications and authorizing advertisement for bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07, with the alternate bid.

Councilmember Specht referenced the concrete and asked if a different material could be used for cost savings.

Assistant City Engineer Feriancek replied that concrete would be the only material that could be used to achieve ADA compliance.

Councilmember Riley commented that these roads are quite new and asked if the purpose of this project is to provide maintenance and keep the roads on track.

Assistant City Engineer Feriancek confirmed that is correct, noting the typical maintenance cycle of a road, which would include two cycles of overlays.

Councilmember Specht asked if the Radium Street medians provide elements of safety or any other benefits.

City Engineer/Public Works Director Westby replied that physically separated lanes are typically safer, but noted that this is a 30-mph street, so there is not as much concern for head-on collisions.

Chairperson Olson commented that medians can be aesthetically pleasing when properly maintained, but if that is not done, there is the opposite effect. He agreed that it would make sense to remove the medians when they are redoing the road.

Councilmember Specht asked if the approval of the HOA is needed or whether that is being requested as more of a courtesy. It was confirmed that HOA approval is not needed.

Assistant City Engineer Feriancek confirmed the consensus of the Committee in support of the removal of the medians.

Councilmember Riley acknowledged that this project is being completed to stay on track with the overall maintenance schedule and not because they are the worst streets.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07, with the alternate bid and to include removal of the medians on Radium Street.

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

5.04: Consider Options and Review Gravel Road Elimination Program Funding Options

City Engineer/Public Works Director Westby reviewed the staff report.

Councilmember Riley asked if any of these could be done as small add-ons to another project.

City Engineer/Public Works Director Westby replied that there would not be many opportunities to combine these with another project, as they serve isolated neighborhoods.

Councilmember Specht asked and received confirmation that the estimated total cost for paving all six gravel road segments would be $2,200,000.

City Engineer/Public Works Director Westby noted the different funding options that were, and could be considered, as well as future expenditures.

Councilmember Specht commented that he did not believe they should look at this as one large project and should instead split the individual projects apart to work away at them one by one. He believed that the full input of the Council would be wanted to discuss funding.

Chairperson Olson commented that it is good to keep pushing it forward, but acknowledged that it is daunting to try to do it all at once.

Councilmember Specht believed that they should push this to the City Council to have the discussion at that level rather than continuing to discuss it at the Committee level. He confirmed that he would prefer to split these projects over the next six years rather than attempting to do them all as one project.

Chairperson Olson asked if there would be problems with the aging grader if this were spread over the next six years.

City Engineer/Public Works Director Westby provided details on the condition of the grader and the repairs that are completed each year. He stated that eventually the transmission will go out and would cost $60,000 to $70,000 to replace. He confirmed that there would be an option to rent a grader if necessary.

Councilmember Riley commented that, potentially, the cost is not $2,200,000 if assessments are involved.

City Engineer/Public Works Director Westby provided additional details on potential assessments and potential challenges that could occur if the assessment is set too high.

Councilmember Riley commented that because of the small number of properties on each road, it would seem that assessments would not be worth the effort.

Councilmember Specht agreed.

Chairperson Olson also agreed.

Councilmember Riley asked if staff had any input on how the projects could be broken up.

City Engineer/Public Works Director Westby replied that the case from the previous meeting included a priority list for the projects. He confirmed that the Committee does not support assessments and asked if the Committee supports bonding.

Councilmember Specht stated that he would support bonding.

Councilmember Riley stated that he would not support bonding.

Chairperson Olson stated that he would be neutral on that.

Councilmember Specht suggested that the topic of a multi-year gravel road elimination program, to include potential funding sources, and priority list, move forward to a Council worksession.

Chairperson Olson agreed that a worksession format would be the best path forward.

Councilmember Riley believed that this should have its own worksession to ensure sufficient time.

6. COMMITTEE / STAFF INPUT

6.01: Review Preliminary Street Lighting Plans for The COR

City Engineer/Public Works Director Westby reviewed the staff report and stated that, at a minimum, staff recommends providing street lights at all intersections and mid-block pedestrian crossings, as well as along all off-road sidewalks and trails.

Councilmember Specht asked if there are complaints about the lack of lighting.

City Engineer/Public Works Director Westby replied that the city is not receiving complaints on this topic, however, some streets are new, and the Waterfront is not yet complete. He stated that as they build the Waterfront out with amenities, they will see additional pedestrian use in that area and will want to improve safety for pedestrians.

Councilmember Riley commented that he would support the minimum lighting at intersections and pedestrian crossings rather than follow the original COR Master Streetlight Plan verbatim considering that more recent development in The COR is not following the original concept.

Chairperson Olson agreed that there is a balance between being well-balanced for safety and light pollution. He agreed with priority lighting at intersections and pedestrian crossings.

City Engineer/Public Works Director Westby commented that they could begin with lighting Ramsey Parkway and intersections and confirmed that he could obtain a high-level estimate from Connexus. He recalled one complaint he received about the lack of lighting at Bunker Lake Boulevard and Zeolite Street.

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

Noted.

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 7:08 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 April 10, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Megan Ealain Vice Chair Nathan Barten Commissioner Garth Anderson Commissioner Todd Arts (arrived at 6:32 p.m.) Commissioner Shane Bennett Commissioner Dean Olson Commissioner Brandon Sis
Commission Members Absent:	
Also Present:	City Council Liaison Kirsten Buscher Parks & Assistant Public Works Director Mark Riverblood Recreation Coordinator Abby Proulx

1. CALL TO ORDER

Chair Ealain 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 Barten, to approve the Park and Recreation Commission meeting agenda as presented.

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Sis, seconded by Commissioner Barten, 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 Ealain; Commissioners Sis, Barten, Anderson, Bennett, and Olson. Voting No: None. Absent: Commissioner Arts.

Commissioner Arts arrived.

5. COMMISSION BUSINESS

5.01: Consider Park and Recreation 2025 Outdoor Meeting Schedule

Parks & Assistant Public Works Director Riverblood stated that each year, the regular Commission meetings from May through September are held in City parks in order to see park projects and provide access to residents in their own neighborhood parks. He noted that within the packet, there are suggestions for some of the meetings and welcomed idea locations for the other three months.

Commissioner Sis asked the parks that are coming up on the replacement schedule.

Parks & Assistant Public Works Director Riverblood commented that Riverdale could be a good location for the August meeting. He also suggested The Draw for June and The Waterfront for July.

The Commission agreed with those suggestions.

Motion by Commissioner Sis, seconded by Commissioner Olson, to approve the outdoor meeting schedule as follows:

- May – Central Park
- June – The Draw
- July - The Waterfront
- August – Riverdale Park
- September – River's Bend Park

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

5.02: Invitation: Tree Planting with Ramsey Environmental Policy Board and Parks and Recreation Department/Commission

Recreation Coordinator Proulx stated that the City will be hosting a tree planting event on Wednesday, May 14th, to celebrate Arbor Month. She noted that this will be an opportunity for residents to participate and interact with the Parks and Recreation Commission and Environmental Policy Board and to replant trees that were removed due to Emerald Ash Borer. She noted that members of the Commission interested can let her know, and residents can register for the event online.

Parks & Assistant Public Works Director Riverblood commented that this will be a hands-on tree planting event, along with educational components to teach people how to properly plant trees.

6. COMMISSION/STAFF INPUT

6.01: Upcoming Programs and Events

Recreation Coordinator Proulx provided program updates highlighting recent and upcoming events and activities.

Chair Ealain commented that there are a lot of good things coming up with a mix of things for everyone.

6.02: Update on Term Limitations on Commission and Board Chairs

Chair Ealain welcomed Commissioner Anderson to the Commission.

Parks & Assistant Public Works Director Riverblood stated that the City Council recently changed the policy related to term limitations for the Commission and Board Chairs. He noted that the previously implemented term limit has now been removed.

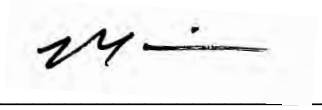
7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 6:50 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: 06/10/2025

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated May 27, 2025
2. City Council Regular Session dated May 27, 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 May 27, 2025
2. City Council Regular Session dated May 27, 2025

Attachments

05-27-25 CCWS

05-27-25 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Katie Schmidt		Started On: 06/05/2025 09:39 AM
Final Approval Date: 06/05/2025		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 27, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Westby
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
Planning Manager Todd Larson
Economic Development Manager Sean Sullivan
Police Captain Tim Frankfurth
City Attorney Fritz Knaak

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: Discuss City Engineer/Public Works Director Role Separation

City Administrator Hagen reviewed the Staff report in regard to separating the City Engineer and Public Works Director roles.

Councilmember Specht said he likes the idea of this. He noted that there may be a slight budget impact that will level out as they would be able to decrease their work that is outsourced.

City Administrator Hagen noted the City Engineer's salary cost would be shared by many different funds. He said only a small portion of this comes from the annual operating budget.

Councilmember Specht asked City Engineer/Public Works Director Westby if he was supportive of this being split.

City Engineer/Public Works Director Westby said yes.

City Administrator Hagen shared that they are looking to split this role in 2026. He asked if they wanted to bring on the new City Engineer at the beginning of the year or later in the year.

The consensus of the Council was to move forward with splitting the City Engineer and Public Works Director role and start recruitment in September to have someone in the new role by January 2026.

2.02: Right of Way Acquisition Loan Program (RALF) Property Sales / Process Discussion

Economic Development Manager Sullivan reviewed the Staff report concerning RALF property sales and its process. He reviewed each RALF property currently in the City.

Councilmember Specht asked if they would be getting back the small portion of the land near Aurelio's.

Economic Development Manager Sullivan said they will likely be getting a piece of this land back that is not needed for the interchange and they would sell it to the Sunfish Commons.

Councilmember Riley asked if they would sell the parcel that has the auto repair building in poor shape or if they would tear the building down first.

Economic Development Manager Sullivan explained that the property is being appraised as it is now. He shared there is a lease extension request for God's Kingdom. He recommended not extending this lease.

Councilmember Stewart asked if God's Kingdom would be willing to purchase this land once it has been appraised.

Economic Development Manager Sullivan noted that this is a big building and he would prefer to see Pro Power Sports in this building.

Councilmember Specht said he does not have a preference on which tenant gets this building. He added that he would love to see God's Kingdom be able to stay in Ramsey. He noted the importance of following the policies set forth by the Met Council. He said he would not be supportive of extending this lease.

Councilmember Riley noted this lease was always temporary and would not want to allow this lease to be extended a second time.

Mayor Heineman asked if Pro Power Sports were to buy this property and if they could lease it back to God's Kingdom.

Economic Development Manager Sullivan said yes.

Councilmember Stewart asked if they would have this conversation with Pro Power Sports about allowing God's Kingdom to continue leasing.

Economic Development Manager Sullivan said they do not have enough information at this time as they do not know the level of interest from Pro Power Sports.

Planning Manager Larson discussed legal non-conforming buildings, including the RM Golf Carts location. He noted that they can make enhancements to the property but they cannot increase the square footage of the building.

Councilmember Specht asked if they were to petition the Council if they would be able to add square footage to the building.

Planning Manager Larson said they would either have to change the Code or rezone the property to allow this.

Councilmember Specht asked if RM Golf Carts is aware of them being a legal non-conforming lot.

Economic Development Manager Sullivan said yes.

Councilmember Riley asked why they do not have appraisals ordered on all RALF properties.

Economic Development Manager Sullivan explained that the Met Council does these appraisals and they just started working from east to west on these parcels.

The consensus of the Council was to move forward with the recommendations for each RALF property, including not extending the lease for God's Kingdom.

2.03: 2025 Strategic Planning Session

City Administrator Hagen reviewed the 2025 Strategic Plan and the changes made since the last meeting.

Councilmember Stewart asked if Staff was able to talk to Anoka about their plans for a Community Center.

City Administrator Hagen said no.

Councilmember Specht said he would not be interested in partnering with Anoka on a Community Center.

Mayor Heineman agreed.

Councilmember Peters said he would like Ramsey to have its own Community Center; however, they could work with Anoka to make sure they are not duplicating efforts with their Community Centers.

Councilmember Olson stated he is also opposed to a partnered Community Center with Anoka.

Councilmember Buscher suggested they stay in communication with Anoka on what they are planning to do for their Community Center.

Councilmember Riley noted there are many people in the City who want to volunteer and get involved and he suggested bringing on a Volunteer Coordinator to help with this.

Councilmember Specht asked if they could tie this role in with the Parks Department.

Mayor Heineman asked what current volunteer efforts look like.

Parks and Assistant Public Works Director Riverblood shared that they organize some volunteer events like litter clean up or tree plantings. He noted that in order to maximize the volunteer efforts or opportunities, they would likely want to make the Volunteer Coordinator role a paid position as it takes a lot more time than someone would think.

Councilmember Olson noted if they have a volunteer in the Volunteer Coordinator role, this could result in burnout and turnover.

Mayor Heineman asked if they could use a Board or Commission to coordinate volunteers.

Councilmember Riley said they could call on the Ramsey Foundation for this as well.

Councilmember Specht stated he would not be in favor of hiring someone for this role and utilizing existing Staff for this if there is room in their schedules.

Councilmember Stewart asked if they hire interns for the City and if an intern would be able to coordinate volunteers.

City Administrator Hagen said they have had interns in various departments in the past and they can look at an intern option for this. He added that they can look into what other cities do for volunteer coordination.

Mayor Heineman noted that sometimes it can take just as much time to train and monitor an intern as it does to do the work.

Councilmember Riley said he would like to see some follow-up and more information on bringing on a Volunteer Coordinator.

Councilmember Peters asked if they have an existing system or database for tracking volunteers.

Parks and Assistant Public Works Director Riverblood said they do not have a system like this and just reach out to the existing volunteers when there is a need. He noted that they do sometimes struggle to get responses back. He stated continuity would be pretty important when it comes to volunteers.

Mayor Heineman asked how many Staff hours are used to assign volunteers to different tasks and positions.

Parks and Assistant Public Works Director Riverblood said they are currently spending 20 to 40 Staff hours a year picking up litter. He noted that there would also be a lot of hours that would go into organizing different volunteer opportunities and activities. He added that sending out communications to get volunteers would also take Staff time. He noted that they try to work with three or four Eagle Scouts a year.

Councilmember Buscher shared that when she volunteers through Recreation Coordinator Proulx, she directs her to sign up through the City website.

Mayor Heineman noted that there may be partnership opportunities that they could pursue for this position. He said PACT Charter School has a Volunteer Coordinator.

Councilmember Riley said over the last few months there has been some high-profile police activity that has not been positive. He asked if there was something that the Council could do to help the Police Department in this manner.

Councilmember Buscher suggested they look at adding a social worker or mental health response to the department.

Mayor Heineman asked if there were any County resources that they could lean on for this.

Police Captain Frankfurth said they are just getting these kinds of efforts started. He noted that some cities have seen success with having a social worker on staff to respond to calls with mental health aspects.

Mayor Heineman noted that they cannot replace the job of an officer with a social worker; however, there are benefits to having a social worker respond to calls.

Police Captain Frankfurth stated he will need to do more research to figure out what kind of success other departments have had with adding a social worker to staff. He said they could look at partnering with another city nearby on this work.

Councilmember Riley asked if there is anything the police department needs from the City to better do their job and if there is anything the residents need from the City as well.

Police Captain Frankfurth noted that some cities have anti-crime commissions that bring businesses and residents together.

Councilmember Olson asked if a program like Crime Watch that would get residents involved would be successful.

Police Captain Frankfurth said this program is good; however, it falls back on the neighborhood or area's level of commitment to the program.

Councilmember Buscher suggested reaching out to Blaine as they have a social worker and community outreach individual on staff. She said the more that they can get into the community the better. She stated she would like to invest in these types of roles and programs without taking up patrol officer time.

Councilmember Peters recommended they approach new neighborhoods and ask them if they would be interested in having a Crime Watch type of program in their neighborhood.

Councilmember Specht suggested adding an action item for the Police Department to look into ways to support mental health community outreach for proactive crisis mitigation.

Councilmember Riley asked if last year was the only year that the community survey was unsuccessful.

City Administrator Hagen noted the 2024 survey was challenging for a number of reasons and if they want to have another survey in 2026, the Council needs to discuss this to try to make it more successful moving forward.

Councilmember Riley shared concern with the survey company last year and how they sent out questions that were not correct with what the Council had discussed and decided.

Councilmember Specht asked if most other cities in the area send surveys to their residents like this.

City Administrator Hagen said it is not uncommon for a city to do a survey like this.

Councilmember Buscher said she would like to see another survey sent in 2026.

Councilmember Olson asked when they need to start discussing the survey and if they want to send it out in 2026.

City Administrator Hagen said they would want to start discussing this soon so they can put it in the 2026 budget. He added that QCTV does a customer survey through a different vendor that they could look into.

The consensus of the Council was to move forward with the discussed changes to the 2025 Strategic Plan.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

4.01: Update on Outside Committees

Councilmember Riley shared that the Lower Rum River Watershed Management Organization met earlier in the month and did not have any permits to review; however, they anticipate they will have a lot more next month. He said there will be a lot of things the WMO has to discuss concerning the generational plan.

Mayor Heineman shared that he attended the Anoka County Joint Law Enforcement Council and they mainly discussed the budget.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 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, May 27, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Planning Manager Todd Larson
Economic Development Manager Sean Sullivan
Assistant City Engineer Joe Feriancek
Streets Supervisor Shane Turner
Parks and Assistant Public Works Director Mark Riverblood

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. PRESENTATIONS

3.01: Annual Public Works Department Update

City Engineer/Public Works Director Bruce Westby, Streets Supervisor Shane Turner, and Parks and Assistant Public Works Director Mark Riverblood reviewed the annual Public Works update with the Council.

4. CITIZEN INPUT

Derek Lind, 15230 Germanium Street NW, came forward and shared that he is a part of the Anoka County Election Integrity Team (ACEIT). He shared that Isanti County voted against electronic pollpads. He noted that ACEIT was working with the Isanti County Commissioners on this and held open forums for residents on what they wanted to do and the residents supported paper pollpads over electronic pollpads. He reviewed Oak Grove's resolution that they passed which asks Anoka County to figure out a way to get Oak Grove out of using the pollpads. He asked Ramsey to be the next City to pass a similar resolution.

5. CONSENT AGENDA

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

5.01: Approve the Following Meeting Minutes:
1) City Council Work Session dated May 13, 2025
2) City Council Regular Session dated May 13, 2025

5.02: Approve Business License Applications

5.03: Renew Agreement for Broadband Connectivity through Connect Anoka County

5.04: Authorization to Hire a Planning Division Administrative Assistant

5.05: Authorization to Ratify Increasing the Part-time Building Division Administrative Assistant to Full-time

5.06: Authorization to Hire a Water Resources Technician

5.07: Adopt Resolution #25-121 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 8, 2025 through May 21, 2025.

5.08: Adopt Resolution #25-092 Approving a Stormwater Basin Maintenance Agreement and Waiver for Emerald Estates (Project No. 24-123); Case of Alan and Joni Greenwaldt

5.09: Adopt Resolution #25-106: Amended Site Plan Review for Rivenwick Village 4th Addition (LGI Homes - Minnesota, LLC)

5:10: Adopt Resolution #25-112 Authorizing Payment for Sunwood Drive Decorative Lighting Power Supply Improvements

5:11: Adopt Resolution 25-113 Authorizing Partial Payment #23 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

5:12: Adopt Resolution #25-116 Approving a Time Extension for the Preliminary Plat of North Brook Meadows

5:13: Adopt Resolution #25-117 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-02, MSA Sunwood Drive Reconstruction.

5:14: Adopt Resolution #25-118 Approving Partial Payment to FlowSeal Surface Maintenance, Inc. for Improvement Project #25-09, 2025 Crack Seal Improvements.

5:15: Adopt Resolution #25-119 Approving Change Order No. 34 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements

5:16: Adopt Resolution #25-120 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #25-105 - Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Blvd. NW, Suite 100 (In the Game MN LLC)

Planning Manager Larson reviewed the Staff report in regard to a Condition Use Permit for In the Game MN LLC. He shared the Planning Commission's recommendation of approval.

Councilmember Specht asked if the Conditional Use Permit is specific to this business or this location.

Planning Manager Larson explained that Conditional Use Permits go with the land and not the user. He added that the Conditional Use Permit would expire after one year.

Councilmember Specht thanked the applicants for choosing Ramsey for this project.

Motion by Councilmember Peters, seconded by Councilmember Buscher, to adopt Resolution #25-105 approving a conditional use permit for commercial indoor recreation at 8500 Bunker Lake Boulevard NW, Suite 100.

Further Discussion:

Councilmember Buscher noted this will be a great addition to the City and that residents are very excited about this project.

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

7.02: Adopt Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW; Case of Kwik Trip

Planning Manager Larson reviewed the Staff report concerning the Conditional Use Permit for Kwik Trip. He shared the Planning Commission's recommendation of approval.

Dean George, 1626 Oak Street, La Crosse, Wisconsin, came forward and shared that they are excited to be coming to Ramsey. He stated this store will be a Generation 3 design while many other locations in the metro area are Generation 2 designs.

Motion by Councilmember Stewart, seconded by Councilmember Olson, to adopt Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW.

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

7.03: Adopt Resolution #25-115 Approving Purchase Agreement and RORE for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC

Economic Development Manager Sullivan reviewed the Staff report in regard to the purchase agreement and right of re-entry agreement for Waterfront Village.

Pete Schroeder with Roers Companies, came forward and gave a brief background on Roers Companies and this Waterfront Village project.

Councilmember Peters asked about the price point for the units.

Mr. Schroeder said a studio apartment would run around $1,400 and a 3-bedroom unit would be around $2,500.

Councilmember Specht asked if Home2 Suites is okay with this development being near their hotel since there is a non-compete agreement in place.

Economic Development Manager Sullivan said this is not something that would compete with the hotel.

Motion by Councilmember Stewart, seconded by Councilmember Olson, to adopt Resolution #25-115 Approving Purchase Agreement and Right of Re-Entry Agreement for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC (as presented); subject to City Attorney review.

Further discussion:

Councilmember Specht noted that this looks like a very nice project; however, he has heard from residents that there is no interest in more apartments in the COR so he will not be supporting this.

Mayor Heineman shared that he has heard a lot of the same concerns from residents as Councilmember Specht; however, he appreciates how this development has retail space available and this would also help them meet their density requirements.

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

7.04: Adopt Resolution #25-103 Accepting Bids and Awarding Contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03

Assistant City Engineer Feriancek reviewed the Staff report concerning accepting bids and awarding a contract for the MSA Alpine Drive project. He shared that the low bid came from Park Construction Company in the amount of $1,290,247.58.

Motion by Councilmember Riley, seconded by Councilmember Olson, to adopt Resolution #25-103 accepting bids and awarding a contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03 to Park Construction Company for the base and alternate total of $1,290,247.58.

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

7.05: Adopt Resolution #25-104 Accepting Bids and Awarding Contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07

Assistant City Engineer Feriancek reviewed the Staff report in regard to accepting bids and awarding a contract for the 2025 neighborhood pavement overlay project. He shared that the low bid came from North Valley, Inc. in the amount of $1,198,056.75.

Mayor Heineman asked if this project would affect Happy Days.

Assistant City Engineer Feriancek said the completion date of this project will be before Happy Days.

Motion by Councilmember Olson, seconded by Councilmember Peters, to adopt Resolution #25-104 accepting bids and awarding a contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07 to North Valley, Inc. for the base and alternate bid total of $1,198,056.75.

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

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Legislative Update

City Administrator Hagen shared that the legislature did not complete their work on time and they will continue to work towards a Special Session to make the final decisions and adoptions. He announced upcoming meetings and events.

Mayor Heineman shared that QCTV Live and Local is coming up in Ramsey. He added that tomorrow will be Food Truck Wednesday at City Hall.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 8:02 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: 06/10/2025

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

Title

Approve Liquor License Renewals

Purpose/Background:

Current liquor licenses are set to expire on June 30, 2025. Attached are renewal liquor license applications valid July 1, 2025-June 30, 2026. City staff collaborates with the Minnesota Department of Public Safety's Alcohol and Gambling Enforcement Division to issue liquor licenses.

Notification:

Approved liquor licensees are issued a license and posted on www.cityoframsey.com.

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of liquor license renewal applications.

OutcomeAction:

Motion to Approve/Deny liquor license renewal applications.

Attachments

Liquor License Renewal Applicants

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	05/30/2025 02:35 PM
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Wendy Schlueter		Started On: 04/14/2025 01:07 PM
Final Approval Date: 06/05/2025		

Report Name: License Report - License Types
Council Dates: 6/10/2025 to 6/10/2025
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
3.2 Beer Off-Sale							
Coborn's, Inc.	Coborn's #2033	Coborns #2033	James F Shaw	7900 Sunwood Dr NW	6/30/2026	6/10/2025	A
Northern Tier Retail, LLC (7-Eleven)	Speedway #4508	Speedway #4508	David L Seltzer	14000 St Francis Blvd NW	6/30/2026	6/10/2025	A
					3.2 Beer Off-Sale License Count: 2		
Liquor Off-Sale							
Liquor Lady, Inc	Fairway Liquor		Jilleen Mary Keil	5900 167th Ave NW	6/30/2026	6/10/2025	A
Coborn's, Inc - Liquor	Coborn's Liquor #6039	Cobrns Liquor	James Shaw	7880 Sunwood Dr NW	6/30/2026	6/10/2025	A
Cherokee Liquors Inc	G-Will Liquors	G-Will Liquors	Grant Radamacher	5427 Alpine Dr NW	6/30/2026	6/10/2025	A
Yayin Gadol, LLC	Top Ten Liquors	Top Ten Liquors	Top Ten Liquors - Jonathan G Halper	14107 St Francis Blvd NW	6/30/2026	6/10/2025	A
					Liquor Off-Sale License Count: 4		
Liquor On-Sale							
Acapulco of Ramsey, Inc.	Acapulco Mexican Restaurant	Acapulco Restaurant		7988 Sunwood Dr NW 100	6/30/2026	6/10/2025	A
Bossman Inc	Chanticlear Pizza Grill	Chanticlear Pizza Grill	Nicholas Duane Swanson	7876 Sunwood Dr NW 100A	6/30/2026	6/10/2025	A
Templer Group, Inc.	JR's Outpost	JR's Outpost	JR's Outpost	6141 Highway 10 NW	6/30/2026	6/10/2025	A
Mensch, LLC	McDuff's Bar & Grill	McDuff's	John Menard	16659 St Francis Blvd NW	6/30/2026	6/10/2025	A
Triple Shift Entertainment, LLC	Super Bowl	Super Bowl	Robert J Spigner	6720 Riverdale Dr NW	6/30/2026	6/10/2025	A
SUR LLC	SUR	SUR LLC	Lisa Shields-Ergen	7533 Sunwood Dr NW 110	6/30/2026	6/10/2025	A
The Links At Northfork GC, LLC	The Links at Northfork	The Links at Northfork	The Links at Northfork	9333 Alpine Dr NW	6/30/2026	6/10/2025	A
Whiskey Jacks of Ramsey, LLC	Willy McCoys	Willy McCoys	Willy McCoys	6415 Highway 10 NW 100	6/30/2026	6/10/2025	A
					Liquor On-Sale License Count: 8		

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Liquor On-Sale Sunday							
Acapulco of Ramsey, Inc.	Acapulco Mexican Restaurant	Acapulco Restaurant		7988 Sunwood Dr NW 100	6/30/2026	6/10/2025	A
Bossman Inc	Chanticlear Pizza Grill	Chanticlear Pizza Grill	Nicholas Duane Swanson	7876 Sunwood Dr NW 100A	6/30/2026	6/10/2025	A
Templer Group, Inc.	JR's Outpost	JR's Outpost	JR's Outpost	6141 Highway 10 NW	6/30/2026	6/10/2025	A
Mensch, LLC	McDuff's Bar & Grill	McDuff's	John Menard	16659 St Francis Blvd NW	6/30/2026	6/10/2025	A
Triple Shift Entertainment, LLC	Super Bowl	Super Bowl	Robert J Spigner	6720 Riverdale Dr NW	6/30/2026	6/10/2025	A
SUR LLC	SUR	SUR LLC	Lisa Shields-Ergen	7533 Sunwood Dr NW 110	6/30/2026	6/10/2025	I
The Links At Northfork GC, LLC	The Links at Northfork	The Links at Northfork	The Links at Northfork	9333 Alpine Dr NW	6/30/2026	6/10/2025	A
Whiskey Jacks of Ramsey, LLC	Willy McCoys	Willy McCoys	Willy McCoys	6415 Highway 10 NW 100	6/30/2026	6/10/2025	A

Liquor On-Sale Sunday License Count: 8

Total Licenses: 22

CC Regular Session

Meeting Date: 06/10/2025

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	05/30/2025 02:35 PM
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Wendy Schlueter		Started On: 05/27/2025 02:34 PM
Final Approval Date: 06/05/2025		

Report Name: License Report - License Types
Council Dates: 6/10/2025 to 6/10/2025
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							
Provisions Group, LLC	Sweet Rebels		Sweet Rebels		9/30/2025	6/10/2025	A
					Mobile Food Unit–90 Days License Count: 1		
Mobile Food Unit–Annual							
Cousins Maine Lobster			Joshua Hall		12/31/2025	6/10/2025	A
NellyUp Mobile Bar and Catering			Virnell Dickerson Movern		12/31/2025	6/10/2025	A
Gramma CC's Mini Donuts			Tad A Hitchings		12/31/2025	6/10/2025	A
Top Pierogi			Aneta Lennartson		12/31/2025	6/10/2025	A
					Mobile Food Unit–Annual License Count: 4		
Transient Merchant/Peddler/Solicitor							
Everlight Solar			Joseph Thomas Pearson		12/31/2025	6/10/2025	A
Everlight Solar			Drew J Reynolds		12/31/2025	6/10/2025	A
Everlight Solar			Josue Her		12/31/2025	6/10/2025	A
Everlight Solar			Jack Sweeney		12/31/2025	6/10/2025	A
Everlight Solar			Hudson R McCoy		12/31/2025	6/10/2025	A
Everlight Solar			Evan B Murphy		12/31/2025	6/10/2025	A
Everlight Solar			Wolfgang E Bellanger		12/31/2025	6/10/2025	A
Everlight Solar			Brady E Glause		12/31/2025	6/10/2025	A
Everlight Solar			Wade A Shepherd		12/31/2025	6/10/2025	A
Everlight Solar			Derek J Brellenthin		12/31/2025	6/10/2025	A
Everlight Solar			Samuel R Snitker		12/31/2025	6/10/2025	A
Everlight Solar			Chandler AJ Sanford		12/31/2025	6/10/2025	A
					Transient Merchant/Peddler/Solicitor License Count: 12		
					Total Licenses: 17		

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Approve Request to Declare Surplus Property

Purpose/Background:

Staff requests the City Council declare the following property surplus and authorize sale of the same:

Vehicle #333
2013 Chevrolet Tahoe
VIN# 1GNSK2EO7DR356185
Mileage 117,160

Vehicle #396
2019 Ford Taurus
VIN# 1FAHP2MK3KG103080
Mileage 113,880

Time Frame/Observations/Alternatives:

Unit #333 is a multi-use vehicle originally used by the Police Department, and most recently by the Fire Department.

Unit #396 is a police squad car.

Both vehicles are being rotated out of the fleet as other vehicles are replaced through the budget process and are passed down. These vehicles have various defects and will therefore be sold at public auction "as is".

Recommendation:

Staff recommends the City Council declare these vehicles as surplus property and authorize sale/auction of the same.

Outcome/Action:

Motion to declare vehicles #333 and #396 as surplus property and authorize sale/auction of the same.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 02:06 PM
Form Started By: Bruce Westby		Started On: 05/28/2025 01:53 PM
Final Approval Date: 06/05/2025		

CC Regular Session

Meeting Date: 06/10/2025

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

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Title:

Authorization to Hire a Building Inspector/Plans Examiner

Purpose/Background:

The purpose of this case is to authorize the hiring of a Building Inspector/Plans Examiner.

As a result of a recent resignation, staff conducted a recruitment for a Building Inspector/Plans Examiner. Several candidates were interviewed, including Mr. Joshua Guin. Mr. Guin was selected to advance in the recruitment process. He passed the necessary pre-employment background checks and staff recommends hiring him as a full-time Building Inspector/Plans Examiner. Mr. Guin will be subject to a 6-month probationary period and the terms of the City's Personnel Policy and AFSCME union contract.

The primary objective of this position is to assist the Building Official in ensuring that all new and existing residential and commercial/industrial development in the City complies with all applicable portions of the Minnesota Building Codes and applicable City Codes. This includes, but is not limited to the following duties:

- Assist the Building Official with the review of building, sewer/septic, mechanical and plumbing permits
- Conduct inspections to ensure applicable code compliance for all new and existing structures
- Collect, record and maintain plan review and inspection records as needed
- Perform administrative code compliance activities with direction from the Building Official
- Perform a wide range of tasks at the verbal or written direction (within the ability and resources of the Building Inspector/Plans Examiner) of the Building Official or Community Development Director or their designee

Funding Source:

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

Recommendation:

To hire Mr. Joshua Guin, effective on or near June 23, 2025 at $38.258 per hour, which is Step 1 of the 2025 pay scale.

Outcome/Action:

Motion to hire Mr. Joshua Guin, effective on or near June 23, 2025 at $38.258 per hour, which is Step 1 of the 2025 pay scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Colleen Lasher		Started On: 04/23/2025 04:58 AM
Final Approval Date: 06/05/2025		

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-135 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 22, 2025 through June 4, 2025.

Purpose/Background:

Adopt Resolution #25-135 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 22, 2025 through June 4, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-135 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 22, 2025 through June 4, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-135 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 22, 2025 through June 4, 2025.

Attachments

Bills List 06/10/2025

Resolution 25-135

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/04/2025 02:13 PM
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Jennifer Morrison		Started On: 06/04/2025 01:48 PM
Final Approval Date: 06/05/2025		

RAMSEY CITY COUNCIL MEETING

6.10.2025

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 5.22.25 - 6.4.25	$ 440,577.85
Accounts Payable 5.22.25 - 6.4.25	313,692.13
Payroll 5.23.25	307,212.91
Debt Service	600,244.38
Pay Estimates- Projects	
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 1,661,727.27**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2025 Y.T.D.
PREPAIDS	$ 370,622.48	$ 5,052,088.89
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	791,431.79	6,691,212.41
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	273,487.49	2,853,096.97
CORRECTION TO PAYROLL		
DEBT SERVICE	39,081.25	39,081.25
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	1,701,444.78	5,615,270.82
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 3,176,067.79**	**$ 20,250,750.34**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120846	**5/22/2025**		**111377 ANOKA MUNICIPAL UTILITY**							
		63.75	APR 2025 TRAFFIC SIGNAL		131759	22-613120-01 APR 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		42.34	APR 2025 STREETLIGHTS		131760	22-610280-00 APR 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		45.96	TRAFFIC SIGNALS		131761	22-612000-01 APR 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	APR 2025 STREETLIGHTS		131762	22-990005-01 APR 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		230.85								
120847	**5/22/2025**		**100297 CENTERPOINT ENERGY**							
		146.55	04/04/25-05/06/25 CAS USAGE		131749	6011580-5 APR 2025	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		32.27	PUMP HOUSE #3 NATURAL GAS		131753	8782239-1 APR 2025	9601.6373		GAS	WATER FUND
		2,382.83	APR 2025 C/H GAS		131754	6702493-5 APR 2025	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		590.21	APR 2025 STATION 2		131756	5961540-1 APR 2025	0220.6373		GAS	FIRE PROTECTION
		168.18	APR 2025 STATION 1		131757	5914352-9 APR 2025	0220.6373		GAS	FIRE PROTECTION
		3,320.04								
120848	**5/22/2025**		**113044 CUSTOM TITLE SERVICES LLC**							
		10,000.00	CLOSING FOR RM GOLF - EARNEST		131763	05292025 RM GOLF	9804.6433	00121770	REFUNDS	ESCROW ACCOUNTS
		10,000.00								
120849	**5/22/2025**		**116809 GO PERMITS LLC**							
		100.00	PERMIT RA061489 CANCEL		131755	RA061489	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA061489 CANCEL		131755	RA061489	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
120850	**5/22/2025**		**121709 MINNESOTA METRO NORTH TOURISM**							
		2,788.47	APRIL 2025 LODGING TAX COR		131746	APR 2025 LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		2,788.47								
120851	**5/22/2025**		**121933 OLSON, TYLER**							
		169.00	WATER EFF REBATE 25-T OLSON		131748	051325	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120851	**5/22/2025**		**121933 OLSON, TYLER**						**Continued...**	
		169.00								
120852	**5/22/2025**		**121942 PEARL, NATHAN**							
		200.00	WATER EFF REBATE 25-N PEARL		131752	051525	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
120853	**5/22/2025**		**121931 RYAN, JEREMY**							
		200.00	WATER EFF REBATE 25-J RYAN		131747	051225	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
120894	**5/29/2025**		**100033 ANOKA COUNTY ATTORNEY**							
		636.00	CASE 23-202093 FORFEITURE		131802	23-202093	0223.6249		MISCELLANEOUS OPERATING SUPPLY	DRUG FORFEITURE
		636.00								
120895	**5/29/2025**		**100297 CENTERPOINT ENERGY**							
		533.83	APR 2025 GAS CHARGES		131820	8000014064-2 APR 2025	0211.6373		GAS	POLICE PROTECTION
		730.28	APR 2025 GAS CHARGES		131820	8000014064-2 APR 2025	0452.6373		GAS	PARK & RECREATION
		391.61	APR 2025 GAS CHARGES		131820	8000014064-2 APR 2025	0311.6373		GAS	STREET MAINTENANCE
		65.25	APR 2025 GAS CHARGES		131820	8000014064-2 APR 2025	0220.6373		GAS	FIRE PROTECTION
		391.61	APR 2025 GAS CHARGES		131820	8000014064-2 APR 2025	9601.6373		GAS	WATER FUND
		391.60	APR 2025 GAS CHARGES		131820	8000014064-2 APR 2025	9602.6373		GAS	SEWER FUND
		391.60	APR 2025 GAS CHARGES		131820	8000014064-2 APR 2025	9605.6373		GAS	STORM WATER UTILITY
		2,895.78								
120896	**5/29/2025**		**100116 CONNEXUS ENERGY**							
		487.99	ELMCREST 10/2024 - 5/2025		131816	444931-267449 10/24-5/25	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		17.85	4/14-5/14/25 ELECTRIC USE-		131821	444931-3270 APR 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		505.84								
120897	**5/29/2025**		**119688 GMH ASPHALT CORPORATION**							
		11,404.64	FINAL PAYAPP 2 #24-55 PVMT PCH		131803	#24-55 FINAL	9101.2060	00202455	CONTRACTS PAYABLE	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120897	5/29/2025		119688 GMH ASPHALT CORPORATION						Continued...	
		11,404.64								
120898	5/29/2025		117544 QUADIENT FINANCE USA INC							
		2,000.00	FUNDS FOR POSTAGE MACHINE		131818	RAMSEY000000000 31224062-6	9101.1551		POSTAGE METER DEPOSIT	GENERAL FUND
		2,000.00								
120899	5/29/2025		119555 RM GOLF CARTS INC							
		500.00	DEPOSIT REFUND 6745 HWY 10		131815	7039/6745 HWY 10 DEP REFS	9410.6433	00041001	REFUNDS	RALF FUNDED PROJECTS
		1,650.00	DEPOSIT REFUND 7039 HWY 10 NW		131815	7039/6745 HWY 10 DEP REFS	9410.6433	00041018	REFUNDS	RALF FUNDED PROJECTS
		169.78	REFUND OF RENT 7039 HWY 10 ET		131817	052825	9410.4305	00041018	RENTAL FEES	RALF FUNDED PROJECTS
		2,319.78								
120900	5/29/2025		113273 STATE OF MINNESOTA							
		318.00	CASE 23-202093 FORFEITURE		131807	23-202093	0223.6249		MISCELLANEOUS OPERATING SUPPLY	DRUG FORFEITURE
		318.00								
120901	5/29/2025		113273 STATE OF MINNESOTA							
		761.00	CASE 21-154425 REISS CK 119960		131808	21-154425	0223.6249		MISCELLANEOUS OPERATING SUPPLY	DRUG FORFEITURE
		761.00								
120902	5/29/2025		121956 SUR LLC							
		50.00	NO SUN SALES LIQUOR LIC REF		131814	SUN LIQ LIC REFUND 052225	9101.4155		LIQUOR-ON SALE	GENERAL FUND
		50.00								
1008015	5/23/2025		110402 ADVANCE AUTO PARTS							
		104.30	APRIL 2025 MONTHLY PURCHASES		131743	04302025	0452.6257		OTHER VEHICLE PARTS	PARK & RECREATION
		15.25	APRIL 2025 MONTHLY PURCHASES		131743	04302025	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		110.32	APRIL 2025 MONTHLY PURCHASES		131743	04302025	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		52.92	APRIL 2025 MONTHLY PURCHASES		131743	04302025	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		282.79								
1008016	5/23/2025		118737 LATARTE, KAYLA							
		15.08	5.6.25 CRISP AND GREEN LUNCH		131744	05062025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		13.79	5.7.25 CHIPOTLE LUNCH		131744	05062025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		28.87								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1008017	5/23/2025		119138 MIDWEST MOBILE WATERJET							
		1,889.60	REFURBISH SIGN BLANKS		131745	25-4436	0260.6249		MISCELLANEOUS OPERATING SUPPLY	TRAFFIC ENGINEERING
		1,889.60								
1008018	5/23/2025		119638 O'REILLY AUTO PARTS							
		3.08-	EARLY PAY DISCOUNT		131750	6193-203508	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		153.99	BRAKE PARTS UNIT 573		131750	6193-203508	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		1.50-	EARLY PAY DISCOUNT		131751	6193-203503	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		75.22	GROUNDS MASTER #617		131751	6193-203503	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.56-	EARLY PAY DISCOUNT		131758	6193-203646	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		28.17	POLICE #392		131758	6193-203646	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		252.24								
1008019	5/27/2025		100257 LAW ENFORCEMENT LABOR SRV INC							
		949.00			131410	0507251209472	9101.2177		UNION DUES	GENERAL FUND
		985.50			131650	0520251608252	9101.2177		UNION DUES	GENERAL FUND
		1,934.50								
1008020	5/27/2025		100298 MN AFSCME COUNCIL 5							
		612.20			131411	0507251209473	9101.2177		UNION DUES	GENERAL FUND
		612.20			131651	0520251608253	9101.2177		UNION DUES	GENERAL FUND
		1,224.40								
1008086	5/30/2025		121552 LINCOLN NATIONAL LIFE INSURANCE CO							
		2,573.20	MAY 2025 LIFE INS PREMIUMS		131809	1094824 MAY 2025	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,573.20								
1008087	5/30/2025		116846 MC TOOL AND SAFETY SALES							
		.24-	EARLY PAY DISCOUNT		131813	022257B	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		.24-	EARLY PAY DISCOUNT		131813	022257B	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		24.15	SAFETY GLASSES		131813	022257B	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		24.15	SAFETY GLASSES		131813	022257B	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		.24-	EARLY PAY DISCOUNT		131813	022257B	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		24.15	SAFETY GLASSES		131813	022257B	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		71.73								
1008088	5/30/2025		100291 MET COUNCIL SAC							
		42,245.00	SAC REMITTANCE		131804	APRIL 2025	9602.2083		SAC CHARGES	SEWER FUND
		422.45-	SAC REMITTANCE-DISCOUNT		131804	APRIL 2025	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		41,822.55								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1008088	**5/30/2025**		**100291 MET COUNCIL SAC**						**Continued...**	
1008089	**5/30/2025**		**119638 O'REILLY AUTO PARTS**							
		.22-	EARLY PAY DISCOUNT		131811	6193-204393	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.15	POLICE #344		131811	6193-204393	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.48-	EARLY PAY DISCOUNT		131812	6193-204581	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		23.99	THREAD SEAL		131812	6193-204581	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		.72-	EARLY PAY DISCOUNT		131819	6193-204892	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		35.76	UTILITIES #563		131819	6193-204892	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		69.48								
1008091	**5/30/2025**		**115841 PULLAR, ROBERT**							
		20.00	5.16.25 POTBELLY		131806	05162025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00								
1008092	**5/30/2025**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**							
		475.74	MAY 2025 LTD PREMS NON VOL		131810	237724 MAY 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		979.42	MAY 2025 LTD PREMS VOL		131810	237724 MAY 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,455.16								
97052325	**5/23/2025**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			131649	05202516082515	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98052325	**5/23/2025**		**115568 ALERUS FINANCIAL NA**							
		10,196.18			131648	05202516082514	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		10,196.18								
99052325	**5/23/2025**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		470.00			131645	05202516082511	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		470.00								
99052725	**5/27/2025**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		147.48	5.20.25 MISC SUPPLIES		131764	05232025	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		2.95-	EARLY PAY DISCOUNT		131764	05232025	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		419.82	5.12.25 WEED & FEED		131764	05232025	0311.6269		LANDSCAPE MATERIALS	STREET MAINTENANCE
		8.40-	EARLY PAY DISCOUNT		131764	05232025	0311.6269		LANDSCAPE MATERIALS	STREET MAINTENANCE
		555.95								
99152446	**5/23/2025**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		14,750.84			131646	05202516082512	9101.2175		DEFERRED COMPENSATION	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99152446	5/23/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO						Continued...	
		14,750.84								
99153462	5/23/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		6,777.87			131647	05202516082513	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		6,777.87								
99250072	5/23/2025		100301 MN CHILD SUPPORT PAYMENT CNTR							
		16.00			131631	0519251536281	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		278.26			131652	0520251608254	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		294.26								
99480807	5/23/2025		101306 IRS							
		580.19			131590	0515251533542	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		2,690.05			131591	0515251533543	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		2,690.05			131592	0515251533544	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		300.00			131635	0519251536285	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		302.31			131636	0519251536286	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		302.31			131637	0519251536287	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		22,439.74			131644	05202516082510	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		38,347.02			131656	0520251608258	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		22,439.74			131657	0520251608259	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		90,091.41								
99523360	5/23/2025		100601 MN DEPT OF REV WH							
		491.97			131589	0515251533541	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			131634	0519251536284	9101.2172		STATE WITHHOLDING	GENERAL FUND
		17,864.21			131655	0520251608257	9101.2172		STATE WITHHOLDING	GENERAL FUND
		18,406.18								
99800880	5/23/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		75.00			131632	0519251536282	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			131633	0519251536283	9101.2183		PERA-EMPLOYER	GENERAL FUND
		34,846.19			131653	0520251608255	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		46,245.28			131654	0520251608256	9101.2183		PERA-EMPLOYER	GENERAL FUND
		81,241.47								
99888639	5/23/2025		100223 ICMA RETIREMENT TRUST 457							
		1,916.54			131643	0520251608251	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
		314,512.70	Grand Total							

Payment Instrument Totals

Checks	37,900.40
EFT Payments	224,987.78
A/P ACH Payment	51,624.52
Total Payments	314,512.70

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100030	ANOKA CONSERVATION DISTRICT		PV	131855	001	00999	3/26/2025	2025043	1,000.00		100030	ANOKA CONSERVATION DISTRICT
	ANOKA CONSERVATION DISTRICT 1318 MCKAY DRIVE NE SUITE 300 HAM LAKE MN 55304			Summary Total					1,000.00			
				Payment Amount					1,000.00			
100050	ANOKA HENNEPIN ISD 11 PRINT SHOP		PV	131946	001	00999	5/19/2025	37611	140.96		100050	ANOKA HENNEPIN ISD 11 PRINT SHOP
	ANOKA HENNEPIN ISD 11 PRINT SHOP 2727 N. FERRY STREET ANOKA MN 55303			Summary Total					140.96			
				Payment Amount					140.96			
100063	ASPEN MILLS		PV	131861	001	00999	5/20/2025	354561	145.90		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					145.90			
	8201 C CENTRAL AVE NE		PV	131863	001	00999	5/21/2025	354625	439.95			
	SPRING LAKE PARK MN 55432			Summary Total					439.95			
			PV	131868	001	00999	5/28/2025	354973	129.90			
				Summary Total					129.90			
			PV	131869	001	00999	5/27/2025	354925	21.70			
				Summary Total					21.70			
				Payment Amount					737.45			
114529	BRUCE JACOBSON LANDSCAPE ARCHITECT		PV	131920	001	00999	4/16/2025	04162025	4,000.00		114529	BRUCE JACOBSON LANDSCAPE ARCHITEC

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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
	BRUCE JACOBSON LANDSCAPE ARCHITECT 4204 PILLSBURY AVENUE S MINNEAPOLIS MN 55409			Summary Total					4,000.00			
				Payment Amount					4,000.00			
121951	CANTEEN DINING SRVCS VIKINGS FOUNDATION		PV	131949	001	00999	5/17/2025	5641600094	310.00		121951	CANTEEN DINING SRVC VIKINGS FOUNDATION
	CANTEEN DINING SERVICES PO BOX 91337 CHICAGO IL 60693-1337			Summary Total					310.00			
				Payment Amount					310.00			
121970	CENTRAL PRO SUPPLY		PV	131937	001	00999	5/28/2025	66001837-00	119.29		121970	CENTRAL PRO SUPPLY
	CENTRAL PRO SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					119.29			
				Payment Amount					119.29			
110483	CITY OF ST PAUL		PV	131930	001	00999	5/16/2025	IN62590	472.56		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					472.56			
				Payment Amount					472.56			
100112	COMMISSIONER OF TRANSPORTATION	MNDOT Hwy 10 Advertising Signs	PV	131916	001	00999	5/19/2025	175108	240.00		100112	COMMISSIONER OF TRANSPORTATION

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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
	COMMISSIONER OF TRANSPORTATION MN DEPT MS 215 -395 JOHN IRELAND BLVD ST PAUL MN 55155			Summary Total					240.00			
				Payment Amount					240.00			
100112	COMMISSIONER OF TRANSPORTATION		PV	131951	001	00999	5/28/2025	P00019721	437.79		100112	COMMISSIONER OF TRANSPORTATION
	COMMISSIONER OF TRANSPORTATION MN DEPT MS 215 -395 JOHN IRELAND BLVD ST PAUL MN 55155			Summary Total					437.79			
				Payment Amount					437.79			
100117	CONNEXUS ENERGY		PV	131767	001	00999	5/16/2025	ATC0031871	40,688.00		100117	CONNEXUS ENERGY
	CONNEXUS ENERGY 14601 RAMSEY BLVD NW RAMSEY MN 55303			Summary Total					40,688.00			
				Payment Amount					40,688.00			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	131880	001	00999	5/21/2025	16461321	809.67		100167	CORNERSTONE FORD
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					809.67			
				Payment Amount					809.67			
121890	FILM FITTERS LLC		PV	131846	001	00999	5/19/2025	25033	1,100.00		121890	FILM FITTERS LLC
	FILM FITTERS LLC			Summary Total					1,100.00			

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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
	8051 161ST AVE NW RAMSEY MN 55303											
				Payment Amount					1,100.00			
110760	FIRE SAFETY USA, INC		PV	131827	001	00999	5/22/2025	201824	525.00		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC 3253 19TH STREET NW			Summary Total					525.00			
			PV	131934	001	00999	5/30/2025	202038	66.86			
	ROCHESTER MN 55901			Summary Total					66.86			
				Payment Amount					591.86			
109910	GREAT NORTHERN LANDSCAPE INC	Trees for Arbor Month Planting	PV	131908	001	00999	5/16/2025	16262	1,875.00		109910	GREAT NORTHERN LANDSCAPE INC
	GREAT NORTHERN LANDSCAPE INC 19720 IGUANA STREET NW ELK RIVER MN 55330			Summary Total					1,875.00			
				Payment Amount					1,875.00			
110568	GREEN VALLEY GARDEN CENTER		PV	131839	001	00999	5/23/2025	127108/127392	241.83		110568	GREEN VALLEY GARDEI CENTER
	GREEN VALLEY GARDEN CENTER 6530 GREEN VALLEY ROAD RAMSEY MN 55303			Summary Total					241.83			
				Payment Amount					241.83			
117140	HOUSE RESCUERS LLC		PV	131842	001	00999	5/15/2025	05152025	1,500.00		117140	HOUSE RESCUERS LLC
	HOUSE RESCUERS LLC			Summary Total					1,500.00			

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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
	15000 309TH AVE NW PRINCETON MN 55371											
				Payment Amount					1,500.00			
121950	KU MA IN		PV	131947	001	00999	5/19/2025	1	250.00		121950	KU MA IN
	KU MA IN 14664 RHINESTONE ST NW RAMSEY MN 55303											
				Summary Total					250.00			
				Payment Amount					250.00			
100256	LANO EQUIPMENT INC		PV	131844	001	00999	5/19/2025	02-1154085	56.98		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303											
				Summary Total					56.98			
				Payment Amount					56.98			
120181	LARGE FORMAT GRAPHICS		PV	131840	001	00999	5/22/2025	5143	37.50		120181	LARGE FORMAT GRAPHICS
	LARGE FORMAT GRAPHICS 14115 LINCOLN ST NW HAM LAKE MN 55304-4656											
				Summary Total					37.50			
				Payment Amount					37.50			
120745	MEDICINE LAKE TOURS		PV	131945	001	00999	5/20/2025	05202025	2,034.00		120745	MEDICINE LAKE TOURS
	MEDICINE LAKE TOURS PO BOX 44214 EDEN PRAIRIE MN 55344											
				Summary Total					2,034.00			

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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
		Payment Amount							2,034.00			
112858	MIDWAY FORD		PV	131836	001	00999	5/19/2025	885411	101.18		112858	MIDWAY FORD
	MIDWAY FORD 2777 NORTH SNELLING AVENUE ROSEVILLE MN 55113	Summary Total							101.18			
		Payment Amount							101.18			
118388	MITCHELL 1		PV	131929	001	00999	5/19/2025	IB32745143	80.00		118388	MITCHELL 1
	MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250	Summary Total							80.00			
		Payment Amount							80.00			
120922	MN DEPT OF ADMIN DATA PRACTICES OFFICE		PV	131864	001	00999	5/21/2025	00000868616	250.00		120922	MN DEPT OF ADMIN DATA PRACTICES OFFICE
	MN DEPT OF ADMIN DATA PRACTICES OFFICE 50 SHERBURNE AVE STE 309 ST PAUL MN 55155	Summary Total							250.00			
		Payment Amount							250.00			
120114	PREMIUM TREE PROTECTION LLC		PV	131912	001	00999	5/28/2025	20619	220.00		120114	PREMIUM TREE PROTECTION LLC
	PREMIUM TREE PROTECTION LLC 805 PIERCE BUTLER ROUTE	Summary Total							220.00			
			PV	131913	001	00999	5/28/2025	20618	2,205.00			

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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 PAUL MN 55104			Summary Total					2,205.00			
			PV	131914	001	00999	5/28/2025	20620	260.00			
				Summary Total					260.00			
				Payment Amount					2,685.00			
118921	SHRED RIGHT		PV	131882	001	00999	5/22/2025	0049143	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			
100456	ST CROIX RECREATION FUN PLAYGROUNDS		PV	131909	001	00999	5/21/2025	22282	246,976.00		100456	ST CROIX RECREATION FUN PLAYGROUNDS
	ST CROIX RECREATION FUN PLAYGROUNDS INC 1826 TOWER DRIVE W STILLWATER MN 55082			Summary Total					246,976.00			
			PV	131910	001	00999	5/21/2025	22283	131,911.68			
				Summary Total					131,911.68			
				Payment Amount					378,887.68			
117375	STARK, KAREN A		PV	131911	001	00999	5/28/2025	5	70.00		117375	STARK, KAREN A
	KAREN A STARK 6854 139TH LANE NW #6 RAMSEY MN 55303			Summary Total					70.00			
				Payment Amount					70.00			
120040	TANGENT FILMS INC		PV	131870	001	00999	5/14/2025	216515	1,289.00		120040	TANGENT FILMS INC
	TANGENT FILMS INC			Summary Total					1,289.00			

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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
	9255 DAVENPORT ST NE BLAINE MN 55449-4348											
				Payment Amount					1,289.00			
114151	TASC (FEES)		PV	131768	001	00999	5/20/2025	IN3455944	231.25		114151	TASC (FEES)
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001											
				Summary Total					231.25			
				Payment Amount					231.25			
121952	TOP IT LLC		PV	131948	001	00999	5/19/2025	1	160.00		121952	TOP IT LLC
	TOP IT LLC 6288 85TH ST NE MONTICELLO MN 55362											
				Summary Total					160.00			
				Payment Amount					160.00			
108110	TRI COUNTY LAW ENFORCEMENT ASSOCIATION		PV	131877	001	00999	5/12/2025	05122025	90.00		108110	TRI COUNTY LAW ENFORCEMENT ASSOCIATION
	TRI COUNTY LEA C/O LEGAL FOR GOOD 5353 GAMBLE DRIVE SUITE 320 ST LOUIS PARK MN 55416											
				Summary Total					90.00			
				Payment Amount					90.00			
119097	TRUAX PATIENT SERVICES, LLC		PV	131853	001	00999	5/28/2025	8789	72.00		119097	TRUAX PATIENT SERVICES, LLC

Payment Group Control Number	4011		
Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	6/11/2025		

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
	TRUAX PATIENT SERVICES, LLC 1112 RAILROAD STREET SE BEMIDJI MN 56601											
				Summary Total					72.00			
				Payment Amount					72.00			
				Total Amount to be Processed					440,577.85			
				Total Number of Payments to be Processed					32			

Payment Group Control Number 4012
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 6/11/2025

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
111610	A DYNAMIC DOOR CO. INC.		PV	131862	001	00999	5/20/2025	22505192	850.11		111610	A DYNAMIC DOOR CO. INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092			Summary Total					850.11			
				Payment Amount					850.11			
100017	AIRGAS USA, LLC		PV	131843	001	00999	5/19/2025	9161247147	104.34		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445 CHICAGO IL 60673-4445			Summary Total					104.34			
				Payment Amount					104.34			
117343	AMAZON CAPITAL SERVICES INC		PV	131854	001	00999	5/26/2025	143W-6YX4-1PXC	251.80		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					251.80			
			PV	131857	001	00999	5/26/2025	14M4-DCVM-34N3	1,053.88			
				Summary Total					1,053.88			
			PV	131865	001	00999	5/26/2025	1Q6G-PY7M-36CQ	103.10			
				Summary Total					103.10			
			PV	131922	001	00999	5/26/2025	19G1-39XQ-3T9W	249.34			
				Summary Total					249.34			
				Payment Amount					1,658.12			
109256	AMERICAN ENGINEERING TESTING INC		PV	131943	001	00999	5/30/2025	INV-260493	1,000.00		109256	AMERICAN ENGINEERIN TESTING INC

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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
	AMERICAN ENGINEERING TESTING INC			Summary Total					1,000.00			
	LOCKBOX 170023 PO BOX 1691		PV	131944	001	00999	5/30/2025	INV-260766	1,350.00			
	MINNEAPOLIS MN 55480-1691			Summary Total					1,350.00			
				Payment Amount					2,350.00			
100026	ANDERSON IRRIGATION		PV	131872	001	00999	5/28/2025	184373	3,035.84		100026	ANDERSON IRRIGATION
	ANDERSON IRRIGATION			Summary Total					3,035.84			
	27066 103RD STREET NW		PV	131874	001	00999	5/27/2025	184355	3,172.28			
	ZIMMERMAN MN 55398			Summary Total					3,172.28			
				Payment Amount					6,208.12			
114881	ANDERSON RACE MANAGEMENT		PV	131950	001	00999	5/20/2025	28000-088-02	2,062.03		114881	ANDERSON RACE MANAGEMENT
	ANDERSON RACE MANAGEMENT			Summary Total					2,062.03			
	4047 CAMBERWELL DRIVE N											
	EAGAN MN 55123			Payment Amount					2,062.03			
100031	ANOKA COUNTY	2025 Assessments	PV	131794	001	00999	5/13/2025	05132025	132,211.00		100031	ANOKA COUNTY
	ANOKA COUNTY			Summary Total					132,211.00			
	2100 - 3RD AVENUE	Near Map Aerials 2025	PV	131915	001	00999	5/19/2025	2025 NEARMAP	1,000.00			
	ANOKA MN 55303			Summary Total					1,000.00			
				Payment Amount					133,211.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
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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
107657	BEACON ATHLETICS		PV	131795	001	00999	4/11/2025	0609650-IN	635.00		107657	BEACON ATHLETICS
	BEACON ATHLETICS 901 DEMING WAY STE 101 MADISON WI 53717			Summary Total					635.00			
				Payment Amount					635.00			
114740	BOND TRUST SERVICES CORPORATION	Inv #95200	PV	131779	001	00999	4/17/2025	95200	60,607.50		114740	BOND TRUST SERVICES CORPORATION
	BOND TRUST SERVICES CORPORATION			Summary Total					60,607.50			
	ATTEN: ACCOUNTS RECEIVABLE	Inv #95202	PV	131781	001	00999	4/17/2025	95202	243,875.00			
	3060 CENTRE POINTE DRIVE SUITE 110			Summary Total					243,875.00			
	ROSEVILLE MN 55113-1105	Inv #95203	PV	131782	001	00999	4/17/2025	95203	184,571.88			
				Summary Total					184,571.88			
		Inv # 95452	PV	131783	001	00999	4/17/2025	95452	475.00			
				Summary Total					475.00			
		Inv #95453	PV	131784	001	00999	4/17/2025	95453	475.00			
				Summary Total					475.00			
		Inv #95199	PV	131785	001	00999	4/17/2025	95199	7,500.00			
				Summary Total					7,500.00			
		Inv #95455	PV	131786	001	00999	4/17/2025	95455	475.00			
				Summary Total					475.00			
		Inv # 95451	PV	131788	001	00999	4/17/2025	95451	475.00			
				Summary Total					475.00			
		Inv # 95450	PV	131789	001	00999	4/17/2025	95450	475.00			
				Summary Total					475.00			
		Inv #95197	PV	131790	001	00999	4/17/2025	95197	3,450.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					3,450.00			
		Inv #95198	PV	131791	001	00999	4/17/2025	95198	3,230.00			
				Summary Total					3,230.00			
		Inv #95201	PV	131792	001	00999	4/17/2025	95201	92,825.00			
				Summary Total					92,825.00			
		Inv #95454	PV	131793	001	00999	4/17/2025	95454	475.00			
				Summary Total					475.00			
				Payment Amount					598,909.38			
118550	CBIZ INVESTMENT ADVISORY SERVICES LLC		PV	131878	001	00999	3/31/2025	20525	41.26		118550	CBIZ INVESTMENT ADVISORY SERVICES LLC
	CBIZ INVESTMENT ADVISORY SERVICES LLC PO BOX 645547 CINCINNATI OH 45264-5547			Summary Total					41.26			
				Payment Amount					41.26			
112019	CENTRAL HYDRAULICS INC		PV	131931	001	00999	5/27/2025	00648141	149.00		112019	CENTRAL HYDRAULICS INC
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					149.00			
				Payment Amount					149.00			
116197	CINTAS CORPORATION		PV	131851	001	00999	5/22/2025	4231416308	45.01		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K			Summary Total					45.01			
			PV	131935	001	00999	5/29/2025	4232114818	101.55			

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	P O BOX 650838 DALLAS TX 75265-0838			Summary Total					101.55			
				Payment Amount					146.56			
100120	CONTINENTAL RESEARCH CORP		PV	131772	001	00999	5/21/2025	0063329	252.00		100120	CONTINENTAL RESEARC CORP
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					252.00			
				Payment Amount					252.00			
114117	CRAWFORD'S EQUIPMENT INC		PV	131927	001	00999	5/27/2025	01-105399	635.98		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008			Summary Total					635.98			
				Payment Amount					635.98			
100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	131921	001	00999	5/21/2025	212821	310.70		100127	CROW RIVER FARM EQUIPMENT COMPANY
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374			Summary Total					310.70			
				Payment Amount					310.70			
110718	CXT INCORPORATED		PV	131765	001	00999	5/14/2025	90099713	80,459.00		110718	CXT INCORPORATED
	CXT INCORPORATED			Summary Total					80,459.00			

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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
	P O BOX 676208											
	DALLAS TX 75267-6208											
				Payment Amount					80,459.00			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	131780	001	00999	5/22/2025	INV292863	456.91		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC											
	9401 JAMES AVENUE SOUTH SUITE 162											
	BLOOMINGTON MN 55431-2549											
				Summary Total					456.91			
				Payment Amount					456.91			
100144	DEHN OIL COMPANY		PV	131830	001	00999	5/15/2025	117387	2,485.90		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY											
	6735 141ST AVENUE NW											
	RAMSEY MN 55303											
				Summary Total					2,485.90			
			PV	131831	001	00999	5/15/2025	117388	4,249.95			
				Summary Total					4,249.95			
			PV	131833	001	00999	5/21/2025	117448	2,541.30			
				Summary Total					2,541.30			
			PV	131933	001	00999	5/28/2025	117543	2,442.20			
				Summary Total					2,442.20			
				Payment Amount					11,719.35			
100158	ECM PUBLISHERS INC		PV	131822	001	00999	5/16/2025	1048777	55.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC											
	4095 COON RAPIDS BLVD											
	COON RAPIDS MN 55433											
				Summary Total					55.00			
			PV	131876	001	00999	5/23/2025	1049685	82.50			
				Summary Total					82.50			

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				Payment Amount					137.50			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	131859	001	00999	5/16/2025	DL051625-21	81.20		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					81.20			
	2755 GENEVA AVE N		PV	131860	001	00999	5/19/2025	DL03272520A	364.24			
	OAKDALE MN 55128			Summary Total					364.24			
				Payment Amount					445.44			
100143	FERGUSON WATERWORKS # 2518		PV	131774	001	00999	5/16/2025	0547423	549.98		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516			Summary Total					549.98			
	P O BOX 802817		PV	131775	001	00999	5/16/2025	0547424	351.07			
	CHICAGO IL 60680-2817			Summary Total					351.07			
			PV	131776	001	00999	5/19/2025	0547425	47.20			
				Summary Total					47.20			
			PV	131849	001	00999	5/22/2025	0546534	349.00			
				Summary Total					349.00			
				Payment Amount					1,297.25			
100186	FRANKENSIGNS INC		PV	131907	001	00999	5/15/2025	283803	165.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS			Summary Total					165.00			
	9991 GOODHUE STREET NE											
	P O BOX 490301											
	BLAINE MN 55449											
				Payment Amount					165.00			

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100650	GRAINGER		PV	131769	001	00999	5/16/2025	9509800109	235.75		100650	GRAINGER
	GRAINGER INC			Summary Total					235.75			
	DEPT. 806511127		PV	131770	001	00999	5/19/2025	9510802813	31.69			
	PALATINE IL 60038-0001			Summary Total					31.69			
				Payment Amount					267.44			
100209	HAKANSON ANDERSON ASSOC INC		PV	131871	001	00999	5/20/2025	55027	5,483.00		100209	HAKANSON ANDERSON ASSOC INC
	HAKANSON ANDERSON ASSOC INC			Summary Total					5,483.00			
	3601 THURSTON AVENUE											
	ANOKA MN 55303-1063											
				Payment Amount					5,483.00			
100211	HAWKINS INC		PV	131850	001	00999	5/21/2025	7079710	11,167.76		100211	HAWKINS INC
	HAWKINS INC			Summary Total					11,167.76			
	P O BOX 860263											
	MINNEAPOLIS MN 55486-0263											
				Payment Amount					11,167.76			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	131823	001	00999	5/21/2025	IN4843813	65.98		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					65.98			
	LOCKBOX 131434	S27569	PV	131832	001	00999	5/27/2025	IN4846605	24.76			
	P O BOX 1414			Summary Total					24.76			
	MINNEAPOLIS MN	S27569	PV	131873	001	00999	5/29/2025	IN4849000	106.85			

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	55480-1414											
				Summary Total					106.85			
				Payment Amount					197.59			
116383	INTELLIGENCE NEXUS LLC		PV	131867	001	00999	5/27/2025	FA2505-0015	300.00		116383	INTELLIGENCE NEXUS LLC
	INTELLIGENCE NEXUS LLC PO BOX 490352 BLAINE MN 55449			Summary Total					300.00			
				Payment Amount					300.00			
116789	KIESLER POLICE SUPPLY INC		PV	131866	001	00999	5/28/2025	IN260738	617.76		116789	KIESLER POLICE SUPPLY INC
	KIESLER POLICE SUPPLY INC 2802 SABLE MILL ROAD JEFFERSONVILLE IN 47130			Summary Total					617.76			
				Payment Amount					617.76			
100266	LOGIS		PV	131766	001	00999	5/14/2025	152027	34,613.73		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS 5750 DULUTH STREET GOLDEN VALLEY MN 55422-4036			Summary Total					34,613.73			
			PV	131777	001	00999	5/20/2025	152104	1,885.00			
				Summary Total					1,885.00			
			PD	131778	001	00999	6/11/2025	1447	1,300.00-			
				Summary Total					1,300.00-			
				Payment Amount					35,198.73			

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100284	MENARDS ELK RIVER		PV	131796	001	00999	5/13/2025	15370	27.35		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					27.35			
	19521 EVANS STREET NW		PD	131797	001	00999	6/11/2025	15588	16.56-			
	ELK RIVER MN 55330-1077			Summary Total					16.56-			
			PV	131799	001	00999	5/12/2025	15331	275.37			
				Summary Total					275.37			
			PD	131800	001	00999	6/11/2025	15590	5.96-			
				Summary Total					5.96-			
			PD	131801	001	00999	6/11/2025	15587	229.30-			
				Summary Total					229.30-			
			PV	131826	001	00999	5/15/2025	15523	125.98			
				Summary Total					125.98			
			PV	131828	001	00999	5/20/2025	15882	471.80			
				Summary Total					471.80			
			PV	131829	001	00999	5/20/2025	15895	107.09			
				Summary Total					107.09			
			PV	131841	001	00999	5/12/2025	15332	256.84			
				Summary Total					256.84			
			PV	131848	001	00999	5/20/2025	15848	333.52			
				Summary Total					333.52			
			PV	131923	001	00999	5/20/2025	15863	144.83			
				Summary Total					144.83			
			PV	131926	001	00999	5/20/2025	15853	31.69			
				Summary Total					31.69			
				Payment Amount					1,522.65			

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119825	METRO CREATIVE GRAPHICS INC		PV	131879	001	00999	5/31/2025	395090	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00			
				Payment Amount					99.00			
108208	METRO PRODUCTS LLC		PV	131834	001	00999	5/21/2025	186381	266.64		108208	METRO PRODUCTS LLC
	METRO PRODUCTS LLC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					266.64			
			PV	131835	001	00999	5/15/2025	186292	252.79			
				Summary Total					252.79			
			PV	131936	001	00999	5/29/2025	186503	211.77			
				Summary Total					211.77			
				Payment Amount					731.20			
100341	MTI DISTRIBUTING INC		PV	131845	001	00999	5/20/2025	1475055-00	435.77		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					435.77			
			PV	131924	001	00999	5/23/2025	1475072-00	1,835.95			
				Summary Total					1,835.95			
				Payment Amount					2,271.72			
100345	NAPA AUTO PARTS ELK RIVER		PV	131824	001	00999	5/22/2025	294634	129.14		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW			Summary Total					129.14			
			PV	131825	001	00999	5/16/2025	293933	10.49			

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	ELK RIVER MN 55330			Summary Total					10.49			
			PV	131847	001	00999	5/22/2025	294567	153.10			
				Summary Total					153.10			
			PV	131925	001	00999	5/27/2025	294997	56.96			
				Summary Total					56.96			
			PV	131928	001	00999	5/27/2025	295062	147.75			
				Summary Total					147.75			
			PV	131952	001	00999	5/30/2025	295654	15.37			
				Summary Total					15.37			
				Payment Amount					512.81			
114244	NAVAL SURFACE WARFARE CENTER CRANE DIV	RENT 4 NIGHT VISION GOGGLES	PV	131875	001	00999	5/30/2025	N00164LE0779-25	1,200.00		114244	NAVAL SURFACE WARFARE CENTER CRA DIV
	NAVAL SURFACE WARFARE CENTER CRANE DIV COMMANDING OFFICER 300 HWY 361 BUILDING 2044 ELECTRO OPTIC ATTEN: D OWENS CRANE IN 47522			Summary Total					1,200.00			
				Payment Amount					1,200.00			
100363	NORTHERN SANITARY SUPPLY CO		PV	131771	001	00999	5/20/2025	211049	199.14		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					199.14			
			PV	131838	001	00999	5/23/2025	211069	478.47			
				Summary Total					478.47			
				Payment Amount					677.61			

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121628	NORTHLAND BOND SERVICES	Inv # RAMS11B	PV	131787	001	00999	4/17/2025	RAMS11B JUNE 2025	4,185.00		121628	NORTHLAND BOND SERVICES
	NORTHLAND BOND SERVICES 150 SOUTH FIFTH ST STE 3300 MINNEAPOLIS MN 55402			Summary Total					4,185.00			
				Payment Amount					4,185.00			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	131852	001	00999	5/27/2025	25334	200.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					200.00			
				Payment Amount					200.00			
100393	PRAIRIE RESTORATIONS INC		PV	131856	001	00999	5/23/2025	INV-014363	375.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					375.00			
				Payment Amount					375.00			
113444	PRECISE		PV	131932	001	00999	5/27/2025	IN200-2005608	1,242.00		113444	PRECISE
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					1,242.00			
				Payment Amount					1,242.00			

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107978	PREMIER COMMERCIAL PROPERTIES INC	6781 Hwy 10 Prop Mgmt	PV	131798	001	00999	5/20/2025	10146	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
100418	RDO EQUIPMENT CO		PV	131837	001	00999	5/22/2025	P0683814	44.17		100418	RDO EQUIPMENT CO
	RDO EQUIPMENT CO P O BOX 7160 FARGO ND 58106-7160			Summary Total					44.17			
				Payment Amount					44.17			
121170	RIDGEWAY AND ASSOCIATES		PV	131881	001	00999	5/30/2025	3240	560.00		121170	RIDGEWAY AND ASSOCIATES
	RIDGEWAY AND ASSOCIATES 1030 COUNTY ROAD E WEST #140 SHOREVIEW MN 55126			Summary Total					560.00			
				Payment Amount					560.00			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	131938	001	00999	5/30/2025	30544	172.00		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					172.00			
			PV	131939	001	00999	5/30/2025	30545	172.00			
				Summary Total					172.00			
			PV	131940	001	00999	5/30/2025	30547	172.00			

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				Summary Total					172.00			
			PV	131941	001	00999	5/30/2025	30479	337.63			
				Summary Total					337.63			
			PV	131942	001	00999	5/30/2025	30546	271.89			
				Summary Total					271.89			
				Payment Amount					1,125.52			
103641	TRANSWEST TRUCKS ST MICHAEL		PV	131953	001	00999	5/28/2025	093P34488	226.36		103641	TRANSWEST TRUCKS S MICHAEL
	TRANSWEST TRUCKS ST MICHAEL			Summary Total					226.36			
	P O BOX 335		PV	131954	001	00999	5/29/2025	093P34592	202.35			
	BRIGHTON CO 80601			Summary Total					202.35			
			PV	131955	001	00999	5/29/2025	093P34591	405.18			
				Summary Total					405.18			
				Payment Amount					833.89			
116724	TRI STATE BOBCAT		PV	131917	001	00999	5/6/2025	A48618	95.95		116724	TRI STATE BOBCAT
	TRI STATE BOBCAT			Summary Total					95.95			
	71 MINNESOTA AVE		PV	131918	001	00999	5/15/2025	A49012	191.90			
	LITTLE CANADA MN 55117			Summary Total					191.90			
			PV	131919	001	00999	5/15/2025	A49013	1,533.94			
				Summary Total					1,533.94			
				Payment Amount					1,821.79			
106812	TWIN CITY FILTER SERVICE INC		PV	131773	001	00999	5/21/2025	0777225-IN	91.44		106812	TWIN CITY FILTER SERVICE INC

Payment Group Control Number 4012
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 6/11/2025

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
	TWIN CITY FILTER SERVICE INC 2529 25TH AVE S MINNEAPOLIS MN 55406-1280											
				Summary Total					91.44			
				Payment Amount					91.44			
106990	USABLUEBOOK		PV	131858	001	00999	5/27/2025	INV00720628	406.38		106990	USABLUEBOOK
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004											
				Summary Total					406.38			
				Payment Amount					406.38			
				Total Amount to be Processed					913,936.51			
				Total Number of Payments to be Processed					48			

Checks - 440,577.85
ACH - 913,936.51

Total A/P - 1,354,514.36

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-135

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 22, 2025 THROUGH JUNE 4, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 22, 2025 through June 4, 2025 in the amount of $1,661,727.27 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 May 22, 2025 through June 4, 2025 in the amount of $1,661,727.27.

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
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of June, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 06/10/2025

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

Title:

Adopt Resolution #25-122 Ordering Plans and Specifications for MSA Sunwood Drive Crosswalk Repairs, Improvement Project #25-08

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-122 ordering plans and specifications for MSA Sunwood Drive Crosswalk Repairs, Improvement Project #25-08.

Background:

Project Need

Sunwood Drive and Rhinestone Street were constructed in 2004 under Improvement Project 03-29. The project included colored concrete pedestrian crossings at 8 intersections (6 along Sunwood Drive and 2 along Rhinestone Street), which have been especially prone to failure over the years. Over the last several years, public works staff have patched the concrete pavement using bituminous to fill voids in the pavement. Additionally, curb replacement and small panel replacement work has occurred. Though many pavement repairs have been required along this corridor, most damage has occurred within the colored concrete pedestrian crossings. This is an issue because of the trip hazards which are created due to the deterioration of the colored concrete. Additionally, recent and proposed developments along Sunwood Drive are anticipated to increase foot and vehicle traffic in the area.

The proposed 2025 – 2034 CIP proposes to replace the colored concrete pedestrian crossings along Sunwood Drive in 2025. The remaining concrete repairs along Sunwood Drive and Rhinestone Street are still proposed for 2029.

Project History

- September 17, 2024, the Ramsey Public Works Committee recommended City Council order topographic survey of the project area. Additionally, the committee directed staff to bring a future case forward to compare costs of various options for replacement of the colored concrete.
- September 24, 2024, the Ramsey City Council adopted Resolution #24-282 ordering topographic survey of the project area.
- October 22, 2024, the Ramsey City Council adopted Resolution #24-295, accepting and awarding a proposal from Hakanson Anderson for topographic survey of the project area.
- May 20, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements, including replacing the colored concrete with standard concrete pavement and standard crosswalk markings.

Existing Conditions

Sunwood Drive between Zeolite Street and Rhinestone Street varies between 40 and 48 feet wide, concrete pavement urban section, with a variation of parking lanes and turn lanes along the corridor. Concrete sidewalk exists throughout the corridor, though the existing sidewalk varies between existing and proposed from block to block. The Average Daily Traffic (ADT) is 4,582 as of 2022, but is anticipated to increase due to development in the COR. Sunwood Drive is a Municipal State Aid (MSA) street and must conform to MSA design standards, including meeting a 10-ton pavement strength design.

Project Scope

This project proposes to remove and replace the colored concrete pedestrian crossings along Sunwood Drive between Zeolite Street and Rhinestone Street. Impacted existing pedestrian ramps will also be replaced as necessary to bring them to current ADA design standards.

The proposed replacements will include removing the colored concrete pavement plus 1-foot to either side. This will both create a clean joint to match into, as well as remove the existing dowel bars. Standard concrete pavement, with clear curing compound will be placed. Staff is researching recommended panel sizing, the current smaller 2'x2' panel sizes are not recommended to be put back.

Standard 3' x 10' pedestrian crosswalk block markings are proposed to be placed at all crossings. This will match the crosswalk markings used throughout the City, matching what drivers expect to see at crossings. This consistency can have an overall safety benefit for pedestrians.

Repairs outside of replacing the colored concrete are not proposed with this project. The CIP includes a concrete repair project in 2029 which will address the remaining concrete patching along Sunwood Drive and Rhinestone Street.

The severe crack across the drive lanes at 7533 Sunwood Drive, approximately 250 feet east of Sapphire Street, is not proposed to be addressed with this project. Due to the timing of this project, public works staff are proposing a separate repair project for the summer of 2025. This repair will include removing the damaged concrete pavement and backfilling with bituminous pavement. With the flexibility of bituminous pavement, the tenting observed over recent years should be temporarily addressed. During the 2029 improvement project, a permanent repair is proposed to be performed.

Additional Permitting

Sunwood Drive is an MSA street, which requires review and approval by the MnDOT MSA department prior to bidding the project. Staff is anticipating 3 to 4 weeks for MSA approval after plans are finalized. No other permits are anticipated.

Project Timelines

City Staff is proposing to prepare plans and specifications for this project in-house, as part of their normal duties. The following are the proposed general project timelines:

- June 10, 2025 City Council orders plans and specifications
- June / July 2025 Staff prepares plans / MnDOT MSA review
- August 2025 City Council approves plans and authorizes advertisement for bids
- Aug. / Sep. 2025 City Council award construction contract
- After Sep. 6, 2025 Begin Construction
- Sep. / Oct. 2025 Construction

If for any reason, plans were not ready for bidding in August to start in early September, they would be available for early winter bidding and early spring 2026 construction.

Notification:

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

Time Frame/Observations/Alternatives:

Observations:
Estimates are based on areas and assumed 2025 construction costs and will be updated during the design process.

The project will not start until after Happy Days. During the project, Sunwood Drive will generally be kept open. However, closures to side streets will be unavoidable at times.

Alternatives:
Motion to adopt Resolution #25-122 ordering plans and specifications for MSA Sunwood Drive Crosswalk Repairs, Improvement Project #25-08.

Funding Source:
Funding for this work is proposed to come from Municipal State Aid Funds. Estimated project costs including 23-percent indirect costs for these improvements are $530,000.

Recommendation:
Staff recommends adopting Resolution #25-122 ordering plans and specifications for MSA Sunwood Drive Crosswalk Repairs, Improvement Project #25-08.

Outcome/Action:
Motion to adopt Resolution #25-122 ordering plans and specifications for MSA Sunwood Drive Crosswalk Repairs, Improvement Project #25-08.

Attachments

Res 25-122

25-08 Project Scope

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/05/2025 12:41 PM
Brian Hagen	Brian Hagen	06/05/2025 12:46 PM
Form Started By: Joe Feriancek		Started On: 05/29/2025 04:14 PM
Final Approval Date: 06/05/2025		

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

RESOLUTION #25-122

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR MSA SUNWOOD DRIVE CROSSWALK REPAIRS, IMPROVEMENT PROJECT #25-08

WHEREAS, the Sunwood Drive concrete pedestrian crossings at intersections between Zeolite Street and Rhinestone Street are proposed to be replaced in 2025; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-282, adopted September 24, 2024, request for proposals were submitted to two (2) firms for the purpose of completing the proposed surveys; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-295, adopted October 22, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for a topographic survey report of the project area in the amount of $8,200.00; and

WHEREAS, City staff has the capacity to prepare plans and specifications for Sunwood Drive Crosswalk Repairs, Improvement Project #25-08.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for Sunwood Drive Crosswalk Repairs, Improvement Project #25-08.

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:

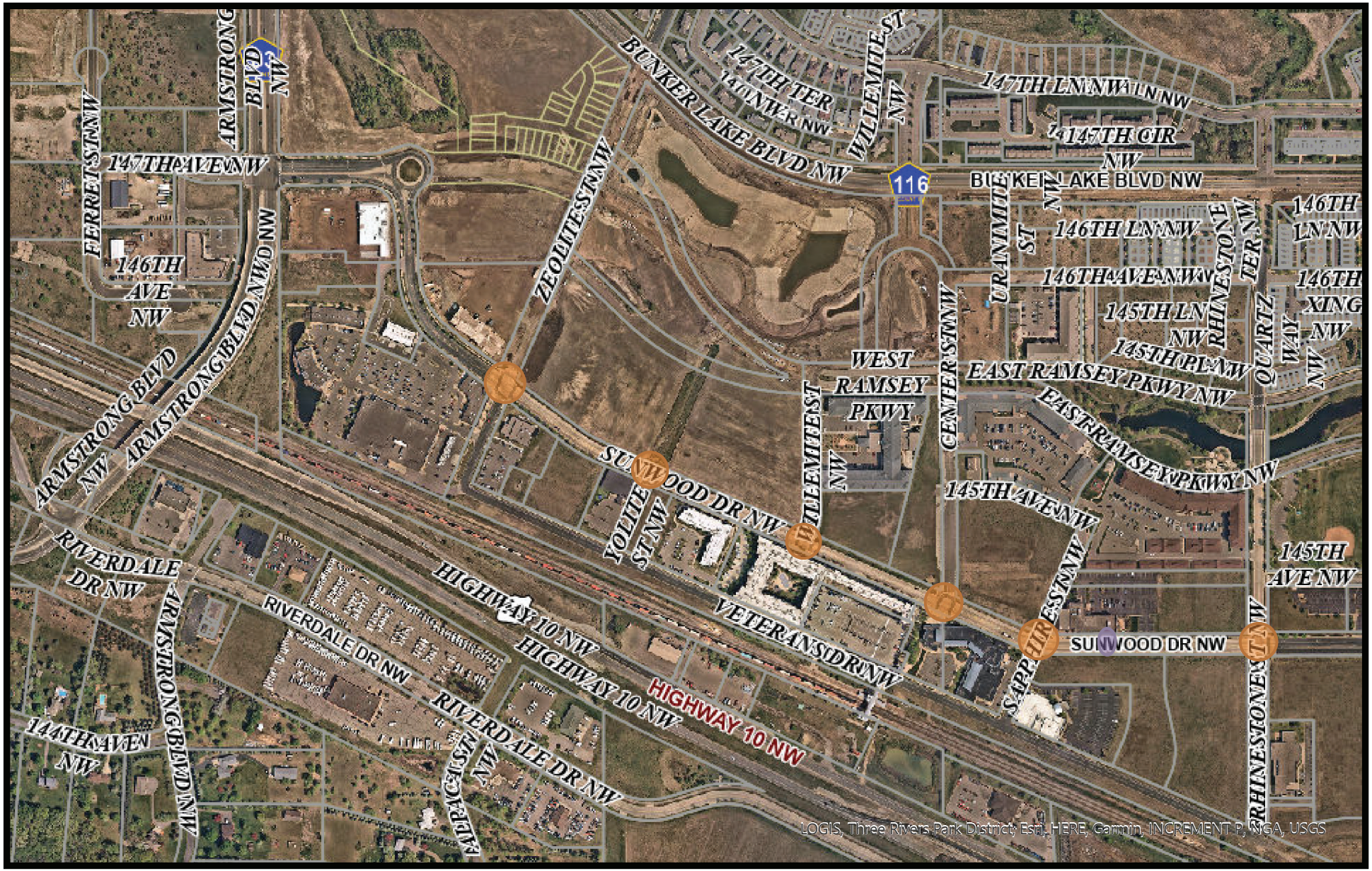
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of June, 2025.

_____
Mayor

ATTEST:

City Clerk

SUNWOOD DRIVE
PEDESTRIAN CROSSINGS



Print Date: September 11, 2024

0 0.040.07 0.15 0.22 0.3
mi

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-123 Awarding Construction Staking Contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-123 awarding construction staking contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Background:

On May 27, 2025, City Council adopted Resolution #25-013, awarding a construction contract to Park Construction Company for the MSA Alpine Drive Reconstruction, Improvement Project #25-03.

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 $24,000.00.

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:

Alternatives:

Motion to adopt Resolution #25-123 awarding construction staking contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Funding Source:

On May 27, 2025, City Council adopted Resolution #25-013 awarding a construction contract to Park Construction Company for said MSA Alpine Drive Reconstruction in the total bid amount of $1,290,247.58. Adding indirect costs in the amount of 23-percent, the total project costs are $1,587,004.52.

Hakanson Anderson submitted a proposal for construction staking and as-built survey of the proposed improvements for a total amount of $24,000.00. These services are included in the indirect project costs, and proposed to be paid with Municipal State Aid Funds and Storm Water Utility Funds.

Recommendation:

Staff recommends adopting Resolution #25-123 awarding construction staking contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Outcome/Action:

Motion to adopt Resolution #25-123 awarding construction staking contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Attachments

Res 25-123

25-03 HAA Staking Proposal

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/05/2025 12:43 PM
Brian Hagen	Brian Hagen	06/05/2025 12:46 PM
Form Started By: Joe Feriancek		Started On: 05/29/2025 04:09 PM
Final Approval Date: 06/05/2025		

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

RESOLUTION #25-123

RESOLUTION AWARDING A CONSTRUCTION STAKING CONTRACT FOR MSA ALPINE DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #25-03

WHEREAS, the City of Ramsey proposes to reconstruct Municipal State Aid (MSA) Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47) as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-198, adopted July 23, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $4,800.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area in the amount of $10,620.00; and

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

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

WHEREAS, pursuant to Ramsey City Council Resolution #25-079, adopted April 22, 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 #25-103, adopted May 27, 2025, a contract was awarded to Park Construction Company of Minneapolis, Minnesota, in the amount of $1,290,247.58 for said improvements

WHEREAS, proposals were received for Construction Staking and As-Built Survey of $24,000.00 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 the Hakanson Anderson 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 10th day of June, 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 28, 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 25-03 Alpine Drive 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 5,726 LF of silt fence
- Stake 119 LF of conduit for loop detectors
- Stake pavement markings
- Stake storm sewer
- Stake 2,800 LF of curb and gutter
- Stake trail subgrade area
- Blue top roughly 4,200 feet of centerline every 100 feet for both top of subgrade and top of gravel as requested
- Stake 10 pedestrian ramps
- Miscellaneous items as requested
- As built survey of the storm sewer

Hourly Estimate…….……...…… $24,000.00

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: 06/10/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-124 Awarding Construction Staking Contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-124 awarding construction staking contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Background:

On May 27, 2025, City Council adopted Resolution #25-104, awarding a construction contract to North Valley, Inc. for the 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

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 of the proposed improvements for a total amount of $19,500.00.

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:

Alternatives:

Motion to adopt Resolution #25-124 awarding construction staking contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Funding Source:

On May 27, 2025, City Council adopted Resolution #25-104 awarding a construction contract to North Valley, Inc. for the 2025 Neighborhood Pavement Overlay Improvements in the total bid amount of $1,198,056.75. Adding indirect costs in the amount of 14-percent, the total project costs are $1,365,784.70.

Hakanson Anderson submitted a proposal for construction staking of the proposed improvements for a total amount of $19,500.00. These services are included in the indirect project costs, and proposed to be paid with Pavement Management Funds.

Recommendation:

Staff recommends adopting Resolution #25-124 awarding construction staking contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Outcome/Action:

Motion to adopt Resolution #25-124 awarding construction staking contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Attachments

Res 25-124

25-07 HAA Staking Proposal

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/05/2025 12:46 PM
Brian Hagen	Brian Hagen	06/05/2025 12:46 PM
Form Started By: Joe Feriancek		Started On: 05/29/2025 04:11 PM
Final Approval Date: 06/05/2025		

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

RESOLUTION #25-124

RESOLUTION AWARDING A CONSTRUCTION STAKING CONTRACT FOR 2025 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #25-07

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

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

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

WHEREAS, pursuant to Ramsey City Council Resolution #25-080, adopted April 22, 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 #25-104, adopted May 27, 2025, a contract was awarded to North Valley, Inc. of Nowthen, Minnesota in the amount of $1,198,056.75 for said improvements

WHEREAS, proposals were received for Construction Staking of $19,500.00 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 the Hakanson Anderson 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 10th day of June, 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 28, 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 25-07 2025 Neighborhood Overlay

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 removals
- Stake 67 Pedestrian Ramps
- Blue top roughly 1,500 feet of centerline every 100 feet for both top of subgrade and top of gravel as requested
- Miscellaneous items as requested

Hourly Estimate…….……...…… $19,500.00

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: 06/10/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-126 Declaring Participation in State Performance Measurement Program

Purpose/Background:

In 2010, the State legislature created the Council on Local Results and Innovation. In 2011, the Innovation Council developed and released a standard of performance measurements for Cities and Counties; with the goal of aiding residents, taxpayers, and state and local elected officials in determining the efficacy of Counties and Cities in providing services, and measure residents' opinions of those services.

Cities that elect to participate in the standard measures program must officially adopt [by resolution] and implement certain standard performance measures. Participating entities must report their results to the State Auditor and make them available to all interested parties by publishing them on the Auditor's website [by July 1 annually]. Lastly, results must be provided to local residents through publication, direct mailing, posting on a website or through a public hearing - the City's annual Truth and Taxation Meeting [by December 31 annually]

Cities benefit from participating from the standard measures program by receiving a reimbursement from the State in the amount of 14 cents per capita ($4,046 received in 2024 for 2023 participation). More importantly, Cities benefit by developing an annual performance measurement baseline; which can be utilized by elected officials and taxpayers to make educated decisions. Lastly, cities have the ability to view other organizations' program results; which provides the City with comparable performance measurement data.

Funding Source:

This case is being handled as part of normal Staff duties. The State of Minnesota allocates funding to the City for participating (about $4,000).

Recommendation:

Adopt Resolution #25-126 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

Outcome/Action:

Motion to adopt Resolution #25-126 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

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Attachments

Reso #25-126 Performance Measurement Program

Ramsey Standard Measures 2024

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:09 AM
Form Started By: Diana Lund		Started On: 05/30/2025 09:29 AM
Final Approval Date: 06/05/2025		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-126

RESOLUTION DECLARING THE CITY OF RAMSEY'S PARTICIPATION IN THE STATE COUNCIL ON LOCAL RESULTS AND INNOVATION – PERFORMANCE MEASUREMENT PROGRAM

WHEREAS, In 2010, the Minnesota Legislature created the Council on Local Results and Innovation; and

WHEREAS, The Council on Local Results and Innovation developed a standard set of performance measures that will aid residents, taxpayers, and state and local elected officials in determining the efficacy of counties in providing services and measure residents' opinion of those services; and

WHEREAS, Benefits to the City for participating in the Minnesota Council on Local Results and Innovation's comprehensive performance measurement program are outlined in MS 6.91 and include eligibility for a reimbursement as set by State statute; and

WHEREAS, Any City participating in the comprehensive performance measurement program is also exempt from levy limits for taxes, if levy limits are in effect; and

WHEREAS, The City of Ramsey has adopted and implemented at least 10 of the performance measures, as developed by the Council on Local Results and Innovation, and a system to use this information to help plan, budget, manage and evaluate programs and processes for optimal future outcomes.

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

1) The City of Ramsey will continue to report the results of the performance measures to its citizenry by the end of the year through publication, direct mailing, posting on the city's/county's website, or through a public hearing at which the budget and levy will be discussed and public input allowed.

2) The City Council of Ramsey will submit to the Office of the State Auditor the actual results of the performance measures adopted by the City.

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 10th day of June, 2025.

_____

Mayor

ATTEST:

_____

City Clerk

Ramsey: Standard Measures 2024

Category		Measure	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General	**1**	Rating of the overall quality of services provided by your city	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	2	Percent change in the taxable property market value	12.76%	4.50%	5.07%	6.18%	10.10%	8.26%	7.86%	5.31%	11.36%	26.35%	-2.76%
	3	Citizens' rating of the overall appearance of the city	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	4	Nuisance code enforcement cases per 1,000 population	14.40	15.48	15.09	30.55	41.74	31.59	38.25	44.32	41.29	29.99	45.53
	5	Number of library visits per 1,000 population	*NA*	*NA*	*NA*	*NA*	*NA*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*
	6	Bond rating	AA+	AA+	AA+	AA+	AA+	AA+	AA+	AA+	AA+	AA+	AA+
	7	Citizens' rating of city recreational programs and facilities	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	8	Accuracy of post election audit (% of ballots counted accurately)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Police	**9**	P I and II Crime Rates (per 1000)	*15.01 / 27.16*	*14.53/25.53*	*13.47/24.21*	*16.25/23.75*	*13.92/21.25*	*11.59/21.24*	*8.76/15.74*	*20.39*	*17.78*	*16.81*	*15.13*
	10	Part I and II Crime Clearance Rates (per 1000)	46%	*62%*	*52%*	*46%*	*45%*	*43%*	*32%*	*24%*	*19%*	*27%*	*28%*
	11	Citizens' rating of safety in their community (survey)	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	12	Average police response time (emergency calls)	No Data	4:33	3:23	4:25	6:03	5:42	5:44	5:54	6:08	5:46	5:46
Fire & EMS	**13**	Insurance industry rating of fire services	ISO 5/7	ISO 5/7	ISO 5/7	ISO 5/7	ISO 4/7	ISO 4/7	ISO 4/7	ISO 4/7	ISO 4/7	ISO 4/7	ISO 4/7
	14	Citizens' rating of the quality of fire protection services	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	15	Average fire response time	8:12	8:27	8:26	8:23	8:16	8:41	7:45	7:37	6:41	6:10	4:54
	16	Fire calls per 1,000 population	16.50	12.46	11.70	14.46	16.70	15.3	15.60	13.42	20.21	21.16	26.31
	17	Number of fires with loss resulting in investigation	27.00	16.00	15.00	13.00	12.00	15	17.00	23.00	17.00	16.00	19.00
	18	EMS calls per 1,000	4.70	5.55	7.60	13.00	14.85	20.8	26.30	34.80	29.10	39.32	46.16
	19	Emergency Medical Services average response time	6:85	6:35	6:51	6:50	6:46	6:46	6:19	6:24	6:11	6:59	5:37
Streets	**20**	Average city street pavement condition rating Paser Scale (1-10)	7.40	7.50	7.35	7.20	6.77	6.07	6.43	6.12	6.12	6.47	6.63
	21	Citizens' rating of the road conditions in their City	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	22	Expenditures for road rehabilitation per paved lane mile rehab. Does not include minor upkeep (pot holes, patching, etc.)	$10,628	$41,700	$58,690	$46,009	$52,009	$17,182	$89,233	$55,551	$122,940	$143,798	$129,716
	23	Percentage of all jurisdiction lane miles rehabilitated in the yr	12%	9%	12%	8%	16%	12%	10%	17%	14%	17%	20%
	24	Average hours to complete road system during snow event	7.61	8.20	8.16	6.48	8.66	7.80	7.60	8.20	13.17	8.00	6.50
	25	Citizens' rating of the quality of snowplowing on city streets	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
Water	**26**	Citizens' rating of water dependability and quality (survey)	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	27	Operating cost per 1,000,000 gallons of water pumped/produced	$1,011	$992	$746	$1,017	$1,244	$1,176	$1,123	$1,234	$1,312	$1,648	$2,331
Sanitary Sewer	**28**	Citizens' rating of the dependability and quality of city sanitary sewer	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*	*2020 Survey*
	29	Number of sewer blockages on city system per 100 connections	0	0	0	0	0	0	0	0	0	0	0

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-129 Approving Construction Contingency Expense No. 9 for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-129 approving Construction Contingency Expense No. 9 for Improvement Project #21-09, Centralized Water Treatment Plant.

Background:

Construction costs for the Water Treatment Plant (WTP) include a construction contingency allowance of $950,000 to pay for new items identified during construction that were not contemplated during the design process, or for items that the owner, engineer, or contractor(s) propose to revise during construction. This construction contingency allowance is equal to approximately 3-percent of the overall construction bid price. Any unused allowance funds will be deducted from the final payment.

The attached letter from Resident Project Representative Ryan Hanson with Advanced Engineering and Environmental Services, Inc. (AE2S), the City's contracted project engineer, identifies those items approved under previous Construction Contingency Expense No.'s 1 through 8, as well as the seven (7) items proposed to be adjusted during construction as part of Construction Contingency Expense No. 9.

No extension of time is being requested as part of Construction Contingency Expense No. 9. However, the contractor may decide at a later date to request an extension of time for any of the Construction Contingency Expenses. If a time extension request is made, it will be presented at a later date in the form of a formal Change Order request.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Observations:

The modifications proposed with Construction Contingency Expense No. 9 will serve to reduce maintenance costs and improve environmental and operating conditions within the WTP over the life of the plant.

Alternatives:

Motion to adopt Resolution #25-129 approving Construction Contingency Expense No. 9 for Improvement Project #21-09, Centralized Water Treatment Plant.

Funding Source:

Costs associated with Construction Contingency Expense No. 9 total $13,851.80. The original Construction Contingency amount was $950,000. Approving Construction Contingency Expense No. 9 will reduce the available construction contingency amount to $403,039.12, which equals 42.4-percent of the original contingency amount.

Staff and AE2S are confident that the construction of the WTP is progressing well and is not likely to require additional funding to cover change orders beyond what is already reserved in the construction contingency allowance.

Recommendation:

Staff and AE2S recommend approving Construction Contingency Expense No. 9 for reasons summarized in this case and the attached letter.

Outcome/Action:

Motion to adopt Resolution #25-129 approving Construction Contingency Expense No. 9 for Improvement Project #21-09, Centralized Water Treatment Plant.

Attachments

Resolution 25-129

CCE No. 9

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:23 AM
Form Started By: Bruce Westby		Started On: 06/02/2025 01:41 PM
Final Approval Date: 06/05/2025		

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

RESOLUTION #25-129

RESOLUTION APPROVING CONSTRUCTION CONTINGENCY EXPENSE NO. 8 FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, a contract was awarded to Magney Construction, Inc. in the amount of $31,528,500.00 for construction of a centralized Water Treatment Plant and an amendment was accepted from Advanced Engineering and Environmental Services in the amount of $225,100.00 for additional construction phase services for the Water Treatment Plant, and

WHEREAS, the project includes a general construction contingency cost in the amount of $950,000 to pay for new items during construction that were not contemplated during the design process, or for items that the owner, engineer, or contractor(s) propose to revise during construction; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-226 adopted September 26, 2023, Construction Contingency Expense No. 1 was approved in the amount of $76,446.91; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-277 adopted November 14, 2023, Construction Contingency Expense No. 2 was approved in the amount of $135,654.02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-073 adopted March 12, 2024, Construction Contingency Expense No. 3 was approved in the amount of $99,095.63; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-103 adopted April 9, 2024, Construction Contingency Expense No. 4 was approved in the amount of $102,023.36; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-134 adopted May 14, 2024, Construction Contingency Expense No. 5 was approved in the amount of $39,361.69; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-160 adopted June 11, 2024, Construction Contingency Expense No. 6 was approved in the amount of $17,125.02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-296 adopted November 12, 2024, Construction Contingency Expense No. 7 was approved in the amount of $31,938.68; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-031 adopted January 28, 2025, Construction Contingency Expense No. 8 was approved in the amount of $31,463.77; and

WHEREAS, AE2S has identified additional items requiring adjustments during construction under Construction Contingency Expense No. 9 in the amount of $13,851.80.

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

1) The City Administrator is hereby authorized and directed to execute Construction Contingency Expense No. 9 for Improvement Project #21-09 in the amount of $13,851.80 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 10th day of June, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

www.ae2s.com

June 3, 2025

Bruce Westby
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Water Treatment Plant – Construction Contingency Expense No. 9

Dear Mr. Westby:

AE2S continues to oversee the construction of the City of Ramsey's new WTP. Magney Construction has completed the concrete pours for the reservoir as well as most of the concrete pours up to 128' of the Water Treatment Plant. Subcontractors have completed electrical conduit installation within the electrical room, floor slabs throughout the facility and framing of the administration spaces. Subcontractors have completed all CMU block work for the facility. Steel beam installation has been completed in the pipe gallery up to elevation 128'. Waterproofing and insulation on both the walls and the lid of the reservoir have been installed. Site piping has been installed for sanitary, raw, and finished water connecting to utility in the right of way. Process piping continues to be installed in the pipe gallery and is about 80% complete. AE2S' engineering team has continued to coordinate with Magney and further refine the details of installation of equipment. Through those investigations we have identified some items that will require adjustments. This letter is intended to outline those adjustments and summarize the current project budget in order for the City to fully understand the status of the project.

Basis for of Construction Contingency Expenses:

Currently nineteen (19) requests for pricing (RFP) have been submitted to Magney. To date AE2S has received pricing back on eighteen (18) of the RFP's, and has received eighteen (21) separate Contractor proposals. The Engineer has received all of the received proposals and recommends that the Owner move forward with approving Construction Contingency Expense No. 9, which includes Proposal No. 032, Proposal No. 36, Proposal No. 37, Proposal No. 38, Proposal No. 39, Proposal No. 40, and Manhole No. 1 price changes. Descriptions of the changes are described below and proposals and associated initiation documents are attached for reference. If the Contractor would like to include a request for extension as a result of these changes, a formal Change Order request will be issued at a different time.

Proposal No.	Initiation	Description	Total Cost	Required	Status
001	RFP 001	Mixing Pumps Pipe Upsizing	$51,287.38	Y	Approved – Construction Contingency Expense 1
002	RFP 003	Admin Ceiling Grid Color	$2,609.25	N	Approved – Construction Contingency Expense 1
003	Incidental	Building Permit Reimbursement	$62,887.28	Y	Approved – Construction Contingency Expense 2
004	RFP 002	Upsizing Air Exchange in Plate Settler Room	$16,580.02	N	Approved – Construction Contingency Expense 2
005	RFP 006	Storm and Plumbing Updates	$22,550.28	Y	Approved – Construction Contingency Expense 1
006	RFP 005	Flowable Fill	-	N	City and Engineer Rejected
007	RFP 004	Blower Pipe Upsizing	$55,230.60	Y	Approved – Construction Contingency Expense 2

008	City Request	Groundbreaking Signage Reimbursement	$956.12	Y	Approved – Construction Contingency Expense 2
009	City Request	Prevailing Wages	$794,153.71	Y	Approved – Change Order 01
010	RFP 007	Backwash Supply Piping Modifications	$3,068.77	Y	Approved – Construction Contingency Expense 3
011	Field Order 002	Electrical Modifications	$17,533.24	Y	Approved – Construction Contingency Expense 7
011 – Part B	Engineer Direction	Electrical Modifications	$3,033.99	Y	Approved – Construction Contingency Expense 7
012	RFI 013	Accordion Folding Security Door	$10,010.85	N	Approved – Construction Contingency Expense 3
013	RFP 005	Jet Mixing System Pump Modifications	$16,834.33	Y	Approved – Construction Contingency Expense 3
014	RFP 009	Backwash Tank Overflow	$1,534.38	Y	Approved – Construction Contingency Expense 3
015	Field Order 004	Field Order No. 4 - Door Hardware Changes	$10,922.45	Y	Approved – Construction Contingency Expense 3
016	Door Hardware Meeting	Door Hardware Changes	$56,724.85	Y	Approved – Construction Contingency Expense 3
017	RFP 010	Filter Slab Modifications	$96,634.23	Y	Approved – Construction Contingency Expense 4
018	Field Directed	Conduit Encasement	$5,389.13	Y	Approved – Construction Contingency Expense 4
019	Field Order 012	North Sump Pit	$6,764.43	Y	Approved – Construction Contingency Expense 5
020	Field Order 013	CB1 Air Flow Sleeves	$4,617.83	Y	Approved – Construction Contingency Expense 5
021	RFP 013	Torpedo Sand Filter Layer	$27,979.43	N	Approved – Construction Contingency Expense 5
022		Remove Penetron Admixture	- $5,920.00	N	Approved – Construction Contingency Expense 6
023	RFP 014	Reservoir Vent Piping	$3,645.52	Y	Approved – Construction Contingency Expense 6
024	RFP 015	BWW Piping Relocation	$5,504.74	Y	Approved – Construction Contingency Expense 6
025	RFP 017	Additional Waterstop	$10,749.95	Y	Approved – Construction Contingency Expense 6
026	RFP 016	Water Wick Drain Connection	$3,144.81	Y	Approved – Construction Contingency Expense 6
026 - Revised	RFP 016	Water Wick Drain Connection	$5,948.79 (minus the previously approved amount of $3,144.81)	Y	Approved – Construction Contingency Expense 7
027	Field Order 019	West Backwash 30" Wall Detail	$8,567.47	Y	Approved – Construction Contingency Expense 7
028	Field Order 016	Chemical Containment Modifications	$2,354.53	Y	Approved – Construction Contingency Expense 8
029	Field Order 018	Fencing Modifications	$3,769.36	Y	Approved – Construction Contingency Expense 8
030	Submittal 128B	100 amp Breaker for Mixing Pump	$3,743.56	Y	Approved – Construction Contingency Expense 8
031	RFP 018	CU 3 Relocation	$21,596.32	N	Approved – Construction Contingency Expense 8

032	Field Directed	Dewatering for ROW Watermain Connection	$10,870.65	Y	Pending – Construction Contingency Expense 9
033	Field Order No. 10	Pipe Penetration Additional Rebar	$20,403.86	N	Engineer Rejected (incidental to project)
034	Specialty Meeting	Urethan Painting Modifications	TBD	N	In Review with Owner
035	Submittal 145	Dedication Plaque Modifications	TBD	N	Engineer Rejected (incidental to project)
Manhole No. 1	Install and Dewatering	Manhole No. 1	-$19,917.35	Y	Pending – Constructing Contingency Expense 9
036	RFI 056	EIFs Base Flashing	$2,131.50	Y	Pending – Constructing Contingency Expense 9
037	Field Directed	Filter Masonry Wall Cut	$10,596.47	Y	Pending – Constructing Contingency Expense 9
038	Field Directed	Water Wick Connection to Lower Level	$2,408.60	Y	Pending – Constructing Contingency Expense 9
039	Field Order No. 17	RWL Route Modification	$3,437.04	Y	Pending – Constructing Contingency Expense 9
040	Field Directed	Transformer Bollards	$4,324.89	Y	Pending – Constructing Contingency Expense 9
Note: Any extension delays will be approved as a separate Change Order and will not be included in this Construction Contingency Expense.					

Proposal No. 032 – Dewatering for ROW Watermain Connection:

The existing conditions given in the civil utility plans as approved by the City stated the watermain connection on 143rd Avenue to occur at 856.76 feet elevation. During connection of this main on site it was found that the existing watermain in the right of way side was at 853.47 feet, deeper than the plans had shown. Because of this the water table was above this connection level and dewatering services were needed to achieve the connection. This proposal reflects the costs of this additional dewatering service.

Manhole No. 1 Install and Dewatering:

Agreement between Magney Construction and the City of Ramsey to remove the install of Manhole No. 1 from Magneys scope of work. The City preferred a private contractor to complete this work in order to meet a timeline. Final price value as agreed upon by both parties.

Proposal No. 036 (RFI 056) – EIFs Base Flashing:

Additional EIFs base flashing is required on the North and East sides of the reservoir to prevent moisture from running down the base of the WIFs and getting behind the concrete faces insulation panels. Contractor price reflects material and labor for this work.

Proposal No. 037 – Filter Masonry Wall Cut:

During construction of the masonry walls for the filter rooms at elevation 128'-3", a 4-inch dimensional variance between the masonry layout and the precast panel alignment resulted in the walls being constructed longer than required. To ensure proper alignment with the precast panel running east to west along grid line 9, the south end of the masonry walls were modified. Specifically, the east masonry wall of the pipe gallery was cut back by 4 inches, and the west masonry wall by 2-1/2 inches. Due to the proximity of this wall section to a doorway, additional structural support was required to support the hollow core roof system.

Four angle iron supports will be installed and anchored to the precast wall on both sides of each masonry wall. The contractor's price reflects both the material and labor necessary to complete this corrective work.

Proposal No. 038 – Water Wick Connection to Lower Level:
To ensure proper drainage of the water wick along the north end of the reclaim basin and clearwell tanks at the 100-feet elevation level, a connection was made to the water wicks in the pipe gallery. This included additional plumbing to route the water wick troughs down in elevation and through the cast in place walls to connect with the water wick at elevation 86-feet and eventually route to the sump pit. Contractor price reflects material and labor for this work.

Proposal No. 039 (FO No. 17) – RWL Route Modification:
Reroute of the rainwater leader around the electrical room ensures to not jeopardize the electrical equipment. This entails running the 6-inch leader south around the electrical room and west through the hallway just to the south of the garage and electrical rooms at the ceiling elevation height. Contractor price reflects material and labor for this work.

Proposal No. 040 – Transformer Bollards:
Connexus Energy is requiring four concrete bollards surrounding the transformer pad to ensure protection of the equipment. Contractor price reflects material and labor for this work.

Summary of General Construction Contingency Costs:

Within the Contractor's bid price, the Owner required the Contractor to include a $950,000.00 General Construction Allowance. This was intended to limit the Contract changes due to change orders by applying general construction changes to a set contingency allowance. The General Construction Allowance equates to about 3% of the overall construction bid price. It is typical for projects of this magnitude to usually incur an increase in the bid price of around 3% due to change orders, so it is expected that most of this allowance will be used up by the conclusion of construction. Any unused allowance funds will be deducted from the Final Payment of the project.

AE2S has summarized all known construction contingency expenses below, to help the City of Ramsey better understand the current contingency status. With the approval of Construction Contingency Expense No. 9, the total approved expenses will total $546,960.88 of the existing $950,000.00 General Construction Allowance. As construction progresses, AE2S will continue to provide cost updates and coordination with City staff.

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Expense No.	General Construction Contingency Amount Allowance Amount: $950,000.00
Expense No. 1	$76,446.91
Expense No. 2	$135,654.02
Expense No. 3	$99,095.63
Expense No. 4	$102,023.36
Expense No. 5	$39,361.69
Expense No. 6	$17,125.02
Expense No. 7	$31,938.68
Expense No. 8	$31,463.77
Expense No. 9	$13,851.80
Net Expenses to Date:	**$546,960.88**
Available Construction Contingency =	**$403,039.12**
Percent Completed	58%

In summary, AE2S continues to support and track the progress of the WTP and will provide updates as necessary for the City to make responsible decisions on the progress of the WTP. This document is being submitted as Construction Contingency Expense No. 9 for the City to formally consider and take action on. Should you have any further questions please do not hesitate to contact me at my e-mail Ryan.Hanson@ae2s.com or on my cell phone at 612-220-0154.

Submitted in Service,
AE2S

Ryan Hanson, PE
Project Engineer

Attachments: *Proposal No. 032, Proposal No. 036, Proposal No. 037, Proposal No. 038, Proposal No. 039, Proposal No. 040*

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Ryan Hanson	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Engineer	Title: _____	Title: _____
Date: June 3, 2025	Date: _____	Date: _____

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		[redacted]
Company name AE2S		*From* Noah Pundsack
Attention Abby Bowman		*Date* 01/30/2025
E-mail Abigail.Bowman@AE2S.com	*Phone* (763) 463-5036	*Magney Proposal No. 032* Additional Dewatering For Watermain Installation

☐ ***Urgent*** ☐ ***Please comment*** ☒ ***Please review*** ☐ ***For your information***

Total pages, including cover: 2

COMMENTS [redacted]

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is seeking compensation for the additional labor, material, and equipment required to install the watermain at a deeper elevation than shown on the drawings. The Additional dewatering was required to install the watermain connecting into watermain entering the plant from under 143 rd. Ave. See the costs associated with change summarized below.

Labor:		
Equipment:		
Equipment: Misc. Small Tools And Equipment (10% of Labor)		
Subcontractor: A1 Excavating Install, & Remove Dewatering equipment	$	10,200.00
Subtotal	$	10,200.00
General Contractor's Overhead	$	510.00
Bond & Insurance premiums	$	160.65
Lump Sum Total:	**$**	**10,870.65**

Additional Calendar Days Required for this Change (Including material lead time):	

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*

A-1 Excavating, LLC
PO Box 90
Bloomer, WI 54724 US

Invoice

Bill to: **MAGNEY CONSTRUCTION**
1401 PARK ROAD
CHANHASSEN, MN 55317

Ship to:
1401 PARK ROAD
CHANHASSEN, MN 55317

Description: PO: 599

Cust #	Customer Ref	Invoice #	Invoice Date	Due Date	Terms
9072		7757	10/30/24	11/29/24	NET 30

Mth	Line	Description	Unit Price	Quantity	UM	Amount
10/24	1	INSTALL DEWATERING POINTS		0.000	LS	10,200.00

Notes:

Total	**10,200.00**
Sales Tax	
Less Retainage	
Total Due	**10,200.00**

ADDITIONAL WORK AUTHORIZATION

A-1 EXCAVATING, INC.
P.O. BOX 90
BLOOMER, WI 54724
(715) 568-4141 • FAX (715) 568-4144

#1

OWNER'S NAME: Magney Construction		PHONE	DATE: 10-29-24
STREET: 1401 Park Road		JOB NAME: Ramsey WWTF	JOB NUMBER: 24-034
CITY: Chanhassen	STATE: MN 55317	STREET	
EXISTING CONTRACT NUMBER	DATE OF EXISTING CONTRACT	CITY	STATE

You are authorized to perform the following specifically described additional work:

Install Dewatering Points at Ramsey WWTF for Magney Construction

PO # 599

1 LS - Install dewatering system @ $10,200.00 / LS = $10,200.00

ADDITIONAL CHARGE FOR ABOVE WORK IS: $ 10,200.00

Payment will be made as follows: _____

Above additional work to be performed under same conditions as specified in original contract unless otherwise stipulated.

Date _____ Authorizing Signature _____
(OWNER SIGNS HERE)

We hereby agree to furnish labor and materials - complete in accordance with the above specifications, at above stated price.

Authorized Signature _____ Date 10-29-24
(CONTRACTOR SIGNS HERE)

THIS IS CHANGE ORDER NO. _____

NOTE: This Revision becomes part of, and in conformance with, the existing contract.

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		
Company name AE2S		*From* Noah Pundsack
Attention Ryan Hanson		*Date* 3/28/2025
E-mail Ryan.Hanson@AE2S.com	*Phone* (612) 220-0154	*Magney Proposal No. 036* EIFs Base Flashing

☐ ***Urgent*** ☐ ***Please comment*** ☒ ***Please review*** ☐ ***For your information***

Total pages, including cover: 6

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Ryan,

Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment to provide EIFs Base flashing between the base of the EIFs panels and the top of the Concrete faced insulation panels on the reservoir. The Flashing will help to prevent moisture from running down the base of the EIFs and getting behind the concrete faced insulation panels. See the costs associated with change are summarized below. Associated with RFI - 056.

Labor:		
Equipment:		
Equipment: Misc. Small Tools And Equipment (10% of Labor)		
Subcontractor: Landmark Stucco EIFs Bottom Flashing	$	5,190.00
Subtotal	$	5,190.00
General Contractor's Overhead	$	259.50
Bond & Insurance premiums	$	81.74
Lump Sum Total:	**$**	**5,531.24**

Additional Calendar Days Required for this Change (Including material lead time):	

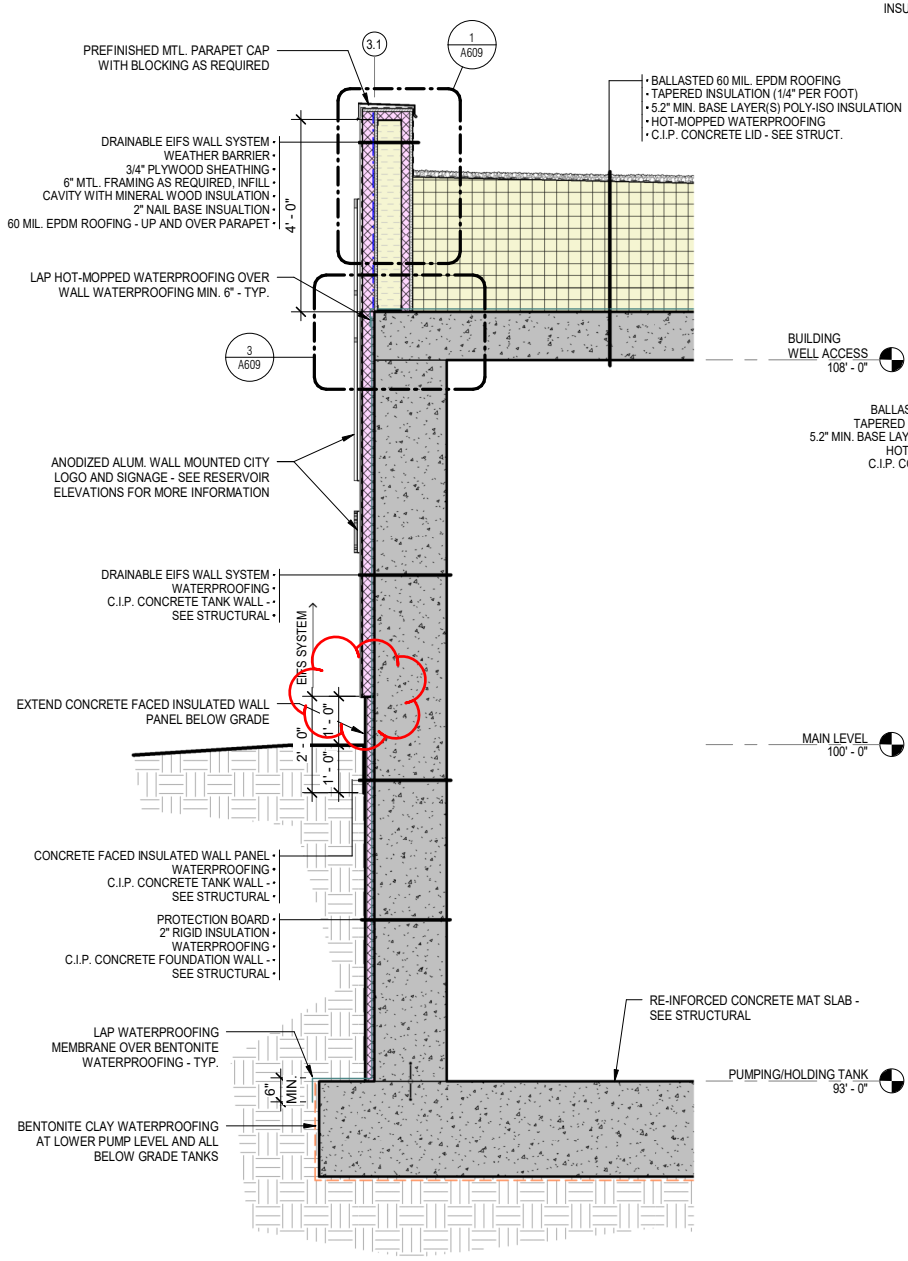
Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*



1 TYP RESERVOIR WALL

SCALE

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Request for Information No. 056

Ramsey Water Treatment Plant
City of Ramsey, MN
7550 Sunwood Drive NW
Ramsey, MN 55303

General Contractor:	**Engineer:**	**Date Created:** 03/28/2025.
Magney Construction, Inc. 1401 Park Road Chanhassen, MN 55317	AE2S 6901 E Fish Lake Road Maple Grove, MN 55369	

Author: Noah Pundsack	**Company:** Magney Construction, Inc.

Reference: EIFs

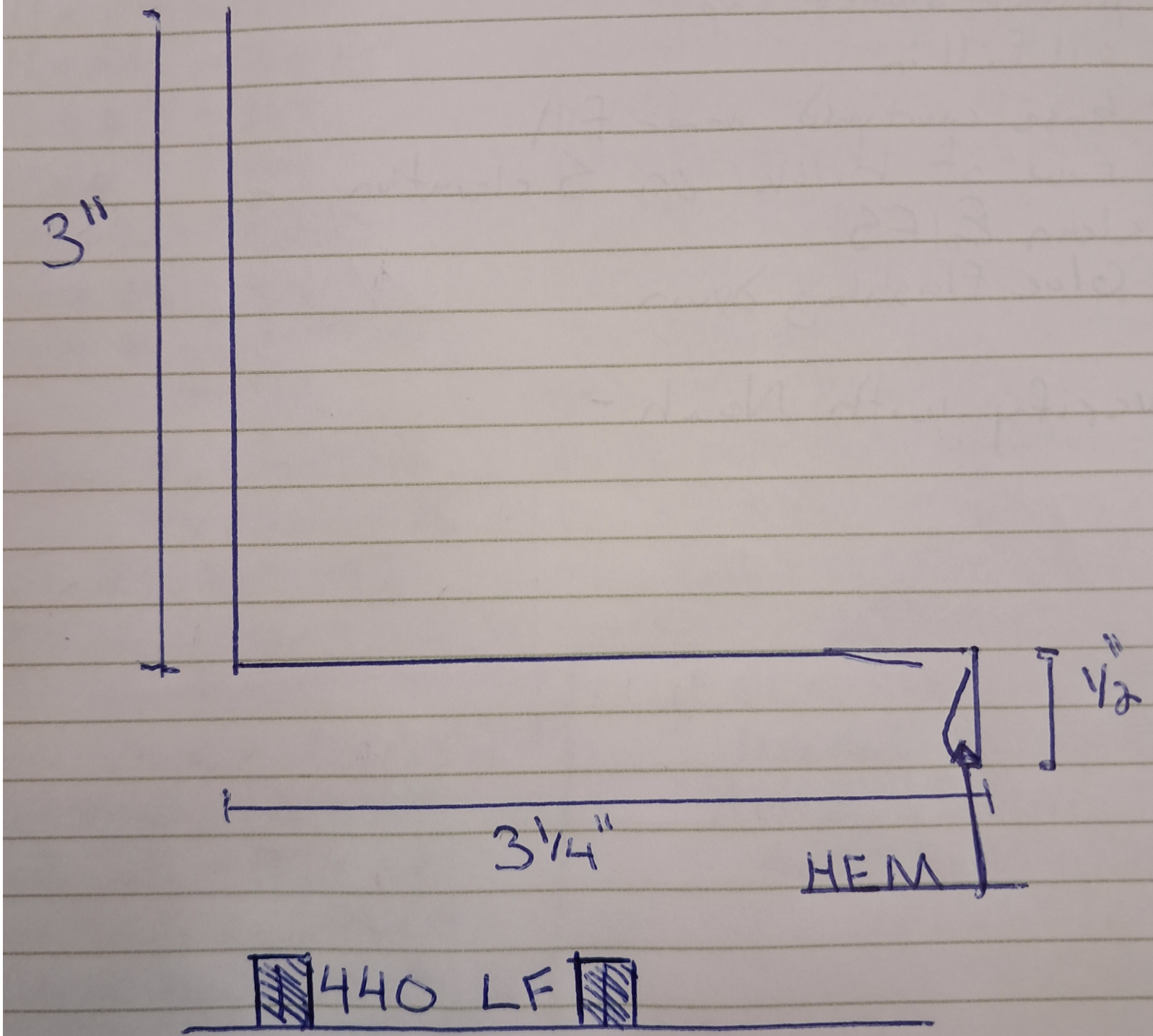
Drawing Number:	Specification 07 24 00
Question:	**Date Required:** 04/04/2025.

Our EIFs contractor noticed when putting together their materials order that no flashing is included in between Base of the EIFs and the concrete faced insulation panels on the bottom of the Reservoir. The flashing would help to prevent moisture from running down the Base of the EIFs getting behind the concrete faced insulation.

Should the Flashing be required it would include additional costs.
See attached drawings, cost and colors selection for reference.

Please see attached and advise.

Answer:	**Date Answered:**
	Answered by:


3"
1/2"
3 1/4"
HEM
440 LF

Metal Systems Color Availability

UNA-CLAD™ METAL PANEL COLOR SELECTION GUIDE

Stone White

Bone White

Almond

Sandstone

Slate Gray

Cityscape

Charcoal Gray

Sierra Tan

Medium Bronze

Dark Bronze

Extra Dark Bronze

Matte Black

Brandywine

Colonial Red

Terra Cotta

Mansard Brown

Regal Red

Award Blue

Sky Blue

Electric Blue

Regal Blue

Teal

Patina Green

Dark Ivy

Sherwood Green

Hartford Green

Hemlock Green

Tropical Patina

Silver Metallic

Classic Copper

Champagne Metallic

Firestone
BUILDING PRODUCTS
NOBODY COVERS YOU BETTER.™

Colors shown are as close to actual painted steel as allowed by the printing process. Contact your local sales rep for actual metal samples.

LANDMARK STUCCO INC.
16744 Co Rd 151
Avon, MN 56310
320-267-8199

Customer: Magney Construction

Project: Ramsey Water Treatment Plant

Base Flashing CO #1

1) **Recital:** Change Order #1 regards extra scope of work for labor and material of base flashing Labor and Materials at Ramsey Water Treatment Plant. Change Order amount is in addition to current contract price. Landmark Stucco Inc. acknowledges the project pricing is the prevailing wage base.
2) **Extra Scope of work includes:**
    - . Labor to install 436 LF of base metal flashing.
    - . Metal flashing is to be incorporated into the Dryvit Backstop WRB as system specified.
        - . Total Labor- $3,040.00
    - . Materials provided for all sill flashing in the ACM and siding areas.
        - . *440 LF of Firestone metal- architects choose of color*
        - . *Fasteners*
        - . *Mesh tape and textured Backstop WRB*
        - . *Total Materials- $2,150.00*

Total Change Order Amount not to exceed: $5,190.00 (*Five Thousand One Hundred Ninety Dollars)*

Payment as follows: per contract AIA.

Landmark Representative: Jesse Latterell Date: **3-28-2025**

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		From
Company name: AE2S		Noah Pundsack
Attention: Abby Bowman		Date: 4/29/2025
E-mail: Abigail.Bowman@AE2S.com	Phone: (763) 463-5036	Magney Proposal No. 037: Filter Room Masonry Wall Fix

☐ **Urgent** ☐ **Please comment** ☒ **Please review** ☐ **For your information**

Total pages, including cover: 1

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is seeking compensation for the additional labor, material, and equipment required to complete the changes required to cut the filter room masonry walls and add in four angle iron supports anchored into the precast walls. This correction is due to a bust in the architectural drawings causing the masonry walls and precast walls to extend into each others space. See the costs associated with change summarized below.

Labor: Additional Labor To Set Scaffold And Cut Masonry Walls	$	4,987.20
Material: Dispose Of Masonry Block, Consumable Tools/Blades, Angle Iron & Anchor Screws	$	2,534.88
Equipment: Crane To Swing Scaffold And Material To Upper Level	$	1,057.35
Equipment: Misc. Small Tools And Equipment (10% of Labor)	$	498.72
Subcontractor:		
Subtotal	$	9,078.15
General Contractor's Overhead	$	1,361.72
Bond & Insurance premiums	$	156.60
Lump Sum Total:	**$**	**10,596.47**

Additional Calendar Days Required for this Change (Including material lead time):	**0.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		[redacted]
Company name AE2S		From Noah Pundsack
Attention Abigail Bowman		Date 4/22/2025
E-mail Abigail.Bowman@ae2s.com	Phone (763) 463-5036	Magney Proposal # 038 Water Wick Connection To Lower Level

☐ **Urgent** ☐ **Please comment** ☒ **Please review** ☐ **For your information**

Total pages, including cover: 2

COMMENTS [redacted]

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is seeking compensation for the additional labor, material, and equipment required to complete the changes recommended by AE2S to connect the water wick in the rooms on the North side of the water plant at elevation 100' down into the pipe gallery water wick. This would allow the upper water wicks to drain out being they will partially be tucked behind stud walls. See the costs associated with change summarized below.

Labor:	$	-
Material:	$	-
Equipment:	$	-
Subcontractor: Northern Plumbing Tech. (see attached)	$	2,260.00
Subtotal	$	2,260.00
General Contractor's Overhead	$	113.00
Bond & Insurance premiums	$	35.60
Lump Sum Total:	**$**	**2,408.60**

Additional Calendar Days Required for this Change (Including material lead time):	**0.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*

Northern Plumbing Tech
16376 230th Avenue NW
Elk River, MN 55330

Voice: (763) 263-8995
Fax: (763) 263-0830

QUOTATION

Quote Number: 358
Quote Date: Apr 21, 2025
Page: 1

Quoted To:
MAGNEY CONSTRUCTION 1401 PARK ROAD CHANHASSEN, MN 55317

Customer ID	Good Thru	Payment Terms	Sales Rep
MAGNEY	5/21/25	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
		ADD DRAINS FOR WICKING NORTH SIDE OF BUILDING. ADDITIONAL SLEEVES AND LABOR AND PIPING TO LOWER PIPE GALLERY AREA.		2,260.00

Subtotal	2,260.00
Sales Tax	
TOTAL	**2,260.00**

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		
Company name AE2S		*From* Noah Pundsack
Attention Abigail Bowman		*Date* 4/22/2025
E-mail Abigail.Bowman@ae2s.com	*Phone* (763) 463-5036	*Magney Proposal # 039* 6" Rainwater Leader Route Modification

☐ ***Urgent*** ☐ ***Please comment*** ☒ ***Please review*** ☐ ***For your information***

Total pages, including cover: 2

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is seeking compensation for the additional labor, material, and equipment required to complete the changes recommended by AE2S to reroute the 6" Rainwater leader South passing through the hallway to avoid passing over the electrical room and panels. See the costs associated with change summarized below.

Labor:	$	-
Material:	$	-
Equipment:	$	-
Subcontractor: Northern Plumbing Tech. (see attached)	$	3,225.00
Subtotal	$	3,225.00
General Contractor's Overhead	$	161.25
Bond & Insurance premiums	$	50.79
Lump Sum Total:	**$**	**3,437.04**

Additional Calendar Days Required for this Change (Including material lead time):	**0.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		From
Company name AE2S		Noah Pundsack
Attention Abigail Bowman		Date 5/12/2025
E-mail Abigail.Bowman@ae2s.com	Phone (763) 463-5036	Magney Proposal # 040 Transformer Bollards

☐ **Urgent** ☐ **Please comment** ☒ **Please review** ☐ **For your information**

Total pages, including cover: 1

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is seeking compensation for the additional labor, material, and equipment required to complete the changes required by Connexus Energy for the addition of four bollards around the transformer pad not shown in the original plans. See the costs associated with change summarized below.

Labor: Auger Holes, Install & Brace Bollard, Concrete Fill & Cover	$	1,496.16
Material: 6" Bollards, Concrete & Plastic Covers (Inc Tax & Shipping)	$	1,838.24
Equipment: Skid Loader w/ Auger	$	221.18
Equipment: Misc. Small Tools And Equipment (10% of Labor)	$	149.62
Subcontractor:	$	-
Subtotal	$	3,705.20
General Contractor's Overhead	$	555.78
Bond & Insurance premiums	$	63.91
Lump Sum Total:	**$**	**4,324.89**

Additional Calendar Days Required for this Change (Including material lead time)**:**	**0.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*

CC Regular Session

Meeting Date: 06/10/2025

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

Title:

Adopt Resolution #25-143 Adopting the 2025 Strategic Plan

Purpose/Background:

The City Council and City Staff held planning session meetings on April 1, May 13 and May 27, 2025 to review the progress made on the 2024 Strategic Plan, and to establish a revised 2025 Strategic Plan. The 2025 Strategic Plan received updates to the objectives identified to meet established strategies.

Time Frame/Observations/Alternatives:

The specific content of the Strategic Plan is included in the attached document.

Funding Source:

This case is being handled as part of normal staff duties. Items within the plan will have varying budgetary impacts that will need to be considered on a separate case.

Recommendation:

Staff recommends adoption of the 2025 Strategic Plan.

Outcome/Action:

Motion to adopt Resolution #25-143 Adopting the 2025 Strategic Plan.

Attachments

Res #25-143

2025 Strategic Plan - Final.

2025 Strategic Plan - Redlined

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 12:41 PM
Form Started By: Brian Hagen		Started On: 05/30/2025 03:46 PM
Final Approval Date: 06/05/2025		

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

RESOLUTION #25-143

RESOLUTION ADOPTING 2025 STRATEGIC PLAN

WHEREAS, the City Council met on April 1, May 13 and May 27, 2025, to update the City Council's existing Strategic Action Plan to guide key policy, planning and capital projects for the next 12 months; and

WHEREAS, by consensus recommendation, the City Council directed Staff to bring forward a final draft of the 2025 Strategic Action Plan for adoption

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

1) The City of Ramsey adopts the 2025 Strategic Action Plan.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

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

_____
Mayor

ATTEST:

_____
City Clerk

City of Ramsey

2025 Strategic Plan

Adopted June 10, 2025

MAYOR
Ryan Heineman

COUNCILMEMBERS
Chris Riley, At-Large
Kirsten Buscher, At-Large
Michael Olson, Ward 1
Eric Peters, Ward 2
Dan Specht, Ward 3
Shanna Stewart, Ward 4

City of Ramsey
2025 Strategic Plan Executive Summary

June 10, 2025

The City of Ramsey's Strategic Planning Session allowed for council and staff to review and plan for the future needs of the city. The session reflected on past accomplishments in order to establish framework on how to proceed forward. In looking to the future needs of the city; opportunities and challenges are identified for the purpose of setting goals to strive towards accomplishing. The outcome of the session guides city officials on completing projects to better the community while staying true to the mission, vision and values of the city.

Mission
To work together to responsibility grow our community and to provide quality, cost-effective and efficient government services.

Vision
Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique suburban, rural and natural environments.

Values
- Ethics and Integrity
- Fiscal Responsibility
- Cooperation and Teamwork
- Open and Honest Communication**s**
- Excellence and Quality in the Delivery of Service
- Serving People with Respect and Fairness
- Adaptability and Continuous Learning

Goals
- Citizen Focused Government
- Financial Stability
- A Balance of Rural Character and Suburban Growth
- An Active, Connected and Engaged Community
- An Effective and Efficient Organization
- High Quality Services

MISSION

To work together to responsibility grow our community and to provide quality, cost-effective and efficient government services.

VISION

Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique suburban, rural and natural environments.

VALUES

- Ethics and Integrity
- Fiscal Responsibility
- Cooperation and Teamwork
- Open and Honest Communication**s**
- Excellence and Quality in the Delivery of Service
- Serving People with Respect and Fairness
- Adaptability and Continuous Learning

GOALS

- Citizen Focused Government
- Financial Stability
- A Balance of Rural Character and Suburban Growth
- An Active, Connected and Engaged Community
- An Effective and Efficient Organization
- High Quality Services

STRATEGIES

- Address infrastructure needs
- Identify and implement operational efficiencies, cost savings or additional funding sources
- Promote economic growth and development
- Create a positive image for residential neighborhoods, business districts and key corridors
- Improve the safety and mobility of transportation corridors
- Connect the community through Parks, Trails and Recreational Programming
- Strengthen and enhance our identify, brand and image
- Enhance City's communication through transparency and accountability
- Strive for high organizational morale and employee retention

REFLECTION ACTIVITIES

Attendees participated in four activities which allowed for time to reflect on how the organization is doing. The activities focused on what was working well, what was not working well, what the city was not doing that it should be doing and what was the city doing that it should not be doing. As identified in 2025:

What's working well?

- Decreased staff turnover
- Positive staff morale as shown through reduced turnover rates from 2022/2023
- Pavement management plan
- Social media presence
- Community events
- Recreation programming
- Playground replacement program
- Commercial/industrial growth
- Ramsey Gateway Project and business outreach
- Fire service model
- COR shovel ready sites
- Police Department Leadership Team transition
- City Code updates
- Internal relationships across departments
- Water Treatment Plant Project
- Personnel Policy Updates
- City Council/Boards & Commissions preparedness
- Agenda preparation by staff
- City decorations (i.e. lights on trees in the COR)
- Council/staff relations
- Public Safety communication of major events
- Laserfiche Workflow implementation (Ramsey staff lead project)
- Electronic records management
- Work Session efficiency

What's not work well?

- Large levy increases
- Embracing process change
- Unpredictable public safety equipment cost increases year to year
- Challenge of incorporating public safety requests into the budget in relationship to the needs of the entire city
- Future Capital Purchase funding status
- Social media strategy (amount of content for limited pages)
- Public opinion of road conditions
- Gravel roads
- Historic preservation (Old Town Hall)
- Mississippi River Bridge Crossing

- New software implementation
- Expanding software utilization (i.e. internal chat options vs. general email)
- Code Enforcement direction (inconsistency in direction/council roles & responsibility)
- Community volunteers and public recognition

What are we not doing that we should be doing?
- Gaining utility connections on commercial properties when private systems fail
- Asset management system (infrastructure, vehicles, equipment)
- GIS tools
- Expanding employee wellness efforts
- Improving facility security monitoring
- Residential facade improvement program
- Using new technology

What are we doing that we should not be doing?
- Amending rules/regulations too quickly before we experience them in practice

Attendees then looked to the future to review opportunities and impacts the city will face in the next one to five years. The purpose of this exercise was to be cognizant of what to expect as we plan for our future in order to be forward thinking.

Opportunities in the next 1-5 years
- Mississippi River Bridge planning
- Process improvements with smart technology
- COR Development of public and privately owned parcels
- RALF property (Hwy 10) redevelopment
- City identity/Hwy 10 image
- TIF 14 (COR) deal timeline expires November 2026
- Historic Town Hall
- Youth Athletics
- New Park Improvements

Impacts in the next 1-5 years
- Finishing Waterfront Park
- Cannabis laws
- Comprehensive Plan Amendment process (start in 2026)
- Staffing needs
- Reaching 30,000 population
- Public Transportation model
- COR Development and traffic counts
- Tariff uncertainty
- State adopted local zoning control regulations
- Federal and State funding opportunities
- Daycare center tax exemption status

- Petitions on taxable market values
- Elk River Highway 10 project
- Temporary water quality when Water Treatment Plant goes live
- Management staff retirements
- Changing demographics
- Increasing public safety calls
- Aging City facilities

2025 KEY STRATEGIES & ACTION STEPS

Strategy 1. Address infrastructure needs

- ***Objective 1:*** Ensure existing infrastructure remains high quality to maximize useful life
  - *Responsible Parties:* Engineering, Public Works (Westby, Riverblood)
  - *Key Areas:* City owned facilities, parks, streets, trails, utilities
    - *Action 1.1:* Inspect all infrastructure routinely
    - *Action 1.*2: Inspect utilities during design of Pavement Management Program (PMP) projects
    - *Action 1.3:* Complete PMP improvement/maintenance projects annually
    - *Action 1.4:* Explore singular Asset Management Program for city-wide use (Q3 2025)
    - *Action 1.5:* Complete well-siting study for Well #9 (Q4 2025)
  - *Performance Indicator:* Maintain or improve infrastructure quality
  - *Completion Timeframe:* Ongoing, unless otherwise noted above

- ***Objective 2:*** Determine future city facility needs
  - *Responsible Parties:* Administration, Fire, Police, Public Works (Hagen, Kohner, Bluml, Westby)
  - *Key Areas:* City buildings where offices are and equipment is stored
    - *Action 2.1:* Assess maintenance needs of existing facilities
    - *Action 2.*2: Prioritize/budget for maintenance needs of facilities
    - *Action 2.3:* Assess current and future space needs
    - *Action 2.4:* Explore options to repurpose existing facilities to meet the cities needs or construct a new facility(ies) to meet future growth needs
  - *Performance Indicator:* Maintain or improve infrastructure quality
  - *Completion Timeframe:* Q1 2026

Strategy 2. Identify and implement operational efficiencies, cost savings or additional funding sources

- ***Objective 1:*** Implement software programs to reduce inefficiencies
  - *Responsible Parties:* All Departments (Department Heads)
  - *Key Areas:* Software programs to aid in operational duties
    - *Action 1.1* Identify operations where software implementation would provide efficiencies and reduce potential for error by reducing data entry processes (HR, Asset Mgmt, etc.)
    - *Action 1.2:* Identify program options available and check comparable city references on the program
    - *Action 1.3:* Establish implementation plan with Ramsey IT staff
    - *Action 1.4:* Determine available 2025 funding and budget accordingly for 2026 and beyond
  - *Performance Indicator:* Reduced redundancy in staff's tasks by eliminating manual entry/tracking in Excel spreadsheets
  - *Completion Timeframe:* Ongoing

- ***Objective 2:*** Utilize grant funding opportunities
  - *Responsible Parties:* All Departments
  - *Key Areas:* Projects and equipment purchases
    - *Action 2.1:* Identify new grant opportunities utilizing different measures to find the opportunities (i.e. AI)
    - *Action 2.2:* Identify projects or equipment purchases where historical grant funding opportunities have been available
    - *Action 2.3:* Recognize potential grant funding availability as potential funding source in CIP
    - *Action 2.4:* Apply for grant funds in conjunction with establishing funding sources
    - *Action 2.5:* Identify grant writing training classes for staff to complete
  - *Performance Indicator:* Increased grant funded projects/purchases
  - *Completion Timeframe:* Ongoing

- ***Objective 3:*** Solicit ideas from all staff on improving operational efficiencies and cost savings options.
  - *Responsible Parties:* All Departments
  - *Key Areas:* Day to day operations
    - *Action 3.1:* Organize feedback opportunities for staff to share ideas
    - *Action 3.2:* Recognize staff whose ideas are implemented into operations
  - *Performance Indicator:* Approval of operational changes
  - *Completion Timeframe:* Ongoing, recognize staff semi-annually at all staff meetings

- ***Objective 4:*** Increase community volunteer engagement.
  - *Responsible Parties:* Administration, Parks and Recreation
  - *Key Areas:* Events, services and community cleanup
    - *Action 4.1:* Develop comprehensive list of volunteer opportunities
    - *Action 4.2:* Create webpage and signup process to track opportunities and committed volunteer hours
    - *Action 4.3:* Conduct volunteer satisfaction survey
    - *Action 4.4:* Track volunteered hours and provide recognition to those who served the community
    - *Action 4.5:* Review 2025 improved volunteer engagement efforts in Q1 2026 and implement additional improvements
  - *Performance Indicator:* Number of volunteers, volunteer retention rate, volunteer satisfaction
  - *Completion Timeframe:* Ongoing, recognize volunteers annually

- ***Objective 5:*** Determine necessary Public Safety mental health response resources
  - *Responsible Parties:* Police Department
  - *Key Areas:* Mental health support during emergency response calls
    - *Action 5.1:* Review other municipality's operations as it relates to mental health resources during emergency response calls

        - *Action 5.2:* Review resources available through Anoka County Sheriff's Office to aid during emergency response calls
        - *Action 5.3:* Consider and establish additional resources for 2027 budget
    - *Performance Indicator:* Increased mental health response resources.
    - *Completion Timeframe:* Q2 2026

Strategy 3. **Promote economic growth and development**

- ***Objective 1:*** Develop and implement commercial property public utility connection program
    - *Responsible Parties:* Economic Development, Engineering (Sullivan, Hanson, Westby)
    - *Key Areas:*
        - *Action 1.1:* Identify commercial properties with available public utilities who are not connected
        - *Action 1.2:* Identify commercial properties with available public utilities close by who are not connected
        - *Action 1.3:* Identify TIF funded utility improvements
        - *Action 1.4:* Create an incentive program/policy with a funding source to encourage connection to public utilities
    - *Performance Indicator:* Reduce private systems on commercial properties where public utilities are available.
    - *Completion Timeframe:* Q3 2025

- ***Objective 2:*** Conduct business retention and expansion efforts
    - *Responsible Parties:* Economic Development (Sullivan)
    - *Key Areas:* Existing businesses
        - *Action 2.1:* Conduct 30 in-person business visits
        - *Action 2.2:* Host Business Networking Event
        - *Action 2.3:* Host Business Expo Event
        - *Action 2.4:* Host Business Appreciation Golf Event
    - *Performance Indicator:* Sold out or increased attendance
    - *Completion Timeframe:* Annually

Strategy 4. **Create a positive image for residential neighborhoods, business districts and key corridors**

- ***Objective 1:*** Improve the image of Ramsey along the Hwy 10 Corridor
    - *Responsible Parties:* Community Development (Hanson, Larson)
    - *Key Areas:* Existing commercial properties visible from Hwy 10
        - *Action 1.1:* Identify businesses with noncompliant code violations
        - *Action 1.2:* Identify businesses in violation of approved CUP's
        - *Action 1.3:* Work in tandem with ED Manager on business visits to communicate violations, and collaboratively work with them on cleanup efforts
        - *Action 1.4:* Identify potential redevelopment properties

- *Performance Indicator:* Reduce blighted properties along Hwy 10
- *Completion Timeframe:* Q4 2025

- ***Objective 3:*** Rehabilitate Historic Townhall
  - *Responsible Parties:* Economic Development (Sullivan, Hanson)
  - *Key Areas:* Historic Townhall
    - *Action 2.1:* Complete preliminary design of rehabilitation improvements
    - *Action 2.2:* Apply for large grant opportunity
    - *Action 2.3:* Apply for small grant opportunities if needed
    - *Action 2.4:* Identify user/renter
  - *Performance Indicator:* Acquire grant funds to fund remaining allowed construction costs
  - *Completion Timeframe:* Q1 2026

Strategy 5. **Improve the safety and mobility of transportation corridors**

- ***Objective 1:*** Improve street lighting and pedestrian facilities
  - *Responsible Parties:* Engineering, Public Works (Westby)
  - *Key Areas:* Existing and future roadways and pedestrian facilities
    - *Action 1.1:* Evaluate and construct street lighting improvements
    - *Action 1.2:* Evaluate and construct pedestrian trail safety improvements
  - *Performance Indicator:* Reduction in reported safety concerns
  - *Completion Timeframe:* Ongoing

Strategy 6. **Connect the community through parks, trails and recreational programming**

- ***Objective 1:*** Construct Phase 1 of The Waterfront Park
  - *Responsible Parties:* Parks Division (Riverblood)
  - *Key Areas:* COR Community Park and Downtown Destination
    - *Action 1.1:* Approve schematic design work of water play area and future community building June 10, 2025
    - *Action 1.2:* Authorize preparation of plans/specs August 12, 2025
      - Review comparative case studies of comparable community buildings/parks
      - Review comprehensive proforma of The Waterfront Park (revenue/O&M costs)
      - Identify funding and community benefits
      - Approve schematic design and phasing plan
    - *Action 1.3:* Approve plans/specs and authorize bids September 2025 (3 month process)
    - *Action 1.4:* Award contract January 2026
  - *Performance Indicator:* Water play open July 1, 2026
- *Completion Timeframe:* Phase 1 completed Q2 2026

- ***Objective 2:*** Develop and commit to a final plan for The Waterfront Park
  - *Responsible Parties:* Parks Division (Riverblood)
  - *Key Areas:* COR Community Park and Downtown Destination
    - *Action 2.1:* This objective runs in conjunction with Strategy 6, Objective 1, Action items 1.1 and 1.2.
    - *Action 1.2:* Establish future community building amenities
    - *Action 1.3:* Establish phasing plan for completing the Waterfront Park
    - *Action 1.4:* Authorize preparation of plans/specs for community building – date TBD
    - *Action 1.5:* Approve plans/specs and authorize bids for awarding a construction contract – date TBD
  - *Performance Indicator:* Approved schematic design for entire Waterfront Park and phasing plan.
  - *Completion Timeframe:* Q3 2025

Strategy 7. **Strengthen and enhance our identity, brand and image**

- ***Objective 1:*** Secure Ramsey Zip Code
  - *Responsible Parties:* Administration (Hagen)
  - *Key Areas:*
    - *Action 1.1:* Identify key personnel at USPS to discuss obtaining a unique zip code
    - *Action 1.2:* Identify other influential parties to support Ramsey's efforts
    - *Action 1.3:* Host critical meetings to develop the timing and formal application procedure to prevent an immature application from occurring
  - *Performance Indicator:* Known metrics are understood on what USPS uses when considering a new zip code.
  - *Completion Timeframe:* Formal request may be submitted to district manager in 2026

- ***Objective 2:*** Enhance City brand
  - *Responsible Parties:* Communications (Johnson)
  - *Key Areas:* Branding and communications strategy
    - *Action 2.1:* Create City Moto
    - *Action 2.2:* Create Branding Guide for staff to use with templates and logos
  - *Performance Indicator:*
  - *Completion Timeframe:* Q1 2026

Strategy 8. **Enhance City's communication through transparency and accountability**

- ***Objective 1:*** Identify and advertise a cost savings measure
  - *Responsible Parties:* Administration (Hagen)
  - *Key Areas:* All city operations
    - *Action 1.1:* Advertise through newsletter or social media an area of improvement that decreased cost through direct savings or improved efficiency.
  - *Performance Indicator:* Public engagement reaction to the advertised measure

- *Completion Timeframe:* Minimum one item per year

- ***Objective 2:*** *Positive ,* proactive and time-relevant communication
  - *Responsible Parties:* Communications (Johnson)
  - *Key Areas:* Public facing communication strategy
    - *Action 2.1:* Assess the effectiveness of the city's current social media presence and the need for additional department specific pages
    - *Action 2.2:* Explore new avenues to tell the story of Ramsey and market the community to new residents and businesses
    - *Action 2.2:*
    - *Action 2.3:* Enhance how social media is utilized
    - *Action 2.3:* Consider additional communications personnel with focus on social media marketing
  - *Performance Indicator:* Public engagement through social media
  - *Completion Timeframe:* Ongoing

- ***Objective 3:*** Develop and publish trail maintenance schedule/map
  - *Responsible Parties:* Parks Division (Riverblood)
  - *Key Areas:* Long term trail maintenance plan
    - *Action 3.1:* Develop a 10-year trail maintenance needs schedule
    - *Action 3.2:* Establish estimated funding needs to complete the plan
    - *Action 3.3:* Implement maintenance schedule into CIP document
    - *Action 3.4:* Create 10-year trail maintenance CIP map and post to city website
  - *Performance Indicator:* Creation of plan/map and incorporation into 10-year CIP
  - *Completion Timeframe:* Final 2026 Budget/Levy Adoption

- ***Objective 4:*** Conduct Citizen Survey
  - *Responsible Parties:* Administration
  - *Key Areas:* Monitor community satisfaction on city operations and services
    - *Action 4.1:* Review past survey results
    - *Action 4.2:* Establish questions for 2026 survey
    - *Action 4.3:* Conduct third party survey and review results for guidance on future operations
  - *Performance Indicator:* Increased community satisfaction as compared to historical results.
  - *Completion Timeframe:* Q2 2026

Strategy 9. **Strive for high organizational morale and employee retention**

- ***Objective 1:*** Expand employee wellness efforts
  - *Responsible Parties:* Human Resources (Lasher)
  - *Key Areas:* Employee health
    - *Action 1.1:* Expand upon Gallagher Benefit Services Wellness Programming
    - *Action 1.2:* Increase engagement in Employee Lunch & Learns

        - *Action 1.3:* Identify fitness options for City Hall staff similar to what's available to PD, FD, PW
        - *Action 1.4: Increase wellness activities*
    - *Performance Indicator:* Improved group insurance renewal rating
    - *Completion Timeframe:* Ongoing

- ***Objective 2:*** Expand employee engagement
    - *Responsible Parties:* Human Resources (Colleen Lasher)
    - *Key Areas:* Employee engagement
        - *Action 2.1:* Implement simplified performance evaluation process to track employee goals, notify of deadlines and integrate into records management system
        - *Action 2.2:* Conduct voluntary stay interviews or dedicated roundtable discussion opportunities to receive feedback outside of routine all staff surveys
    - *Performance Indicator:*
    - *Completion Timeframe:* Ongoing

- ***Objective 3:*** Expand employee appreciation efforts
    - *Responsible Parties:* Human Resources (Colleen Lasher)
    - *Key Areas:* Employee appreciation and recognition
        - *Action 3.1:* Provide branded items to staff commonly used during and for work (name badge lanyards, water bottles, pens, etc)
        - *Action 3.2:* Implement additional themed days/activities throughout the year
        - *Action 3.3:* Continue existing employee engagement events (2 all staff meetings, popcorn Wednesdays, birthday treats, pot-lucks, ice cream social)
    - *Performance Indicator:* Employee attendance at events, staff survey feedback
    - *Completion Timeframe:* Ongoing

2024 KEY STRATEGIES & ACTION STEPS ACCOMPLISHED

Strategy: Address infrastructure needs

- ***Objective 1:*** Identify infrastructure maintenance needs
  - *Responsible Parties:* Streets, Parks, Engineering (Bruce Westby, Mark Riverblood)
  - *Key Areas:* pavement maintenance, water/sewer/storm sewer infrastructure, parks and trails
    - *Action 1.1:* Determine short term annual pavement maintenance needs
      - The city increased their annual funding in 2023 to complete various projects for temporary pavement repairs. The focus was to complete repairs on certain roadways that would see a larger maintenance project in the coming years. Various projects were completed from intersection mill & overlays, skim patching larger stretches of roadways and patching potholes throughout the city. Staff has continued to monitor these efforts to determine the success and life of these repairs. Subsequent annual budgets have received proper general funding expenditures to continue these efforts.
    - *Action 1.2:* Inspect and determine need of maintenance of underground infrastructure prior to major projects
      - As part of major street maintenance projects, inspection of unground infrastructure has occurred and been implemented into plans to prevent future scenarios requiring roads to be tore apart before their useful life has reached the end.
    - *Action 1.3:*
      - Follow playground replacement policy: A Playground Replacement Policy was adopted September 2021. The policy identifies a proposed timeline to replace one playground per year. The city has maintained or even accelerated this plan based on funding and savings opportunities.
      - Maintain and replace trail system: A Trail & Sidewalk Maintenance Policy was adopted December 2024. This policy provides the framework for completing inspections and incorporating maintenance schedule needs into the general fund budget and in conjunction with street projects.
    - *Action 1.4:* Identify needs in the Capital Improvement Plan
      - The annual CIP continues to include necessary projects to maintain and improve our infrastructure. Beginning in 2023, the city started an aggressive 10-year plan to provide major maintenance to approximately 45% of the roads. This plan was front heavy with more roads receiving work with funding coming from a 2022 Street Maintenance Bond.

Strategy: Promote economic growth and development

- ***Objective 1:*** Continue Business Retention and Expansion efforts for retail and industrial
  - *Responsible Parties:* Economic Development (Sean Sullivan, EDA)
  - *Key Areas:* promoting private businesses

        - *Action 1.1:* Conduct business retention visits
            - 30 in person visits are targeted each year with many informal communications occurring as well.
        - *Action 1.2:* Improve the quality and attendance at EDA events
            - The business appreciation golf event historically sees full registration of 144 golfers plus additional meal only tickets purchased. The Business Expo continues to see an increase of Ramsey businesses attending. The Business Networking breakfast consistently experiences 120 plus attendees.
        - *Action 1.3:* Business expansions saw 30K sq. ft. of retail and 487K sq. ft. of industrial in 2024.

- ***Objective 2:*** Consider strategic infrastructure investments to prepare more shovel ready parcels
    - *Responsible Parties:* Engineering, Community Development, Finance
    - *Key Areas:* The COR
        - *Action 1.1:* Construct roadways designed in 2023
            - A regional stormwater pond was created in 2023 to allow parcels to maximize developable area. The material excavated from the pond was utilized to bring the western half of the COR (city owned parcels only) up to grade with the roadways. In 2024, new roadways were constructed to establish final right of way layout.

- ***Objective 3:*** Complete a Comprehensive City Code Audit and Update
    - *Responsible Parties:* Community Development (Todd Larson)
    - *Key Areas:* City Code
        - *Action 1.1:* Reduce redundant regulations and regulations that conflict with the city's vision.
            - A complete zoning code rewrite occurred reducing the length of the zoning code by approximately half. This reorganized the zoning code by removing sections that did not belong in zoning, combining non-zoning codes with areas of the zoning code that were similar. It further amended allowed uses in various zoning districts.
            - Other code sections amended were the nuisance code and began amending the sign code.

Strategy: **Create a positive image for residential neighborhoods, business districts and key corridors**

- ***Objective 1:*** Rental License Program
    - *Responsible Parties:* Community Development
    - *Key Areas:* residential rental properties
        - *Action 1.1:* Adopt rental license regulations.

        - Rental license regulations were adopted effective January 1 2024. In 2024, a Rental Inspection Policy was adopted to outline the inspection process from notification to what areas of rental units are inspected.

Strategy: **Improve the safety and mobility of transportation corridors**

- ***Objective 1:*** Advance the Ramsey Gateway Plan
    - *Responsible Parties:* Engineering
    - *Key Areas:* Hwy 10 corridor from Sunfish Lake Boulevard to Ramsey Boulevard
        - *Action 1.1:* Construct grade separated interchanges
            - Planning efforts concluded in 2023 on the Ramsey Gateway Project for construction to occur in 2024 & 2025. The interchanges would eliminate at grade crossings of the BNSF Railroad and Hwy 10. Additionally, the project eliminates direct driveway access to Hwy 10 by constructing frontage roads.

- ***Objective 2:*** Update Priority Street Light Program
    - *Responsible Parties:* Engineering
    - *Key Areas:* Critical Intersections and pedestrian crossings.
        - *Action 1.1:* Improve intersection safety by addressing street lighting needs.
            - As road projects are designed, staff considers additional necessary improvements to the area like streetlights to ensure added safety at intersections and pedestrian crossings.

City of Ramsey

2025 Strategic Plan

Adopted _____, 2025

MAYOR
Ryan Heineman

COUNCILMEMBERS
Chris Riley, At-Large
Kirsten Buscher, At-Large
Michael Olson, Ward 1
Eric Peters, Ward 2
Dan Specht, Ward 3
Shanna Stewart, Ward 4

City of Ramsey
2025 Strategic Plan Executive Summary

(Adoption Date)

The City of Ramsey's Strategic Planning Session allowed for council and staff to review and plan for the future needs of the city. The session reflected on past accomplishments in order to establish framework on how to proceed forward. In looking to the future needs of the city; opportunities and challenges are identified for the purpose of setting goals to strive towards accomplishing. The outcome of the session guides city officials on completing projects to better the community while staying true to the mission, vision and values of the city.

Mission
To work together to responsibility grow our community and to provide quality, cost-effective and efficient government services.

Vision
Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique suburban, rural and natural environments.

Values
- Ethics and Integrity
- Fiscal Responsibility
- Cooperation and Teamwork
- Open and Honest Communication**s**
- Excellence and Quality in the Delivery of Service
- Serving People with Respect and Fairness
- Adaptability and Continuous Learning

Goals
- Citizen Focused Government
- Financial Stability
- A Balance of Rural Character and Suburban Growth
- An Active, Connected and Engaged Community
- An Effective and Efficient Organization
- High Quality Services

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MISSION

To work together to responsibility grow our community and to provide quality, cost-effective and efficient government services.

VISION

Ramsey will be a secure, citizen-driven, collaborative community that respects the balance and connectivity between its unique suburban, rural and natural environments.

VALUES

- Ethics and Integrity
- Fiscal Responsibility
- Cooperation and Teamwork
- Open and Honest Communication**s**
- Excellence and Quality in the Delivery of Service
- Serving People with Respect and Fairness
- Adaptability and Continuous Learning

GOALS

- Citizen Focused Government
- Financial Stability
- A Balance of Rural Character and Suburban Growth
- An Active, Connected and Engaged Community
- An Effective and Efficient Organization
- High Quality Services

STRATEGIES

- Address infrastructure needs
- Identify and implement operational efficiencies, cost savings or additional funding sources
- Promote economic growth and development
- Create a positive image for residential neighborhoods, business districts and key corridors
- Improve the safety and mobility of transportation corridors
- Connect the community through Parks, Trails and Recreational Programming
- Strengthen and enhance our identify, brand and image
- Enhance City's communication through transparency and accountability
- Strive for high organizational morale and employee retention

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REFLECTION ACTIVITIES

Attendees participated in four activities which allowed for time to reflect on how the organization is doing. The activities focused on what was working well, what was not working well, what the city was not doing that it should be doing and what was the city doing that it should not be doing. As identified in ~~2019~~2025:

What's working well?

- Decreased staff turnover
- Positive staff morale as shown through reduced turnover rates from 2022/2023
- Pavement management plan
- Social media presence
- Community events
- Recreation programming
- Playground replacement program
- Commercial/industrial growth
- Ramsey Gateway Project and business outreach
- Fire service model
- COR shovel ready sites
- Police Department Leadership Team transition
- City Code updates
- Internal relationships across departments
- Water Treatment Plant Project
- Personnel Policy Updates
- City Council/Boards & Commissions preparedness
- Agenda preparation by staff
- City decorations (i.e. lights on trees in the COR)
- Council/staff relations
- Public Safety communication of major events
- Laserfiche Workflow implementation (Ramsey staff lead project)
- Electronic records management
- Work Session efficiency

What's not work well?

- Large levy increases
- Embracing process change
- ~~Lack of funding for public safety~~
- ~~Equipment replacement costs~~
- Unpredictable public safety equipment cost increases year to year
- Challenge of incorporating public safety requests into the budget in relationship to the needs of the entire city
- Future Capital Purchase funding status
- Social media strategy (amount of content for limited pages)
- Public opinion of road conditions
- Gravel roads

Commented [BH1]: The comments made in the planning session were fitting public safety requests into the budget. Also, the cost of replacing fire trucks.

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- Historic preservation (Old Town Hall)
- Mississippi River Bridge Crossing
- New software implementation
- Expanding software utilization (i.e. internal chat options vs. general email)
- Code Enforcement direction (inconsistency in direction/council roles & responsibility)
- Community volunteers and public recognition

What are we not doing that we should be doing?

- Gaining utility connections on commercial properties when private systems fail
- Asset management system (infrastructure, vehicles, equipment)
- GIS tools
- Expanding employee wellness efforts
- Improving facility security monitoring
- Residential facade improvement program
- Using new technology
- ~~Beginning staff recruitments faster~~

What are we doing that we should not be doing?

- Amending rules/regulations too quickly before we experience them in practice

Attendees then looked to the future to review opportunities and impacts the city will face in the next one to five years. The purpose of this exercise was to be cognizant ~~on~~ of what to expect as we plan for our future in order to be forward thinking.

Opportunities in the next 1-5 years

- Mississippi River Bridge planning
- Process improvements with smart technology
- COR Development of public and privately owned parcels
- RALF property (Hwy 10) redevelopment
- City identity/Hwy 10 image
- TIF 14 (COR) deal timeline expires November 2026
- Historic Town Hall
- Youth Athletics
- New Park Improvements

Impacts in the next 1-5 years

- Finishing Waterfront Park
- Cannabis laws
- Comprehensive Plan Amendment process (start in 2026)
- Staffing needs
- Reaching 30,000 population
- Public Transportation model
- COR Development and traffic counts
- Tariff uncertainty

Commented [BH2]: Recruitment timelines are based on a number of factors including, but not limited to, the need to adjust job descriptions, review if salary is still competitive, scheduling of those involved in interviews and other position recruitments occurring at the same time. If no changes or scheduling conflicts occur, a vacant position can be posted within 5 business days.

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- State adopted local zoning control regulations
- Federal and State funding opportunities
- Daycare center tax exemption status
- Petitions on taxable market values
- Elk River Highway 10 project
- Temporary water quality when Water Treatment Plant goes live
- Management staff retirements
- Changing demographics
- Increasing public safety calls
- Aging City facilities

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2025 KEY STRATEGIES & ACTION STEPS

Strategy 1. **Address infrastructure needs**

- ***Objective 1:*** Ensure existing infrastructure remains high quality to maximize useful life
  - *Responsible Parties:* Engineering, Public Works (Westby, Riverblood)
  - *Key Areas:* City owned facilities, parks, streets, trails, utilities
    - *Action 1.1:* Inspect all infrastructure routinely
    - *Action 1.*2: Inspect utilities during design of Pavement Management Program (PMP) projects
    - *Action 1.3:* Complete PMP improvement/maintenance projects annually
    - *Action 1.4:* Explore singular Asset Management Program for city-wide use (Q3 2025)
    - *Action 1.5:* Complete well-siting study for Well #9 (Q4 2025)
  - *Performance Indicator:* Maintain or improve infrastructure quality
  - *Completion Timeframe:* Ongoing, unless otherwise noted above

- ***Objective 2:*** Determine future city facility needs
  - *Responsible Parties:* Administration, Fire, Police, Public Works (Hagen, Kohner, Bluml, Westby)
  - *Key Areas:* City buildings where offices are and equipment is stored
    - *Action 2.1:* Assess maintenance needs of existing facilities
    - *Action 2.*2: Prioritize/budget for maintenance needs of facilities
    - *Action 2.3:* Assess current and future space needs
    - *Action 2.4:* Explore options to repurpose existing facilities to meet the cities needs or construct a new facility(ies) to meet future growth needs
  - *Performance Indicator:* Maintain or improve infrastructure quality
  - *Completion Timeframe:* Q1 2026

Strategy 2. **Identify and implement operational efficiencies, cost savings or additional funding sources**

- ***Objective 1:*** Implement software programs to reduce inefficiencies
  - *Responsible Parties:* All Departments (Department Heads)
  - *Key Areas:* Software programs to aid in operational duties
    - *Action 1.1* Identify operations where software implementation would provide efficiencies and reduce potential for error by reducing data entry processes (HR, Asset Mgmt, etc.)
    - *Action 1.2:* Identify program options available and check comparable city references on the program
    - *Action 1.3:* Establish implementation plan with Ramsey IT staff
    - *Action 1.4:* Determine available 2025 funding and budget accordingly for 2026 and beyond
  - *Performance Indicator:* Reduced redundancy in staff's tasks by eliminating manual entry/tracking in Excel spreadsheets
  - *Completion Timeframe:* Ongoing

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- ***Objective 2:*** Utilize grant funding opportunities
  - *Responsible Parties:* All Departments
  - *Key Areas:* Projects and equipment purchases
    - *Action 2.1: Identify new grant opportunities utilizing different measures to find the opportunities (i.e. AI)*
    - *Action 2.2:* Identify projects or equipment purchases where historical grant funding opportunities have been available
    - *Action 2.~~2~~3:* Recognize potential grant funding availability as potential funding source in CIP
    - *Action 2.~~3~~4:* Apply for grant funds in conjunction with establishing funding sources
    - *Action 2.5:* Identify grant writing training classes for staff to complete
  - *Performance Indicator:* Increased grant funded projects/purchases
  - *Completion Timeframe:* Ongoing

- ***Objective 3:*** Solicit ideas from all staff on improving operational efficiencies and cost savings options.
  - *Responsible Parties:* All Departments
  - *Key Areas:* Day to day operations
    - *Action 3.1:* Organize feedback opportunities for staff to share ideas
    - *Action 3.2:* Recognize staff whose ideas are implemented into operations
  - *Performance Indicator:* Approval of operational changes
  - *Completion Timeframe:* Ongoing, recognize staff semi-annually at all staff meetings

- ***Objective 4:*** Increase community volunteer engagement.
  - *Responsible Parties:* Administration, Parks and Recreation
  - *Key Areas:* Events, services and community cleanup
    - *Action 4.1:* Develop comprehensive list of volunteer opportunities
    - *Action 4.2:* Create webpage and signup process to track opportunities and committed volunteer hours
    - *Action 4.3:* Conduct volunteer satisfaction survey
    - *Action 4.4:* Track volunteered hours and provide recognition to those who served the community
    - *Action 4.5:* Review 2025 improved volunteer engagement efforts in Q1 2026 and implement additional improvements
  - *Performance Indicator:* Number of volunteers, volunteer retention rate, volunteer satisfaction
  - *Completion Timeframe:* Ongoing, recognize volunteers annually

- ***Objective 5:*** Determine necessary Public Safety mental health response resources
  - *Responsible Parties:* Police Department
  - *Key Areas:* Mental health support during emergency response calls
    - *Action 5.1:* Review other municipality's operations as it relates to mental health resources during emergency response calls

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        - *Action 5.2:* Review resources available through Anoka County Sheriff's Office to aid during emergency response calls
        - *Action 5.3:* Consider and establish additional resources for 2027 budget
    - *Performance Indicator:* Increased mental health response resources.
    - *Completion Timeframe:* Q2 2026

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Strategy 3. **Promote economic growth and development**

- ***Objective 1:*** Develop and implement commercial property public utility connection program
    - *Responsible Parties:* Economic Development, Engineering (Sullivan, Hanson, Westby)
    - *Key Areas:*
        - *Action 1.1:* Identify commercial properties with available public utilities who are not connected
        - *Action 1.2:* Identify commercial properties with available public utilities close by who are not connected
        - *Action 1.3:* Identify TIF funded utility improvements
        - *Action 1.4:* Create an incentive program/policy with a funding source to encourage connection to public utilities
    - *Performance Indicator:* Reduce private systems on commercial properties where public utilities are available.
    - *Completion Timeframe:* Q3 2025

- ***Objective 2:*** Conduct business retention and expansion efforts
    - *Responsible Parties:* Economic Development (Sullivan)
    - *Key Areas:* Existing businesses
        - *Action 2.1:* Conduct 30 in-person business visits
        - *Action 2.2:* Host Business Networking Event
        - *Action 2.3:* Host Business Expo Event
        - *Action 2.4:* Host Business Appreciation Golf Event
    - *Performance Indicator:* Sold out or increased attendance
    - *Completion Timeframe:* Annually

Strategy 4. **Create a positive image for residential neighborhoods, business districts and key corridors**

- ***Objective 1:*** Improve the image of Ramsey along the Hwy 10 Corridor
    - *Responsible Parties:* Community Development (Hanson, Larson)
    - *Key Areas:* Existing commercial properties visible from Hwy 10
        - *Action 1.1:* Identify businesses with noncompliant code violations
        - *Action 1.2:* Identify businesses in violation of approved CUP's
        - *Action 1.3:* Work in tandem with ED Manager on business visits to communicate violations, and collaboratively work with them on cleanup efforts

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        - *Action 1.4:* Identify potential redevelopment properties
    - *Performance Indicator:* Reduce blighted properties along Hwy 10
    - *Completion Timeframe:* Q4 2025

- ~~***Objective 2:*** Maintain/improve existing Park, Street and Trail conditions city-wide~~
    - ~~*Responsible Parties:* Engineering, Public Works (Westby)~~
    - ~~*Key Areas:* Existing commercial properties visible from Hwy 10~~
        - ~~*Action 2.1:* Provide adequate current and future funding for PMP~~
        - ~~*Action 2.2:* Expand skim patching program to streets requiring reconstruction beyond four years in the CIP~~
        - ~~*Action 2.3:* Provide routine maintenance of Parks~~
        - ~~*Action 2.4:* Provide routine maintenance of Trails per policy~~
    - ~~*Performance Indicator:* Improve PASER values~~
    - ~~*Completion Timeframe:* Ongoing~~

- ***Objective 3:*** Rehabilitate Historic Townhall
    - *Responsible Parties:* Economic Development (Sullivan, Hanson)
    - *Key Areas:* Historic Townhall
        - *Action 2.1:* Complete preliminary design of rehabilitation improvements
        - *Action 2.2:* Apply for large grant opportunity
        - *Action 2.3:* Apply for small grant opportunities if needed
        - *Action 2.4:* Identify user/renter
    - *Performance Indicator:* Acquire grant funds to fund remaining allowed construction costs
    - *Completion Timeframe:* Q1 2026

Strategy 5. **Improve the safety and mobility of transportation corridors**

- ***Objective 1:*** Improve street lighting and pedestrian facilities
    - *Responsible Parties:* Engineering, Public Works (Westby)
    - *Key Areas:* Existing and future roadways and pedestrian facilities
        - *Action 1.1:* Evaluate and construct street lighting improvements
        - *Action 1.2:* Evaluate and construct pedestrian trail safety improvements
    - *Performance Indicator:* Reduction in reported safety concerns
    - *Completion Timeframe:* Ongoing

Strategy 6. **Connect the community through parks, trails and recreational programming**

- ***Objective 1:*** Construct Phase 1 of The Waterfront Park
    - *Responsible Parties:* Parks Division (Riverblood)
    - *Key Areas:* COR Community Park and Downtown Destination
        - *Action 1.1:* Approve schematic design work of water play area and future community building June 10, 2025
        - *Action 1.2:* Authorize preparation of plans/specs August 12, 2025

Commented [BH3]: Remove per direction at the 05/13 Work Session

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        - Review comparative case studies of comparable community buildings/parks
        - Review comprehensive proforma of The Waterfront Park (revenue/O&M costs)
        - Identify funding and community benefits
        - Approve schematic design and phasing plan
    - *Action 1.3:* Approve plans/specs and authorize bids September 2025 (3 month process)
    - *Action 1.4:* Award contract January 2026
  - *Performance Indicator:* Water play open July 1, 2026
- *Completion Timeframe:* Phase 1 completed Q2 2026

- ***Objective ~~1~~2:*** Develop and commit to a final plan for The Waterfront Park
  - *Responsible Parties:* Parks Division (Riverblood)
  - *Key Areas:* COR Community Park and Downtown Destination~~The Waterfront Park in the COR~~
    - *Action ~~2~~1.1:* ~~Prepare comparative case study of similar municipal community centers~~This objective runs in conjunction with Strategy 6, Objective 1, Action items 1.1 and 1.2.
    - *Action 1.2:* ~~Complete schematic design for community building and integrated waterplay amenity~~Establish future community building amenities
    - *Action 1.3:* ~~Prepare complete proforma to include upfront construction costs and ongoing operating & maintenance estimates~~Establish phasing plan for completing the Waterfront Park
    - *Action 1.4:* ~~Determine if construction commences in 2026 or if a ballot question should occur November 2026~~Authorize preparation of plans/specs for community building – date TBD
    - *Action 1.5:* ~~Final plans prepared for bidding in Q1 2026~~Approve plans/specs and authorize bids for awarding a construction contract – date TBD
  - *Performance Indicator:* ~~Completed plans and specifications for 2026 construction~~Approved schematic design for entire Waterfront Park and phasing plan.
  - *Completion Timeframe:* ~~Q4~~ Q3 2025

Strategy 7. **Strengthen and enhance our identity, brand and image**

- ***Objective 1:*** Secure Ramsey Zip Code
  - *Responsible Parties:* Administration (Hagen)
  - *Key Areas:*
    - *Action 1.1:* Identify key personnel at USPS to discuss obtaining a unique zip code
    - *Action 1.2:* Identify other influential parties to support Ramsey's efforts
    - *Action 1.3:* Host critical meetings to develop the timing and formal application procedure to prevent an immature application from occurring
  - *Performance Indicator:* Known metrics are understood on what USPS uses when considering a new zip code.

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- *Completion Timeframe:* Formal request may be submitted to district manager in 2026

- ***Objective 2:*** Enhance City brand
  - *Responsible Parties:* Communications (Johnson)
  - *Key Areas:* Branding and communications strategy
    - *Action 2.1:* Create City Moto
    - *Action 2.2:* Create Branding Guide for staff to use with templates and logos
  - *Performance Indicator:*
  - *Completion Timeframe:* Q1 2026

Strategy 8. **Enhance City's communication through transparency and accountability**

- ***Objective 1:*** Identify and advertise a cost savings measure
  - *Responsible Parties:* Administration (Hagen)
  - *Key Areas:* All city operations
    - *Action 1.1:* Advertise through newsletter or social media an area of improvement that decreased cost through direct savings or improved efficiency.
  - *Performance Indicator:* Public engagement reaction to the advertised measure
  - *Completion Timeframe:* Minimum one item per year

- ***Objective 2:*** *Positive ,* ~~P~~proactive and time-relevant communication
  - *Responsible Parties:* Communications (Johnson)
  - *Key Areas:* Public facing communication strategy
    - *Action 2.1:* Assess the effectiveness of the city's current social media presence and the need for additional department specific pages
    - *Action 2.2:* Explore new avenues to tell the story of Ramsey and market the community to new residents and businesses
    - *Action 2.2:*
    - *Action 2.3:* Enhance how social media is utilized
    - *Action 2.3:* Consider additional communications personnel with focus on social media marketing
  - *Performance Indicator:* Public engagement through social media
  - *Completion Timeframe:* Ongoing

- ***Objective 3:*** Develop and publish trail maintenance schedule/map
  - *Responsible Parties:* Parks Division (Riverblood)
  - *Key Areas:* Long term trail maintenance plan
    - *Action 3.1:* Develop a 10-year trail maintenance needs schedule
    - *Action 3.2:* Establish estimated funding needs to complete the plan
    - *Action 3.3:* Implement maintenance schedule into CIP document
    - *Action 3.4:* Create 10-year trail maintenance CIP map and post to city website
  - *Performance Indicator:* Creation of plan/map and incorporation into 10-year CIP
  - *Completion Timeframe:* Final 2026 Budget/Levy Adoption

DRAFT

- ***Objective 4:*** Conduct Citizen Survey
  - *Responsible Parties:* Administration
  - *Key Areas:* Monitor community satisfaction on city operations and services
    - *Action 4.1:* Review past survey results
    - *Action 4.2:* Establish questions for 2026 survey
    - *Action 4.3:* Conduct third party survey and review results for guidance on future operations
  - *Performance Indicator:* Increased community satisfaction as compared to historical results.
  - *Completion Timeframe:* Q2 2026

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Strategy 9. **Strive for high organizational morale and employee retention**

- ***Objective 1:*** Expand employee wellness efforts
  - *Responsible Parties:* Human Resources (Lasher)
  - *Key Areas:* Employee health
    - *Action 1.1:* Expand upon Gallagher Benefit Services Wellness Programming
    - *Action 1.2:* Increase engagement in Employee Lunch & Learns
    - *Action 1.3:* Identify fitness options for City Hall staff similar to what's available to PD, FD, PW
    - *Action 1.4: Increase wellness activities*
  - *Performance Indicator:* Improved group insurance renewal rating
  - *Completion Timeframe:* Ongoing

- ***Objective 2:*** Expand employee engagement
  - *Responsible Parties:* Human Resources (Colleen Lasher)
  - *Key Areas:* Employee engagement
    - *Action 2.1:* Implement simplified performance evaluation process to track employee goals, notify of deadlines and integrate into records management system
    - *Action 2.2:* Conduct voluntary stay interviews or dedicated roundtable discussion opportunities to receive feedback outside of routine all staff surveys
  - *Performance Indicator:*
  - *Completion Timeframe:* Ongoing

- ***Objective 3:*** Expand employee appreciation efforts
  - *Responsible Parties:* Human Resources (Colleen Lasher)
  - *Key Areas:* Employee appreciation and recognition
    - *Action 3.1:* Provide branded items to staff commonly used during and for work (name badge lanyards, water bottles, pens, etc)
    - *Action 3.2:* Implement additional themed days/activities throughout the year
    - *Action 3.3:* Continue existing employee engagement events (2 all staff meetings, popcorn Wednesdays, birthday treats, pot-lucks, ice cream social)
  - *Performance Indicator:* Employee attendance at events, staff survey feedback
  - *Completion Timeframe:* Ongoing

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DRAFT

2024 KEY STRATEGIES & ACTION STEPS ACCOMPLISHED

Strategy: **Address infrastructure needs**

- ***Objective 1:*** Identify infrastructure maintenance needs
  - *Responsible Parties:* Streets, Parks, Engineering (Bruce Westby, Mark Riverblood)
  - *Key Areas:* pavement maintenance, water/sewer/storm sewer infrastructure, parks and trails
    - *Action 1.1:* Determine short term annual pavement maintenance needs
      - The city increased their annual funding in 2023 to complete various projects for temporary pavement repairs. The focus was to complete repairs on certain roadways that would see a larger maintenance project in the coming years. Various projects were completed from intersection mill & overlays, skim patching larger stretches of roadways and patching potholes throughout the city. Staff has continued to monitor these efforts to determine the success and life of these repairs. Subsequent annual budgets have received proper general funding expenditures to continue these efforts.
    - *Action 1.2:* Inspect and determine need of maintenance of underground infrastructure prior to major projects
      - As part of major street maintenance projects, inspection of unground infrastructure has occurred and been implemented into plans to prevent future scenarios requiring roads to be tore apart before their useful life has reached the end.
    - *Action 1.3:*
      - Follow playground replacement policy: A Playground Replacement Policy was adopted September 2021. The policy identifies a proposed timeline to replace one playground per year. The city has maintained or even accelerated this plan based on funding and savings opportunities.
      - Maintain and replace trail system: A Trail & Sidewalk Maintenance Policy was adopted December 2024. This policy provides the framework for completing inspections and incorporating maintenance schedule needs into the general fund budget and in conjunction with street projects.
    - *Action 1.4:* Identify needs in the Capital Improvement Plan
      - The annual CIP continues to include necessary projects to maintain and improve our infrastructure. Beginning in 2023, the city started an aggressive 10-year plan to provide major maintenance to approximately 45% of the roads. This plan was front heavy with more roads receiving work with funding coming from a 2022 Street Maintenance Bond.

Strategy: **Promote economic growth and development**

- ***Objective 1:*** Continue Business Retention and Expansion efforts for retail and industrial
  - *Responsible Parties:* Economic Development (Sean Sullivan, EDA)
  - *Key Areas:* promoting private businesses

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- *Action 1.1:* Conduct business retention visits
  - 30 in person visits are targeted each year with many informal communication occurring as well.
- *Action 1.2:* Improve the quality and attendance at EDA events
  - The business appreciation golf event historically sees full registration of 144 golfers plus additional meal only tickets purchased. The Business Expo continues to see an increase of Ramsey businesses attending. The Business Networking breakfast consistently experiences 120 plus attendees.
- *Action 1.3:* Business expansions saw 30K sq. ft. of retail and 487K sq. ft. of industrial in 2024.

- ***Objective 2:*** Consider strategic infrastructure investments to prepare more shovel ready parcels
  - *Responsible Parties:* Engineering, Community Development, Finance
  - *Key Areas:* The COR
    - *Action 1.1:* Construct roadways designed in 2023
      - A regional stormwater pond was created in 2023 to allow parcels to maximize developable area. The material excavated from the pond was utilized to bring the western half of the COR (city owned parcels only) up to grade with the roadways. In 2024, new roadways were constructed to establish final right of way layout.

- ***Objective 3:*** Complete a Comprehensive City Code Audit and Update
  - *Responsible Parties:* Community Development (Todd Larson)
  - *Key Areas:* City Code
    - *Action 1.1:* Reduce redundant regulations and regulations that conflict with the city's vision.
      - A complete zoning code rewrite occurred reducing the length of the zoning code by approximately half. This reorganized the zoning code by removing sections that did not belong in zoning, combining non-zoning codes with areas of the zoning code that were similar. It further amended allowed uses in various zoning districts.
      - Other code sections amended were the nuisance code and began amending the sign code.

Strategy: **Create a positive image for residential neighborhoods, business districts and key corridors**

- ***Objective 1:*** Rental License Program
  - *Responsible Parties:* Community Development
  - *Key Areas:* residential rental properties
    - *Action 1.1:* Adopt rental license regulations.

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        - Rental license regulations were adopted effective January 1 2024. In 2024, a Rental Inspection Policy was adopted to outline the inspection process from notification to what areas of rental units are inspected.

Strategy: **Improve the safety and mobility of transportation corridors**

- ***Objective 1:*** Advance the Ramsey Gateway Plan
  - *Responsible Parties:* Engineering
  - *Key Areas:* Hwy 10 corridor from Sunfish Lake Boulevard to Ramsey Boulevard
    - *Action 1.1:* Construct grade separated interchanges
      - Planning efforts concluded in 2023 on the Ramsey Gateway Project for construction to occur in 2024 & 2025. The interchanges would eliminate at grade crossings of the BNSF Railroad and Hwy 10. Additionally the project eliminates direct driveway access to Hwy 10 by constructing frontage roads.

- ***Objective 2:*** Update Priority Street Light Program
  - *Responsible Parties:* Engineering
  - *Key Areas:* Critical Intersections and pedestrian crossings.
    - *Action 1.1:* Improve intersection safety by addressing street lighting needs.
      - As road projects are designed, staff considers additional necessary improvements to the area like streetlights to ensure added safety at intersections and pedestrian crossings.

DRAFT

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

PUBLIC HEARING: Adopt Resolution #25-130 Vacating Right-of-Way Easements in Trott Brook Crossing.

Purpose/Background:

173rd Avenue NW is a rural unpaved roadway that provides access to the Trott Brook Crossing subdivision, North Brook Meadows (preliminary Plat approved in 2022), and one private residence (7031 173rd Avenue NW). The approved preliminary plat of Trott Brook Crossing included a realignment of 173rd Avenue and will be dedicated in the upcoming plat of Trott Brook Crossing 3rd Addition. The south half of the right-of-way is proposed to be vacated and helps facilitate that realignment. The northern half will be brought forward for vacating as the North Brook Meadows final plat comes forward (expected Fall 2025). The north half has no bearing on the Trott Brook Crossing 3rd Addition application.

There are two portions of this right-of-way proposed to be vacated. The western portion was dedicated via an easement granted by quitclaim deed. The eastern portion appears to be granted through prescriptive rights and re-affirmed with the first plat of Trott Brook Crossing.

The one private residence will lose direct frontage to 173rd Avenue as the roadway is realigned. The resident is the seller of the land that was platted as Trott Brook Crossing and has been working with the developer on relocating the driveway until such time that the North Brook Meadows property north of 173rd Avenue and to the east of 7031 can provide a permanent access. In the meantime, Lot 6, Block 2, Trott Brook Crossing 3rd Addition will be set aside to provide a driveway connection to the rerouted 173rd Avenue.

Notification:

Public notice was placed in the May 9 Anoka Union Hearld Newspaper. Private utility companies were emailed the public hearing notice and vacation exhibits 30 days prior to tonight's hearing. Mailed notices were sent to property owners within 350 feet.

Of the responding utility companies, Lumen noted that they have facilities in that corridor. The applicant is working with them on relocation with the new street alignment.

Funding Source:

All costs associated with this request are the responsibility of the applicant.

Recommendation:

Staff recommend vacating the right-of-way as requested by the applicant.

Outcome/Action:

Motition to adopt Resolution #25-130 Vacating Right-of-Way in Trott Brook Crossing

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Attachments

Location Map
Resolution #25-130

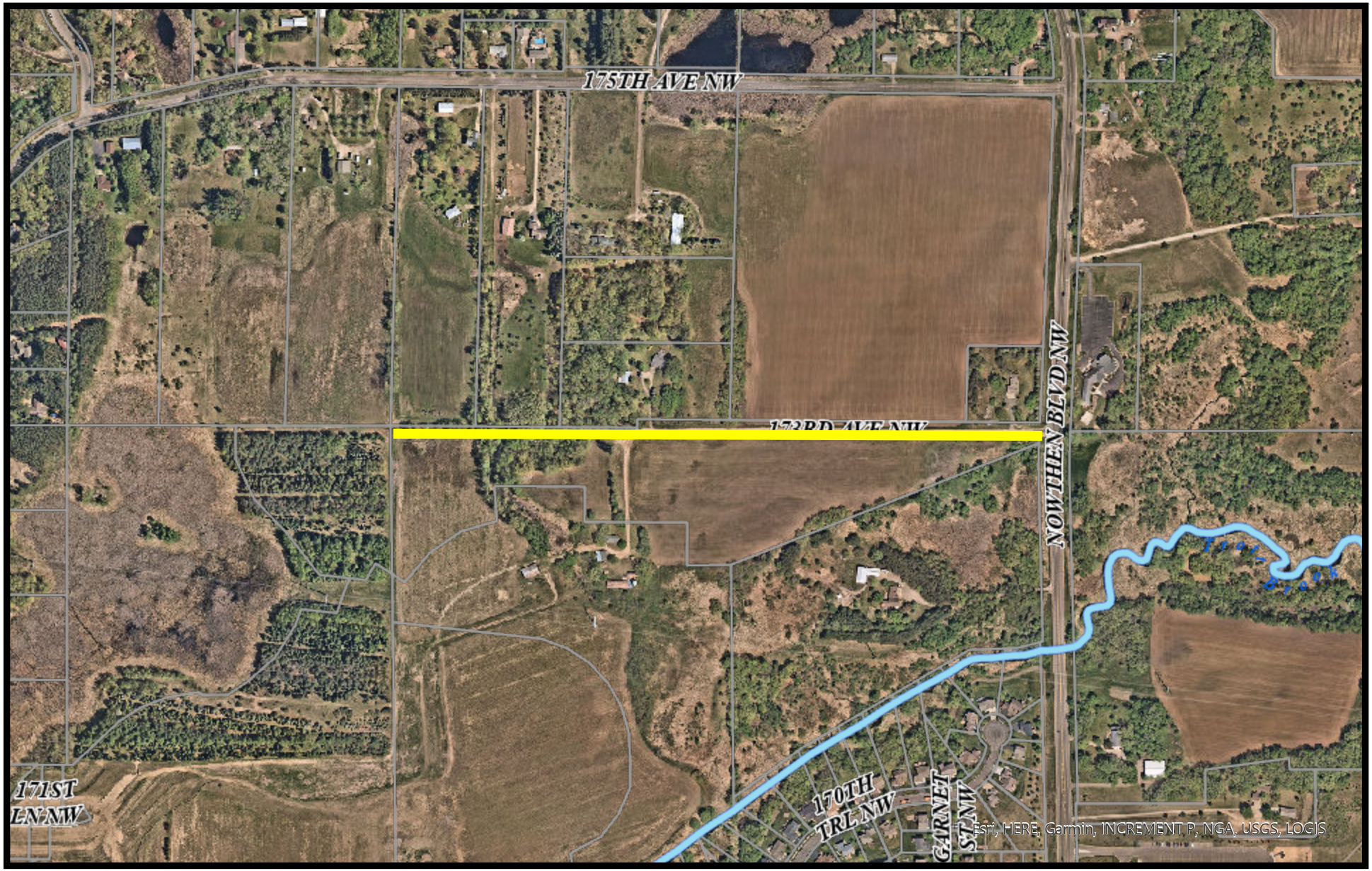
Exhibit A
Exhibit B

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:10 AM
Form Started By: Todd Larson		Started On: 05/01/2025 10:02 AM
Final Approval Date: 06/05/2025		

Trott Brook Crossing 3rd Addition
TCLD Fund 1 Trott Brook, LLC.

Easement Vacations - 173rd Ave. NW



Print Date: May 2, 2025

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

RESOLUTION #25-130

RESOLUTION VACATING RIGHT-OF-WAY IN TROTT BROOK CROSSING

RECITALS

WHEREAS, TCLD Fund One Trott Brook, LLC (the "Applicant") has requested the vacation of the Right-of-Way for 173rd Avenue Northwest, including public roadway, utility, and trail easements, on the property legally described as:

Outlot H, Trott Brook Crossing, Anoka County, Minnesota

(the "Subject Property"); and

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 June 10, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, the right-of-way will be replaced with dedicated right-of-way with the recording of the plat known as Trott Brook Crossing 3rd Addition; and

WHEREAS, the Ramsey Engineering Department has reviewed the request and has no objection to the easement vacation.

WHEREAS, some utility companies have noted that they may have facilities, partially, in the affected area.

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 accommodate a realignment of 173rd Avenue NW.

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

1) That the Ramsey City Council hereby grants the vacation of the right-of-way for 173rd Avenue Northwest as follows:

    a. All of the easements, including public roadway, utility, and trail easements described in Document Number 2036331.005, Anoka County, Minnesota (see Exhibit A); and

b. All that part of 173rd Avenue NW embraced within Outlot H, Trott Brook Crossing, according to the recorded plat thereof, Anoka County, Minnesota (see Exhibit B).

2) That driveway access must be provided by the Applicant for the adjacent property at 7031 173rd Avenue NW.

3) That the Applicant must work with any affected utility companies to relocate those facilities at the Applicant's expense.

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:

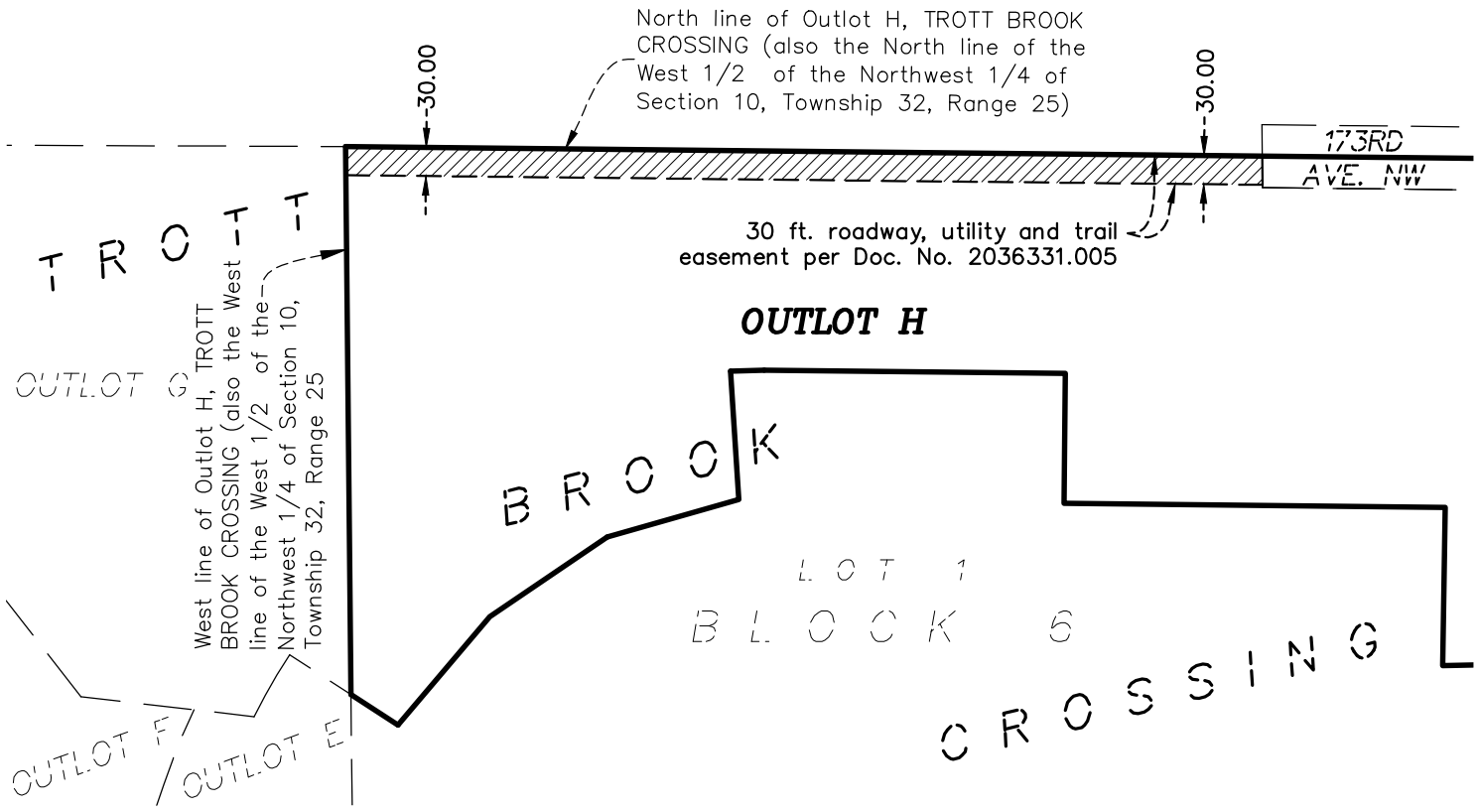
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of June, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Roadway, Utility, and Trail Easement Vacation Description Sketch Exhibit A



PUBLIC ROADWAY, UTILITY AND TRAIL EASEMENT VACATION DESCRIPTION:

All of the easements described in Document Number 2036331.005, Anoka County, Minnesota.

Denotes public roadway, utility, and trail easement Vacation Area

N

GRAPHIC SCALE

0 100 200 400

(IN FEET)

(8.5x11 sheet)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

2334 9461 vacation desc 2036331.005

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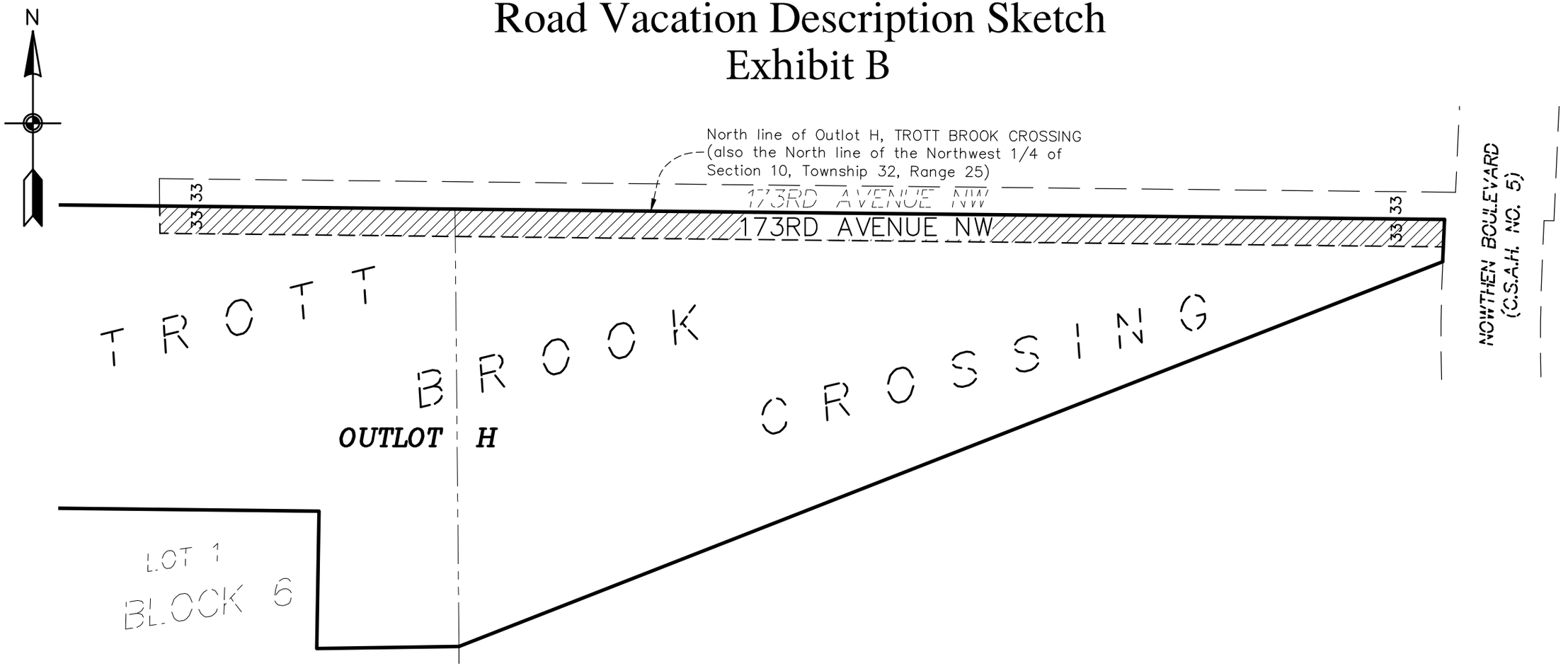
Road Vacation Description Sketch
Exhibit B



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ENGINEERING \ SURVEYING \ PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449

TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

ROADWAY VACATION DESCRIPTION:

All that part of 173rd Avenue NW embraced within Outlot H, TROTT BROOK CROSSING, according to the recorded plat thereof, Anoka County, Minnesota.

Denotes Roadway Vacation Area

GRAPHIC SCALE

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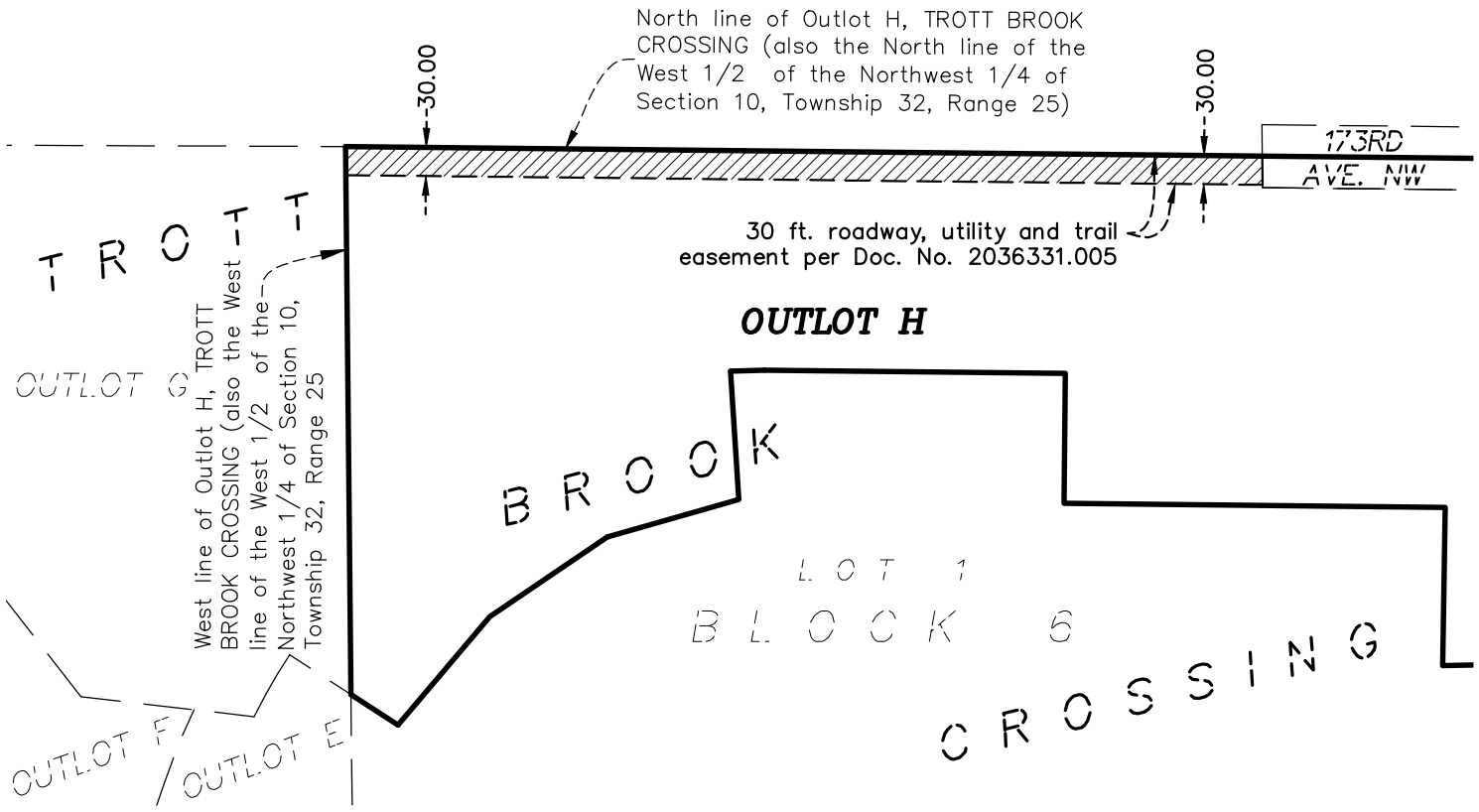
(8.5x11 sheet)

2334 | 9461 vacation desc 173rd ave

Roadway, Utility, and Trail Easement Vacation Description Sketch



PUBLIC ROADWAY, UTILITY AND TRAIL EASEMENT VACATION DESCRIPTION:

All of the easements described in Document Number 2036331.005, Anoka County, Minnesota.

Denotes public roadway, utility, and trail easement Vacation Area

N

GRAPHIC SCALE

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(8.5x11 sheet)

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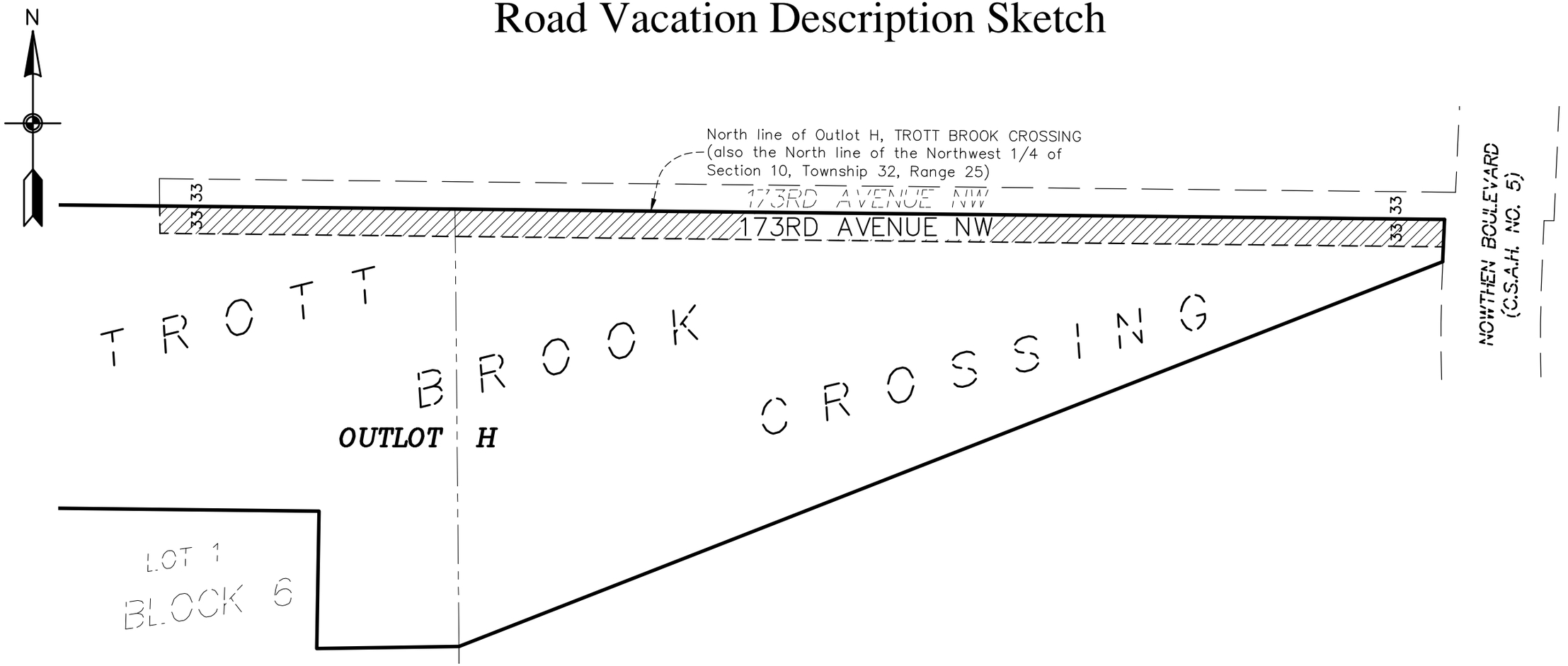
Road Vacation Description Sketch



CARLSON ENGINEERING

ENGINEERING \ SURVEYING \ PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449

TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

ROADWAY VACATION DESCRIPTION:

All that part of 173rd Avenue NW embraced within Outlot H, TROTT BROOK CROSSING, according to the recorded plat thereof, Anoka County, Minnesota.

Denotes Roadway Vacation Area

GRAPHIC SCALE

0 75 150 300

(IN FEET)

(8.5x11 sheet)

2334 | 9461 vacation desc 173rd ave

CC Regular Session

Meeting Date: 06/10/2025

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

Title:

PUBLIC HEARING: Approve On-Sale Liquor License, including Sunday and 2 AM sales, for SM Enterprises dba Riversbend Sports Bar & Grill. This request is due to a change in the license applicant.

Purpose/Background:

Purpose: To approve On-Sale liquor license, including Sunday and 2:00 am sales, for SM Enterprises dba Riversbend Sports Bar & Grill
Background: SM Enterprises dba Riversbend Sports Bar & Grill has properly applied for an On-Sale liquor license, including Sunday and 2:00 am sales, at 14077 St. Francis Blvd NW, Ramsey, MN. This request is due to a change in the license applicant. All application fees have been paid.

Notification:

Notice of the public hearing was published in the Anoka County Union Herald on May 23, 2025.

Time Frame/Observations/Alternatives:

A background investigation has been completed and approved by the acting Police Chief. Once approved by City Council, the application will be submitted to the Department of Public Safety - Alcohol, Gambling Enforcement Division for issuance of the license.

Funding Source:

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

Recommendation:

City staff is recommending approval of an On-Sale liquor license, including Sunday and 2:00 am sales for SM Enterprises dba Riversbend Sports Bar & Grill.

Outcome/Action:

Motion to approve an On-Sale liquor license, including Sunday and 2 am sales, for SM Enterprises dba Riversbend Sports Bar & Grill.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	05/19/2025 03:08 PM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Wendy Schlueter		Started On: 05/19/2025 12:11 PM
Final Approval Date: 05/22/2025		

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-107, Approving a Preliminary and Final Plat for Bunker Lake Crossing at the northeast corner of Sunwood Drive and Armstrong Boulevard

Purpose/Background:

The City of Ramsey received an application from Capital Real Estate, Inc. (the "Applicant") requesting Preliminary and Final Plat approval for a three-lot subdivision on the property generally located on the east side of Armstrong Boulevard, between Bunker Lake Bouelvard and Sunwood Drive, and legally described as Outlot D, Waterfront Village, Anoka County, Minnesota (the "Subject Property").

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by the Planning Commission on May 22, 2025. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is a 7.46-acre outlot that was last platted as part of the Waterfront Village development. It is generally located along the east side of Armstrong Boulevard, between Bunker Lake Boulevard and Sunwood Drive. The Subject Property is zoned COR-2b, Commercial Subdistrict. Properties to the east (in the Waterfront Village neighborhood) are zoned COR-4b, Neighborhood Subdistrict. Properties to the west (across Armstrong Bouelvard) are zoned B-2, Community Business District. Properties to the south (across Sunwood Drive) are also zoned COR-2b. The Subject Property and all surrounding properties are guided for Mixed Use in the City's 2040 Comprehensive Plan.

Preliminary Plat

The proposed Preliminary Plat consists of three buildable lots oriented along Armstrong Boulevard and one outlot for an existing wetland. The Preliminary Plat depicts several easements on the property, including the following:

- A 32-foot-wide drainage and utility easement along Armstrong Boulevard on the west side of the plat and along Sunwood Drive on the south side of the plat (this was widened from the original 30 feet to accommodate an existing storm sewer pipe);
- A 10-foot-wide drainage and utility easement to follow the private access road along the east side of the three buildable lots, co-located with proposed water and sewer lines to serve all three lots.
- An existing right-of-access easement along Armstrong Boulevard, of which a 40-foot-wide section is proposed to be vacated by Anoka County to allow for a right-in-only access off of northbound Armstrong Boulevard, straddling the lot line between Lots 1 and 2;
- An existing drainage, utility, sloping, sidewalk, trail, snow storage and signing easement (to be vacated by Anoka County).

Lot 1 (the northernmost lot) will be for Taco Bell (which is being reviewed in a separate case at tonight's meeting) will be approximately 1.32 acres and features a long 30-foot-wide extension up to Bunker Lake Boulevard to accommodate a shared multi-tenant sign for the overall development. This sign will be reviewed administratively in alignment with the newly-adopted sign code regulations and would require an encroachment agreement. Lot 2

(the middle lot) will be approximately 1.11 acres. Lot 3 (the southernmost lot) will be for Chipotle (scheduled for the June Planning Commission meeting) is approximately 1.58 acres and stretches along Sunwood Drive to include the private road's full access to the roundabout at Sunwood Drive and Ramsey Parkway. Outlot A will be approximately 3.46 acres and will stretch across the northeast part of the Preliminary Plat to cover the existing wetland on the Subject Property.

Final Plat

The Final Plat has been reviewed by City staff and has been found to be in alignment with the Preliminary Plat. At the time of writing this case, Anoka County's staff are reviewing the Final Plat. On June 3, 2025, the Anoka County Transportation Committee officially approved the release of Easement (Document Number 527007.004) and approved the decision to open restricted access along the east right-of-way of Armstrong Boulevard (CSAH 83) for the northbound right-in-only access to the site.

Utilities and Site Access

As noted above, the Applicant is proposing a drainage and utility easement along the east side of the lots to cover a water line serving all three lots. This water line will be located under a shared private road providing vehicular access to all three lots. Sanitary sewer lines will also connect to all three lots, though Lots 2 and 3 will tie into a service line parallel to the water line along the east sides of each parking lot, and Lot 1 will tie into a service line at the northwest corner of that building pad.

The internal private access road will connect to the north side of the roundabout at Sunwood Drive and Ramsey Parkway. A secondary vehicular entrance will be built along northbound Armstrong Boulevard, functioning as a right-in-only access for northbound traffic. The Applicant is working with Anoka County to construct a right-turn lane and shift the existing trail to the east to accommodate safe access to this secondary entrance. All traffic exiting the development will have to use the roundabout at Sunwood and Ramsey Parkway. All three lots will have pedestrian connections to the existing trail along Armstrong Boulevard, as required by the COR Design Framework.

Additional Considerations

The City retained ownership of the Subject Property after the Waterfront Village plat was recorded, with the intent of selling the land to a developer to bring commercial users to the COR. The EDA has reviewed and recommended approval of a purchase agreement with the Applicant for a proposed three-lot commercial development. Ramsey's Economic Development staff have collaborated with Planning staff and the Applicant to bring this project through the Planning Commission and City Council process for entitlement requests.

Additionally, as the Commission may be aware, the Subject Property is also the location of two upcoming Site Plan Reviews: Taco Bell on Lot 1, and Chipotle on Lot 3. The future tenant for Lot 2 is yet to be determined, but it will be subject to a formal Site Plan Review and other potential entitlements once a tenant is selected. This phase of the request is solely focused on the Preliminary Plat, though the Applicant has provided construction details and site plans of what the development will look like once completed.

Lastly, it should be noted that the Preliminary Plat documents show the locations of proposed freestanding signs throughout the development. These are shown as placeholders to ensure the locations will be suitable based on utility locations, setbacks, and soil conditions. All signs will be reviewed and approved administratively, in accordance with the newly-adopted Chapter 108 of City Code.

Alternatives

1. Approve the Preliminary and Final Plat as recommended by Planning Commission and Staff.
2. Approve the Preliminary and Final Plat with modifications based on discussion.
3. Deny the Preliminary and Final Plat based on supporting findings of fact.

Funding Source:

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

Recommendation:

At their regular meeting on May 22, 2025, the Planning Commission voted unanimously to recommend approval of the Preliminary Plat.

Outcome/Action:

Motion to adopt Resolution #25-107, Approving a Preliminary and Final Plat for "Bunker Lake Crossing".

Attachments

Resolution #25-107 Preliminary and Final Plat

Site Location Map

Preliminary Plat

Final Plat Bunker Lake Crossing

Civil Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:16 AM
Form Started By: Adam Martin		Started On: 05/27/2025 12:48 PM
Final Approval Date: 06/05/2025		

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

RESOLUTION #25-107

A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR "BUNKER LAKE CROSSING"

WHEREAS, The City of Ramsey received an application from Capital Real Estate, Inc. (the "Applicant") requesting Preliminary Plat and Final Plat approval on the property legally described as follows:

Outlot D, Waterfront Village, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the Subject Property is zoned COR-2b, Commercial Subdistrict, which is a mixed-use zoning designation, and guided for Mixed Use in the 2040 Comprehensive Plan; and

WHEREAS, the Applicant is platting a 7.46-acre outlot into three buildable lots and one outlot, consistent with the COR-2b bulk standards; and

WHEREAS, the Applicant appeared before the Planning Commission for a public hearing on May 22, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Preliminary Plat at their regular meeting on May 22, 2025 and recommended approval of the request; and

WHEREAS, the City Council considered the Preliminary Plat and Final Plat requests on June 10, 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 Preliminary Plat and Final Plat of "Bunker Lake Crossing" on the Subject Property in accordance with relevant City Codes, subject to the following conditions:

1) Approval by the City Attorney and City Engineer.

2) That the Applicant shall comply with all Staff comments as noted in ProjectDox.

3) Securing all other necessary approvals from Anoka County, including a partial vacation of the right-of-access easement along Armstrong Boulevard for a right-in-only access to the Subject Property, and vacation of a storm water easement.

4) That City Staff shall review all cross-access easements and approval documents from Anoka County.

5) That the Applicant shall enter into a Development Agreement with the City, outlining platting fees and construction estimates.

6) That all freestanding signs on the Subject Property are subject to administrative review and approval, independent of the Preliminary and Final Plat approvals.

28-32-25-22-0107

Bunker Lake Crossing

14701-14751 Armstrong Blvd NW, Ramsey, MN 55303

Preliminary Plat

Print Date: May 2, 2025

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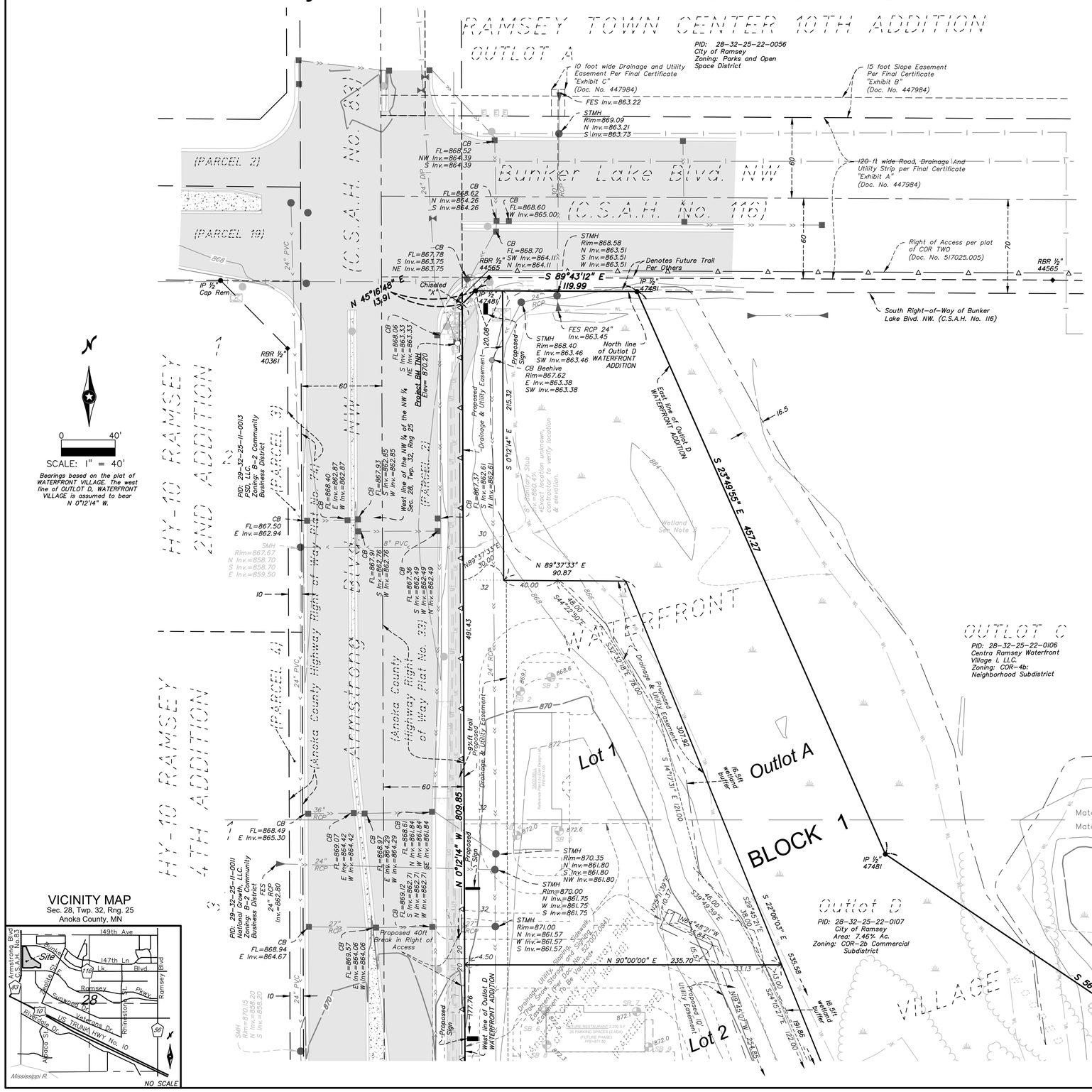
Preliminary Plat of BUNKER LAKE CROSSING



VICINITY MAP

Sec. 28, Twp. 32, Rng. 25
Anoka County, MN

CITY OF RAMSEY
ANOKA COUNTY, MN
SEC. 28, TWP. 32, RNG. 25

Certificate of Title 1561B1:

Outlot D, WATERFRONT VILLAGE, Anoka County, Minnesota

Torrens

SURVEYOR'S NOTES:

1. Reference "Anoka County Highway Right of Way Plat No. 33" dated February 24, 1988, and "Anoka County Highway Plat No. 90" dated July 25 2014.

2. Reference Certificate of Title 1561B1 dated July 25, 2024.

3. Wetlands shown per drawing provided by the City of Ramsey. These wetlands were delineated by Kristina Bloomquist, PWS Certified Wetland Delineator No. 1340 for the City of Ramsey "COR Anaylysis Update" dated February 24, 2023. Wetland mitigation may have been done on site, therefore this depiction of the wetlands may be obsolete and should only be used for reference purposes only. These wetlands shown on this site are subject to change and we reserve the right to update our drawing if any new information becomes available to the surveyor.

4. Proposed improvements shown from Updated Civil Plans on May 7, 2025 by Bogart Pederson and Associates and for the Taco Bell site, CAD files provided by Elan Design Lab, received May 7, 2025.

5. Reference Document No. 619368.001, City of Ramsey Resolution 24-188 on July 30, 2024 which vacated the specific Drainage and Utility easement per plat of COR TWO and the "Exhibit A" Drainage and Utility Easement of Document No. 447984. Parcel 6PE of Anoka County Highway Right of Way plat 90 and Document No. 527007.004 was NOT vacated by this resolution.

6. Zoning report received 3/18/25 from Mary Taylor, representative for Marvin Development VII, LLC., signed by Adam Martin, City Planner for the City of Ramsey dated 3/06/25.

7. Reference ALTA survey from WSB Job Number 01973-12 Dated April 10, 2017 shows a water pipe going north from this location. However is not shown on the ALTA Survey by James R. Hill File Number 1-23-039 dated September 9, 2023. Status of this water pipe is unknown at the time of the survey.

8. References: Proposed Utility Plan by WSB for CSAH 83-116 improvements July 7, 2011; ALTA survey from WSB Job Number 01973-12 Dated April 10, 2017; ALTA Survey by James R. Hill File Number 1-23-039 dated September 9, 2023; ; COR Engineering Improvements for City of Ramsey by Bolton and Menk dated July 28, 2023 & September 8, 2023 & February 13, 2024.

GOPHER STATE ONE NOTE:

The underground utilities shown hereon have been located from observed evidence together with evidence from plans and markings by utility companies and other appropriate sources. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities or that all utility companies responded to the locate request in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. Gopher State One Ticket No. 250230596 dated 1/23/2025.

Proposed Lot List

Lot	Square Feet/Acres
1	57,319± (1.32± Ac.)
2	48,258± (1.11± Ac.)
3	68,808± (1.58± Ac.)
Outlot A	150,598± (3.46± Ac.)
Total	324,983± (7.46Ac.)

LEGEND:

- Denotes catch basin
- Denotes beehive catchbasin
- Denotes electrical cabinet
- Denotes water service
- Denotes sanitary manhole
- Denotes watervalve
- Denotes sign
- Denotes telephone pedestal
- Denotes electric meter
- Denotes cable television box
- Denotes telephone vault
- Denotes fiber optic service box
- Denotes hydrant
- Denotes light pole
- Denotes electric outlet
- Denotes flared end section
- Denotes culvert
- Denotes tree, coniferous
- Denotes tree, deciduous
- Denotes soil boring by others
- Denotes wetland interior
- LS 40361 Denotes Thomas Balluf, LS
- LS 44565 Denotes Rory Synstelien, LS
- LS 47481 Denotes Marcus Hampton, LS
- LS 42648 Denotes Kelly Jordan, LS
- LS 43110 Denotes Daniel Stueber, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes underground telephone
- Denotes underground gas line
- Denotes underground electric
- Denotes tree line
- Denotes existing easement
- Denotes right of way
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes waterline
- Denotes existing adjoiners
- Denotes major contour
- Denotes minor contour
- Denotes wetland (per WATERFRONT VILLAGE)
- Denotes area subject to right of access Per Plat of COR TWO
- Denotes building setback line
- Denotes proposed curb line and sidewalks
- Denotes proposed wetland buffer
- Denotes proposed utility easement
- Denotes proposed drainage and utility easement

Bearings based on the plat of WATERFRONT VILLAGE. The west line of OUTLOT D, WATERFRONT VILLAGE is assumed to bear N 0°12'14" W.

- Denotes found iron monument
- Denotes found rebar
- Denotes found chiseled "X"
- PK Denotes found PK nail

REFERENCE BENCHMARK:
Reference Benchmark "HYATT" located 4.0 miles Northwest along Trunk Highway 10/Trunk Highway 169 from the Junction of Trunk Highway 10 and Trunk Highway 47, 0.2 miles Southeast of Co. Rd. 83, 45.7 feet Northeast of the North rail of a railroad, 1.9 feet Southwest of a witness post.
Elevation = 878.97 (NAVD 88)

PLAT BENCHMARK:
Top nut of hydrant located Southeast Quadrant of Bunker Lake Blvd. and Armstrong Blvd., lying 12.6 feet East of Armstrong Blvd, and 5.7 feet Northwest of a bituminous sidewalk.
Elevation = 870.20 (NAVD 88)

OWNER:
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303
(763) 427-1410

DEVELOPER:
Capital Real Estate, Inc.
7650 Edinborough Way, Suite 200
Edina, MN 55435
(612) 313-2500

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 7.46± Acres

EXISTING ZONING: COR-2b, Commercial Subdistrict

PROPOSED ZONING: COR-2b, Commercial Subdistrict

CITY OF RAMSEY 2040 COMPREHENSIVE PLAN:
2025 Existing Land Use: COR-2b, Commercial Subdistrict
2040 Future Land Use: Mixed Use

MINIMUMS:
Lot Width: 80 feet
Lot Depth: 100 feet
Lot Size: None

DENOTES BUILDING SETBACKS:
Front:
Arterial Street: 30 feet
Parkway: 30 feet
Rear:
No Requirement
Side:
No Requirement

DATE: 01/31/25
FIELD DATE: January 31th, 2025
BK/PG: 2.11/ Pg. 14
DRAWN BY: RT
CHECKED BY: CEG
DWG FILE: 25-0038 Prelim
FILE NO: 25-0038.00

REVISIONS:
1 – 5/07/25: Edits per City and County And Client
2 – 5/30/25: Edits per City and County And Client

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

Signed: Richard M. Thompson
Date: 04/11/25 Lic. No. 62953

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Capital Real Estate, Inc.
BUNKER LAKE CROSSING
City of Ramsey
Anoka County, MN

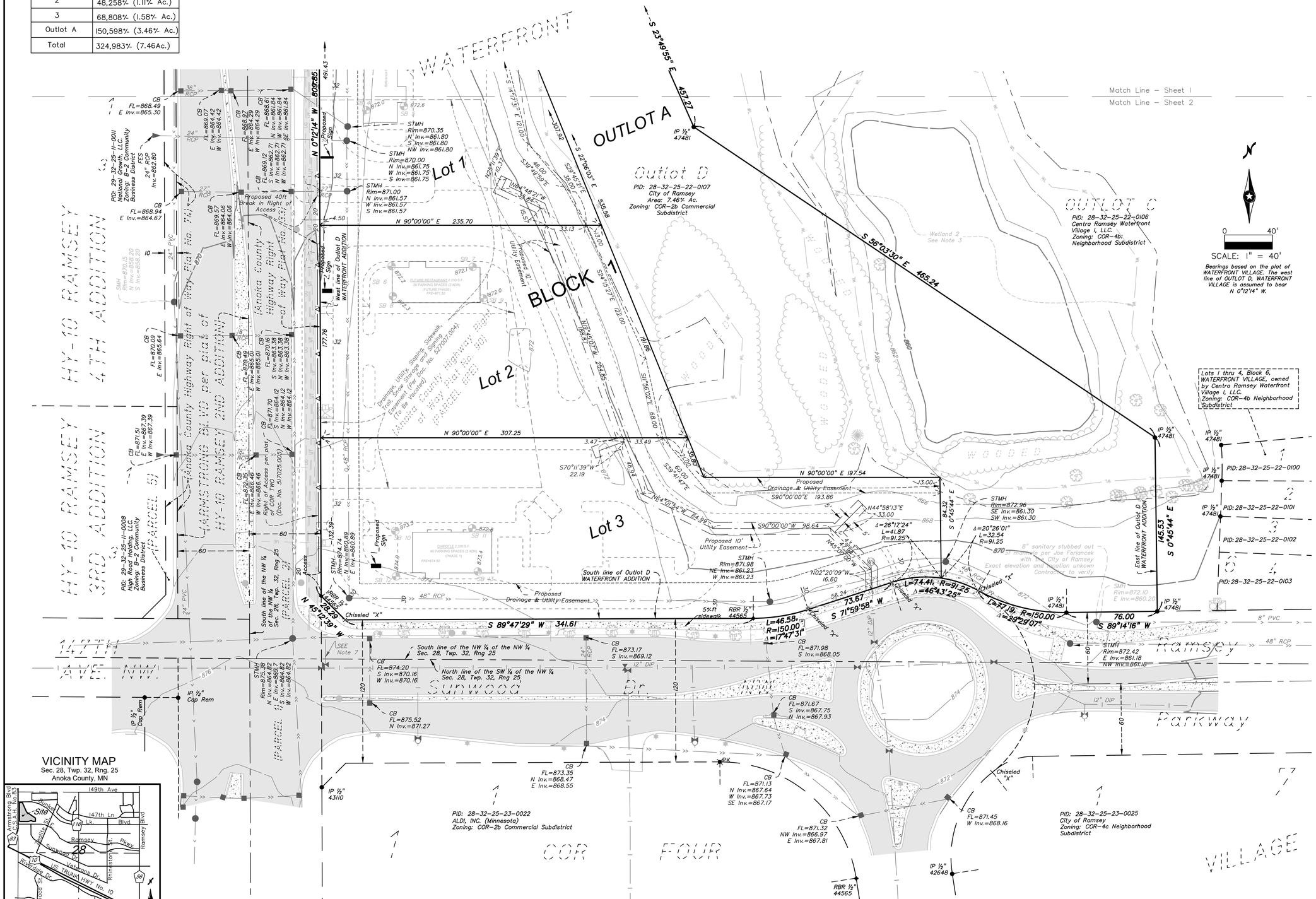
BOGART, PEDERSON & ASSOCIATES, INC.

Preliminary Plat of BUNKER LAKE CROSSING

CITY OF RAMSEY
ANOKA COUNTY, MN
SEC. 28, TWP. 32, RNG. 25

Proposed Lot List

Lot	Square Feet/Acres
1	57,319+/- (1.32+/- Ac.)
2	48,258+/- (1.11+/- Ac.)
3	68,808+/- (1.58+/- Ac.)
Outlot A	150,598+/- (3.46+/- Ac.)
Total	324,983+/- (7.46Ac.)


WATERFRONT
OUTLOT A
Outlot D
PID: 28-32-25-22-0107
City of Ramsey
Area: 7.46+/- Ac.
Zoning: COR-2b Commercial Subdistrict
OUTLOT C
PID: 28-32-25-22-0106
Centra Ramsey Waterfront Village I, LLC.
Zoning: COR-4b: Neighborhood Subdistrict
BLOCK 1
Lot 1
Lot 2
Lot 3
Match Line - Sheet 1
Match Line - Sheet 2
Lots 1 thru 4, Block 6, WATERFRONT VILLAGE, owned by Centra Ramsey Waterfront Village I, LLC.
Zoning: COR-4b Neighborhood Subdistrict
PID: 28-32-25-22-0100
PID: 28-32-25-22-0101
PID: 28-32-25-22-0102
PID: 28-32-25-22-0103
PID: 28-32-25-23-0022
ALDI, INC. (Minnesota)
Zoning: COR-2b Commercial Subdistrict
PID: 28-32-25-23-0025
City of Ramsey
Zoning: COR-4c Neighborhood Subdistrict
PID: 29-32-25-11-0011
Highway 10 Ramsey, LLC
Zoning: B-2 Community Business District
PID: 29-32-25-11-0008
High Road Holdings, LLC
Zoning: B-2 Community Business District
Anoka County Highway Right of Way Plat No. 870
Anoka County Highway Right of Way Plat No. 881
PARCEL 501
PARCEL 502
PARCEL 503
PARCEL 504
PARCEL 505
PARCEL 506
PARCEL 507
PARCEL 508
PARCEL 509
PARCEL 510
PARCEL 511
PARCEL 512
PARCEL 513
PARCEL 514
PARCEL 515
PARCEL 516
PARCEL 517
PARCEL 518
PARCEL 519
PARCEL 520
PARCEL

BUNKER LAKE CROSSING

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RNG. 25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

OUTLOT A, WATERFRONT VILLAGE, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BUNKER LAKE CROSSING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 83 as shown on this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this_____ day of _____, 20_____.

City of Ramsey

By:_____ its Mayor
Ryan Heineman

By:_____ it City Administrator
Brian Hagan

STATE OF MINNESOTA

COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 20_____ by Brian Hagen, the City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____ Notary Public, _____ County, Minnesota
(Signature)

_____ My Commission Expires _____
(Printed Name)

I Richard M. Thompson 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.

_____
Richard M. Thompson, Licensed Land Surveyor
Minnesota License No. 62953

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by Richard Thompson

_____ Notary Public, _____ County, Minnesota
(Signature)

_____ My Commission Expires _____
(Printed Name)

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA
This plat of BUNKER LAKE CROSSING 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

_____ _____
Mayor Clerk

ANOKA COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this

_____ 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_____.

_____ By _____
Property Tax Administrator Deputy

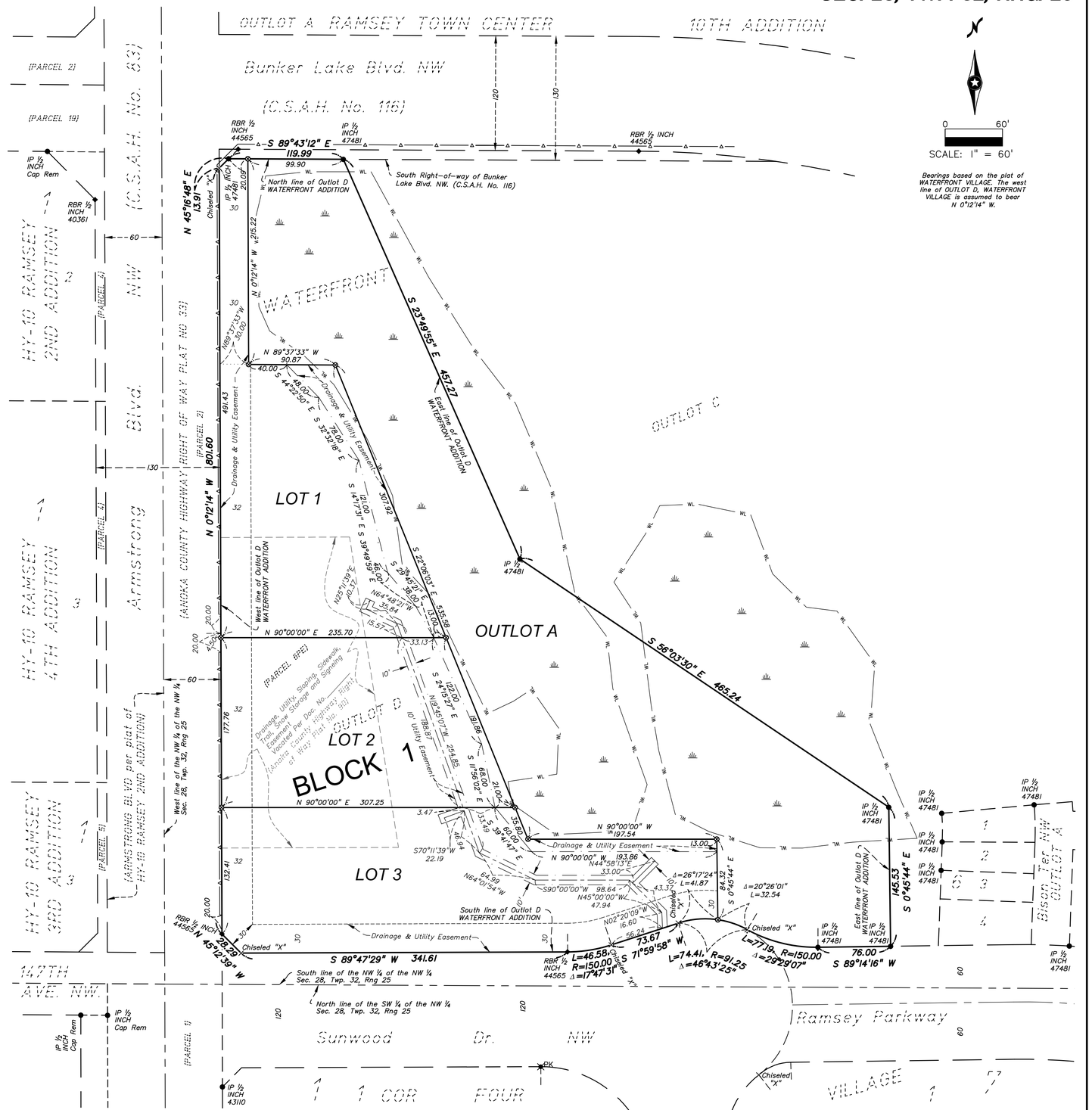
COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA
I hereby certify that this plat of BUNKER LAKE CROSSING was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 20_____ , at _____ o'clock _____ .M. and was duly recorded as Document Number _____ .

By: _____ By _____
County Recorder/Registrar of Titles Deputy

VICINITY MAP
Sec. 28, Twp. 32, Rng. 25
Anoka County, MN

LEGEND:

- ● Denotes found iron pipe monument
- ◆ Denotes found rebar
- × Denotes found chiseled "x"
- ×PK Denotes found PK nail
- ⊗ Denotes ½ inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 62953 to be set within one year of platting date
- Denotes delineated wetland
- LS 40361 Denotes Thomas R. Balluff, LS
- LS 44565 Denotes Rory, L. Synstelien, LS
- LS 43110 Denotes Daniel L. Stueber, LS
- LS 47481 Denotes Marcus F. Hampton, LS
- WL Denotes delineated wetlands
- Denotes existing adjoiners
- Denotes right of way
- Denotes area subject to right of access per plat of WATERFRONT VILLAGE
- Denotes drainage and utility easements



Bearings based on the plat of WATERFRONT VILLAGE. The west line of OUTLOT D, WATERFRONT VILLAGE is assumed to bear N 0°12'14" W.

BOGART, PEDERSON & ASSOCIATES, INC.

Sheet 1 of 1 Sheets

CHIPOTLE, FUTURE RESTAURANT
CAPITAL REAL ESTATE
ARMSTRONG BLVD NW & BUNKER LAKE BLVD NW
CITY OF RAMSEY, ANOKA COUNTY, MN
MAY 2025
CIVIL PLANS

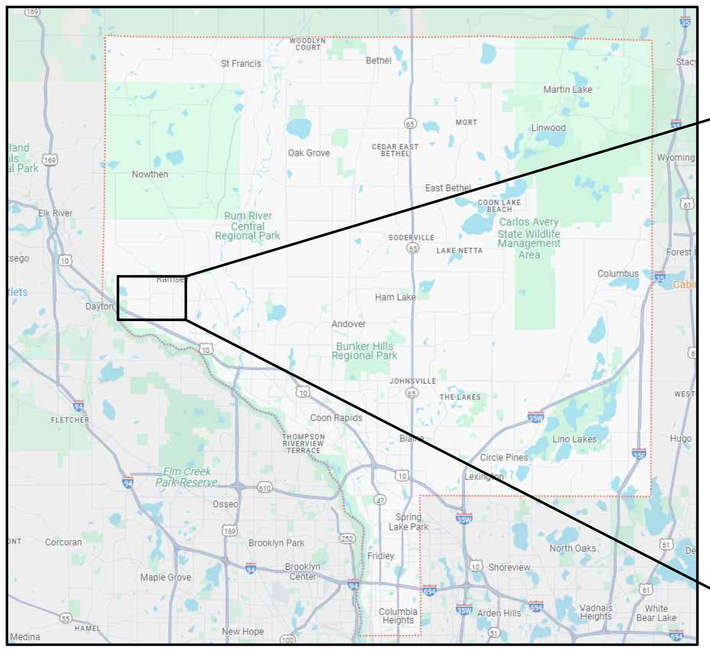
CIVIL & SURVEY PLANS PREPARED BY:

Bogart, Pederson & Associates, Inc.
CIVIL ENGINEERING
LAND SURVEYING
ENVIRONMENTAL SERVICES
Traditional Values · Creative Solutions

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: 05/30/2025 Lic. No. 58628

Civil Plans	
Sheet Number	Sheet Title
	Cover
C1	Demolition Plan (South)
C2	Demolition Plan (North)
C3	Total Site Plan
C4	Site Plan (South)
C5	Site Plan (North)
C6	Grading Plan (South)
C7	Grading Plan (North)
C8	Utility Plan (South)
C9	Utility Plan (North)
C10	Erosion Control Plan (North)
C11	Erosion Control Plan (South
C12	SWPPP Narrative
C13	Details
C14	Details
C15	Details
C16	Details
C17	Details
C18	Details
C19	Details
C20	Details
C21	Landscape Plan (South)
C22	Landscape Plan (North)
C23	Vehicle Turning Exhibit



ANOKA COUNTY, MINNESOTA

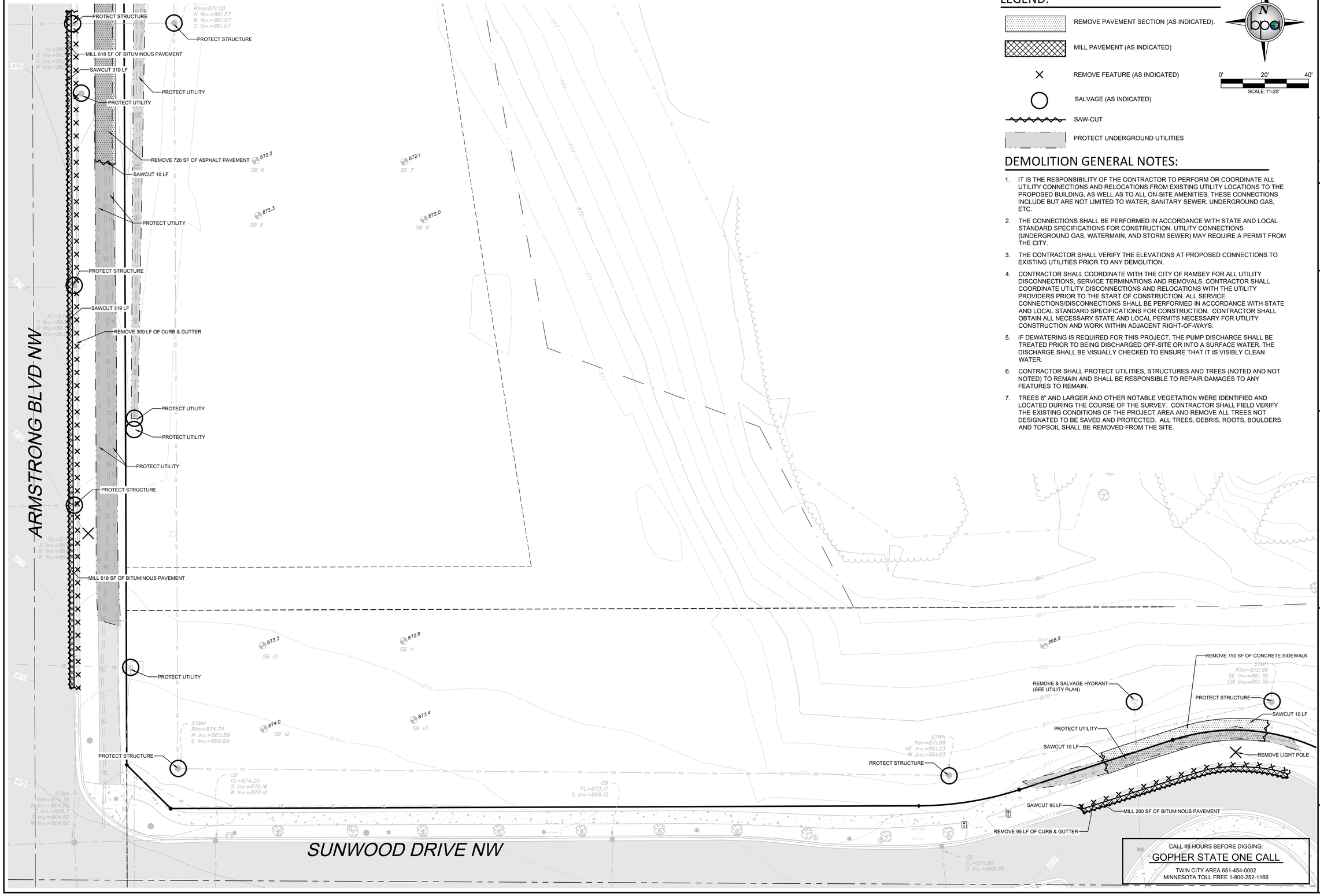
PROJECT LOCATION

VICINITY MAP

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISED PER CITY REVIEW
2	05/30/2025	REVISED PER CITY REVIEW

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D.
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.

N:\Projects Current\25-5038.00 CRE C Ramsey\Engineering\CAD Files\CRE Cover\SWPPP\Details.dwg
5/30/2025 2:11 PM



LEGEND:

- REMOVE PAVEMENT SECTION (AS INDICATED).
- MILL PAVEMENT (AS INDICATED)
- REMOVE FEATURE (AS INDICATED)
- SALVAGE (AS INDICATED)
- SAW-CUT
- PROTECT UNDERGROUND UTILITIES

SCALE: 1"=20'

DEMOLITION GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ON-SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, UNDERGROUND GAS, ETC.
2. THE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (UNDERGROUND GAS, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RAMSEY FOR ALL UTILITY DISCONNECTIONS, SERVICE TERMINATIONS AND REMOVALS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS AND RELOCATIONS WITH THE UTILITY PROVIDERS PRIOR TO THE START OF CONSTRUCTION. ALL SERVICE CONNECTIONS/DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS NECESSARY FOR UTILITY CONSTRUCTION AND WORK WITHIN ADJACENT RIGHT-OF-WAYS.
5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
6. CONTRACTOR SHALL PROTECT UTILITIES, STRUCTURES AND TREES (NOTED AND NOT NOTED) TO REMAIN AND SHALL BE RESPONSIBLE TO REPAIR DAMAGES TO ANY FEATURES TO REMAIN.
7. TREES 6" AND LARGER AND OTHER NOTABLE VEGETATION WERE IDENTIFIED AND LOCATED DURING THE COURSE OF THE SURVEY. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS OF THE PROJECT AREA AND REMOVE ALL TREES NOT DESIGNATED TO BE SAVED AND PROTECTED. ALL TREES, DEBRIS, ROOTS, BOULDERS AND TOPSOIL SHALL BE REMOVED FROM THE SITE.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DEMOLITION
FILE NO.: 25-0038.00

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. Dahm Lic. No. 58628
Date: 05/30/2025

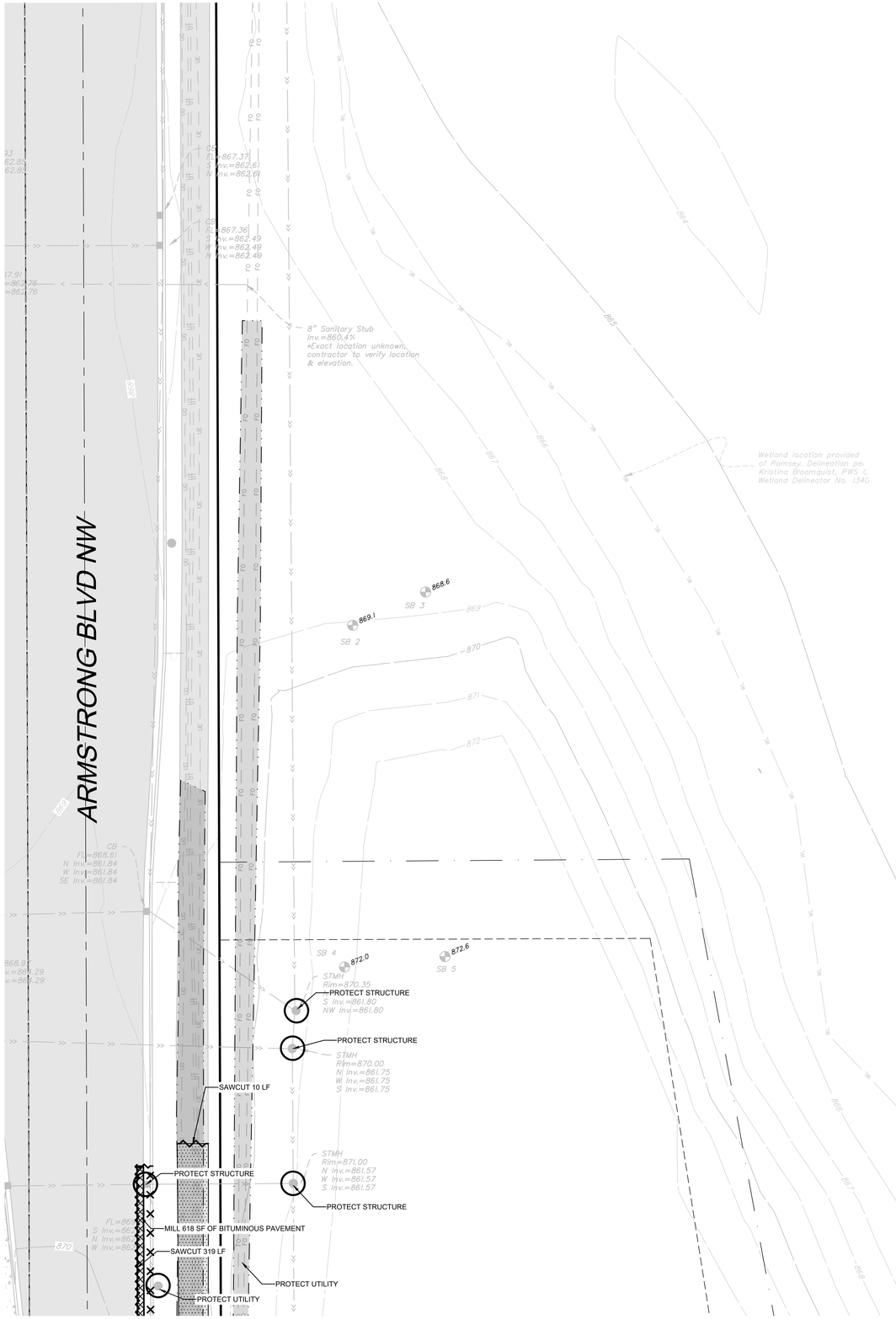
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DEMOLITION PLAN (SOUTH)

SHEET NO.
C1

5/30/2025 2:11 PM N:\Projects Current\25-0038.00 CRE, C\Ramsey\Engineering\CAD Files\CRE Ramsey Demo.dwg



LEGEND:

- REMOVE PAVEMENT SECTION (AS INDICATED).
- MILL PAVEMENT (AS INDICATED)
- REMOVE FEATURE (AS INDICATED)
- SALVAGE (AS INDICATED)
- SAW-CUT
- PROTECT UNDERGROUND UTILITIES

0' 20' 40'
SCALE: 1"=20'

DEMOLITION GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ON-SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, UNDERGROUND GAS, ETC.
2. THE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (UNDERGROUND GAS, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
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5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
6. CONTRACTOR SHALL PROTECT UTILITIES, STRUCTURES AND TREES (NOTED AND NOT NOTED) TO REMAIN AND SHALL BE RESPONSIBLE TO REPAIR DAMAGES TO ANY FEATURES TO REMAIN.
7. TREES 6" AND LARGER AND OTHER NOTABLE VEGETATION WERE IDENTIFIED AND LOCATED DURING THE COURSE OF THE SURVEY. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS OF THE PROJECT AREA AND REMOVE ALL TREES NOT DESIGNATED TO BE SAVED AND PROTECTED. ALL TREES, DEBRIS, ROOTS, BOULDERS AND TOPSOIL SHALL BE REMOVED FROM THE SITE.

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

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DEMOLITION
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13079 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DEMOLITION PLAN (NORTH)

SHEET NO.
C2

5/30/2025 2:11 PM N:\Projects Current\25-0038.00 CRE G Ramsey\Engineering\CAD Files\CRE Ramsey Demo.dwg

BUNKER LAKE BLVD

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

FUTURE RESTAURANT 3,200 S.F.
36 PARKING SPACES (2 ADA)
(FUTURE PHASE)

CHIPOTLE 2,300 S.F.
48 PARKING SPACES (2 ADA)
(PHASE 1)

SBL

PK

Wetland location provided by the City of Ramsey. Delineation performed by Kristina Bloomquist, PWS Certified Wetland Delineator No. 1340

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TURF ESTABLISHMENT
- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN
- PROPOSED MILL & OVERLAY AREA

N

0' 50' 100'

SCALE: 1"=50'

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

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: SITE BASE
FILE NO.: 25-0038.00

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Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

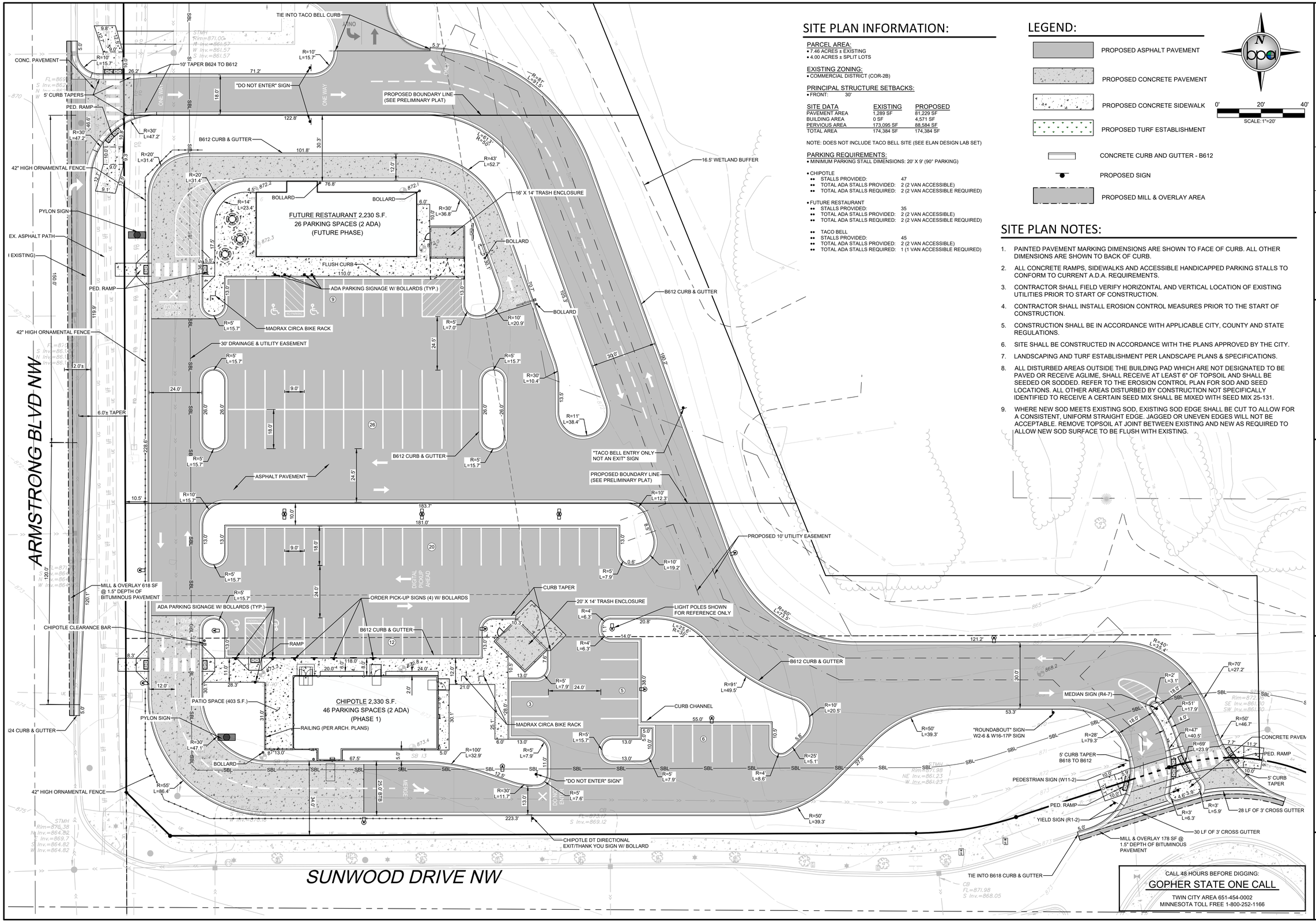
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
1307B FIRST STREET, BECKER, MN 55308-9322
TEL: 763-261-3822 FAX: 763-262-3844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

TOTAL SITE PLAN

SHEET NO.
C3

5/30/2025 2:12 PM N:\Projects Current\25-0038.00 CRE (L Ramsey)\Engineering\CAD Files\CRE Ramsey Site B.dwg



SITE PLAN INFORMATION:

PARCEL AREA:
- 7.46 ACRES ± EXISTING
- 4.00 ACRES ± SPLIT LOTS

EXISTING ZONING:
- COMMERCIAL DISTRICT (COR-2B)

PRINCIPAL STRUCTURE SETBACKS:
- FRONT: 30'

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	1,289 SF	81,229 SF
BUILDING AREA	0 SF	4,571 SF
PERVIOUS AREA	173,095 SF	88,584 SF
TOTAL AREA	174,384 SF	174,384 SF

NOTE: DOES NOT INCLUDE TACO BELL SITE (SEE ELAN DESIGN LAB SET)

PARKING REQUIREMENTS:
- MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90° PARKING)

- CHIPOTLE
  - STALLS PROVIDED: 47
  - TOTAL ADA STALLS PROVIDED: 2 (2 VAN ACCESSIBLE)
  - TOTAL ADA STALLS REQUIRED: 2 (2 VAN ACCESSIBLE REQUIRED)
- FUTURE RESTAURANT
  - STALLS PROVIDED: 35
  - TOTAL ADA STALLS PROVIDED: 2 (2 VAN ACCESSIBLE)
  - TOTAL ADA STALLS REQUIRED: 2 (2 VAN ACCESSIBLE REQUIRED)
- TACO BELL
  - STALLS PROVIDED: 45
  - TOTAL ADA STALLS PROVIDED: 2 (2 VAN ACCESSIBLE)
  - TOTAL ADA STALLS REQUIRED: 1 (1 VAN ACCESSIBLE REQUIRED)

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TURF ESTABLISHMENT
- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN
- PROPOSED MILL & OVERLAY AREA

SCALE: 1"=20'

SITE PLAN NOTES:

1. PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
8. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
9. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

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
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2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: SITE BASE
FILE NO.: 25-0038.00

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. Dahm Lic. No. 58628
Date: 05/30/2025

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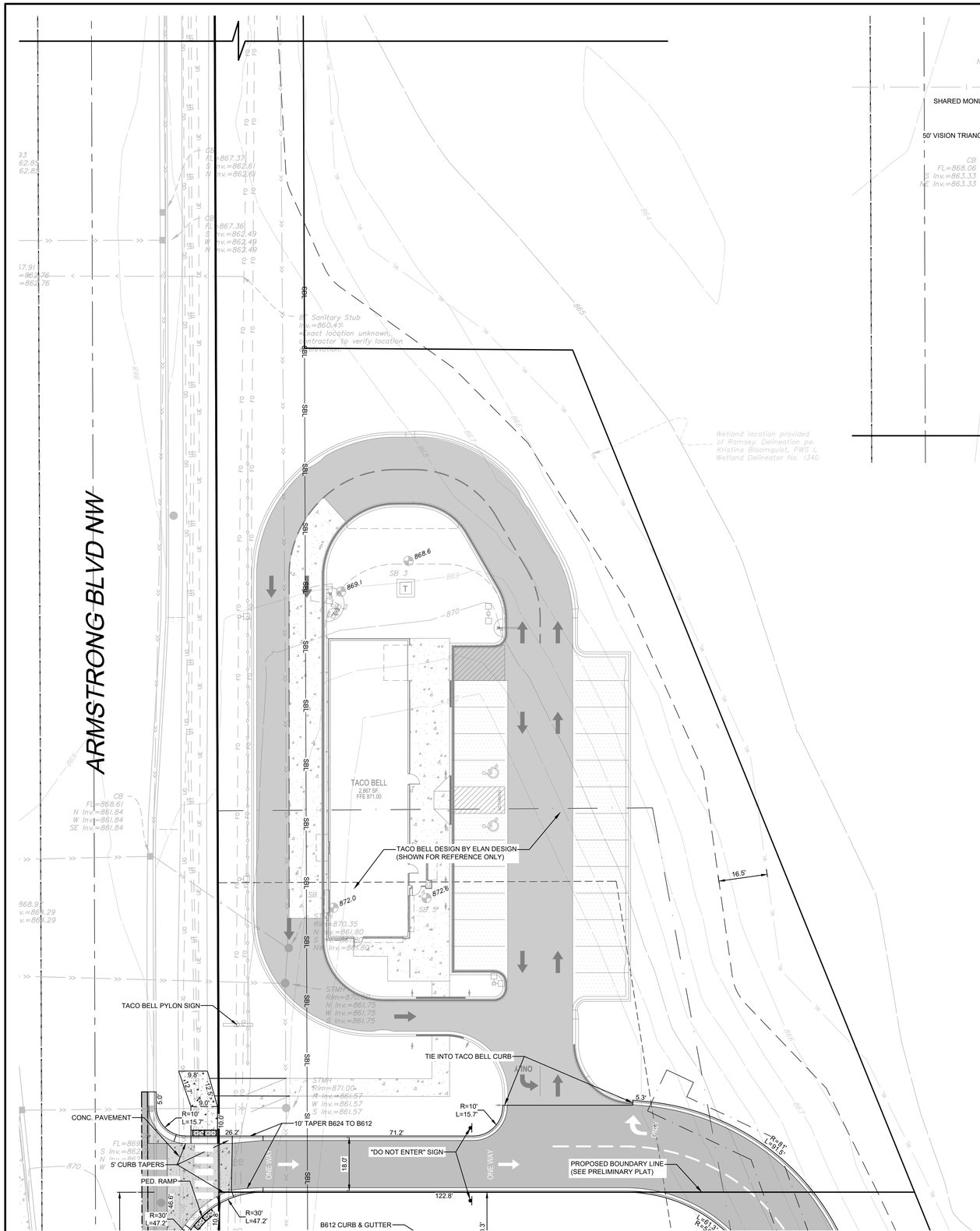
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
SITE PLAN (SOUTH)

SHEET NO.
C4

N:\Projects Current\25-0038.00 CRE (LJ Ramsey)\Engineering\CAD Files\CRE Ramsey Site B.dwg
5/30/2025 2:12 PM



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Date: 05/30/2025

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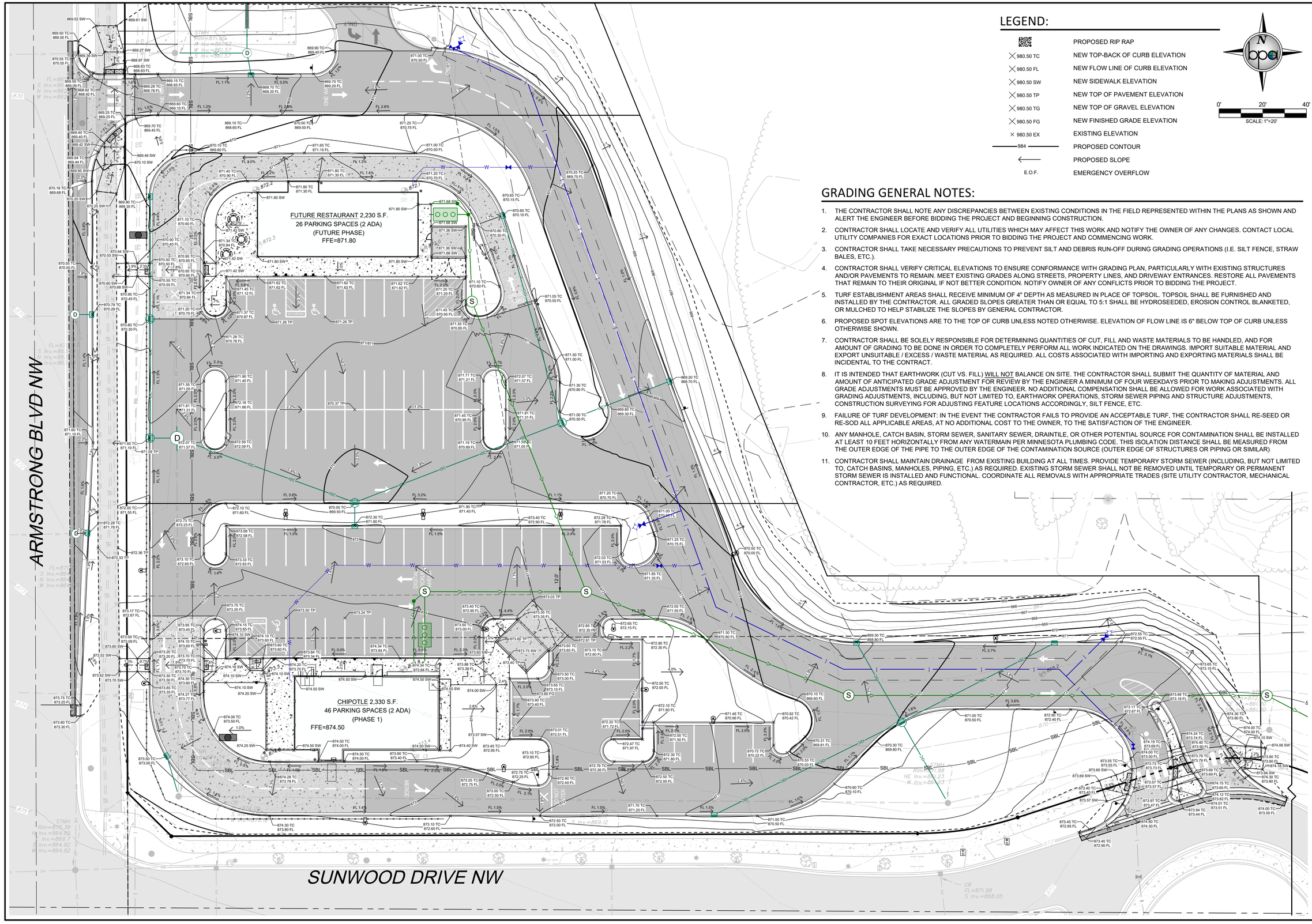
TEL 763-262-3822 FAX 763-262-3844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

SITE PLAN (NORTH)

SHEET NO.
C5

5/30/2025 2:12 PM N:\Projects Current\25-0038.00 CRE G Ramsey\Engineering\CAD Files\CRE Ramsey Site B.dwg



LEGEND:

	PROPOSED RIP RAP
X 980.50 TC	NEW TOP-BACK OF CURB ELEVATION
X 980.50 FL	NEW FLOW LINE OF CURB ELEVATION
X 980.50 SW	NEW SIDEWALK ELEVATION
X 980.50 TP	NEW TOP OF PAVEMENT ELEVATION
X 980.50 TG	NEW TOP OF GRAVEL ELEVATION
X 980.50 FG	NEW FINISHED GRADE ELEVATION
× 980.50 EX	EXISTING ELEVATION
984	PROPOSED CONTOUR
←	PROPOSED SLOPE
E.O.F.	EMERGENCY OVERFLOW

0' 20' 40'
SCALE: 1"=20'

GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
8. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) WILL NOT BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
9. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
10. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)
11. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

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DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: GRADING
FILE NO.: 25-0038.00

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Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

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CIVIL ENGINEERING
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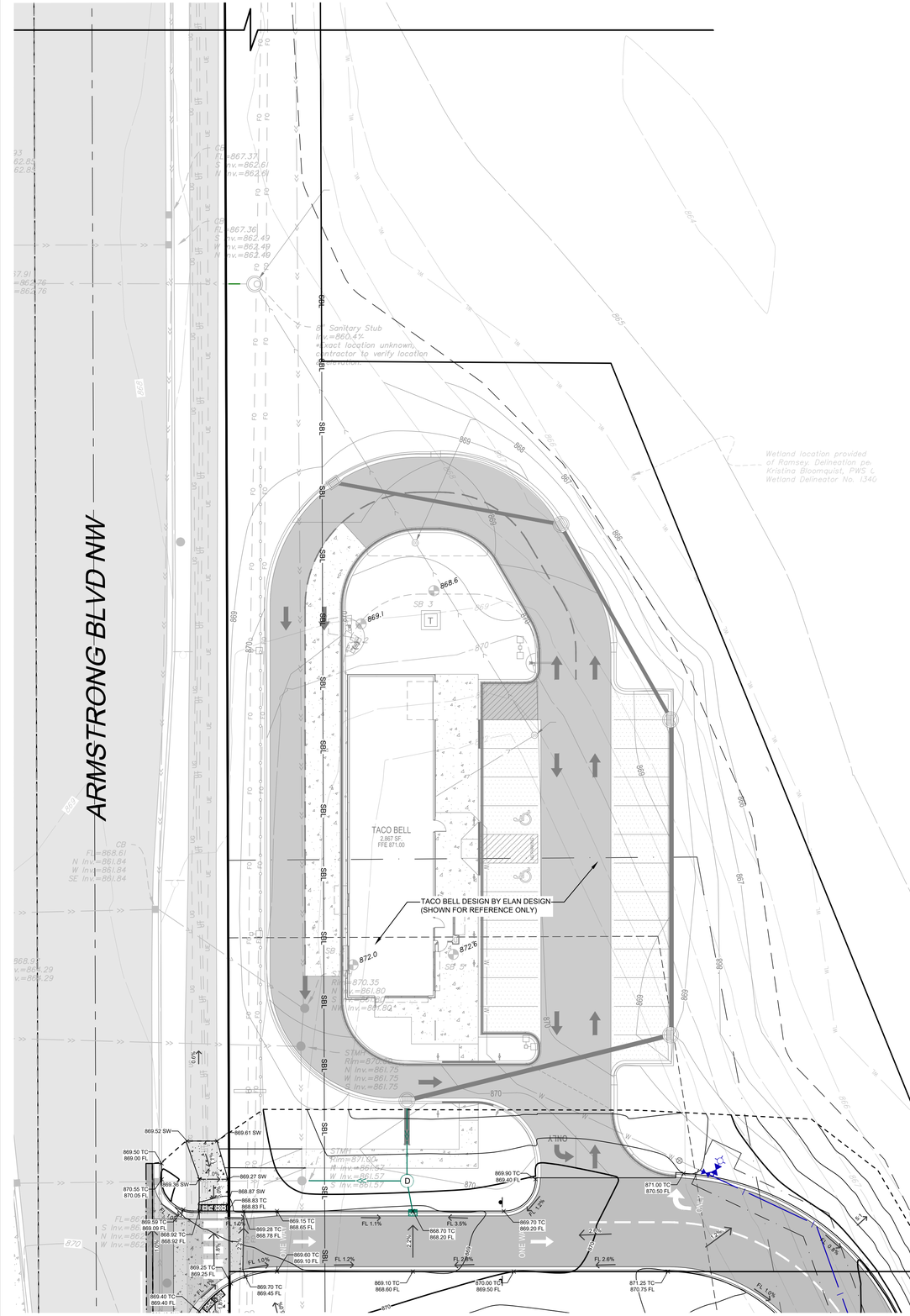
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9282 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
GRADING PLAN (SOUTH)

SHEET NO.
C6

5/30/2025 2:13 PM N:\Projects Current\25-0038.00 CRE Ramsey\Engineering\CAD Files\CRE Ramsey Grading.dwg


ARMSTRONG BLVD NW
BUNKER LAKE BLVD
TACO BELL
2,807 SF
FFE 871.00
TACO BELL DESIGN BY ELAN DESIGN
(SHOWN FOR REFERENCE ONLY)
SB Sanitary Stub
Inv.=860.47
Exact location unknown,
Contractor to verify location
prior to connect
Wetland location provided
of Ramsey Delineation pe
Kristina Bloomquist, PWS L
Wetland Delineator No. 1340
CB
FL=867.78
S Inv.=863.75
NE Inv.=863.75
CB
FL=868.06
S Inv.=863.33
NE Inv.=863.33
FES RCP 24"
Inv.=863.45
SSTMH
Rim=868.40
E Inv.=863.46
SW Inv.=863.46
CB Beehive
Rim=867.62
E Inv.=863.38
SW Inv.=863.38
CB
FL=868.61
N Inv.=861.84
W Inv.=861.84
SE Inv.=861.84
STMH
Rim=870.35
N Inv.=861.80
S Inv.=861.80
W Inv.=861.80
STMH
Rim=870.61
N Inv.=861.75
W Inv.=861.75
S Inv.=861.75
STMH
Rim=870.61
W Inv.=861.57
S Inv.=861.57
869.52 SW
869.61 SW
869.50 TC
869.00 FL
869.27 SW
869.38 SW
870.55 TC
870.05 FL
868.87 SW
868.83 TC
868.83 FL
869.59 TC
869.09 FL
868.92 TC
868.92 FL
869.15 TC
868.65 FL
869.28 TC
868.78 FL
869.60 TC
869.10 FL
869.25 TC
869.25 FL
869.70 TC
869.45 FL
869.40 TC
869.40 FL
869.10 TC
868.60 FL
868.70 TC
868.20 FL
870.00 TC
869.50 FL
869.90 TC
869.40 FL
869.70 TC
869.20 FL
871.00 TC
870.50 FL
871.25 TC
870.75 FL
FL 1.0%
FL 1.1%
FL 1.2%
FL 3.5%
FL 2.8%
FL 2.6%
FL 1.0%
2.0%
2.0%
2

LEGEND:

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FITTING
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLARED END SECITON
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED CLEANOUT
- PROPOSED RIP RAP

0' 20' 40'
SCALE: 1"=20'

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CHIPOTLE
FUTURE RESTAURANT
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City of Ramsey, Anoka County, MN

UTILITY PLAN (SOUTH)

SHEET NO.
C8

SUNWOOD DRIVE NW

MAINTAIN CATCH BASIN MANHOLE GRATE

EXIST NW STMH RIM=871.00 CASTING: EXISTING CORE DRILL CONNECTION E INV.=862.00

25.0 LF 18"Ø SDR-35 @ 0.96%

STMH RIM=871.50 E Inv.=862.57 W Inv.=861.57

33.0 LF 18"Ø SCH-40 @ 1.51%

10.1 LF 18"Ø SDR-35 @ 1.97%

4-1 STMH RIM=870.26 SIZE: 48"Ø CASTING: R-1642 S INV.=864.00 W INV.=862.50 N INV.=862.50

TACO BELL CONNECTION

6" TO 4" REDUCER

6" GV

HYDRANT & 6" GV

6" X 6" TEE

42 LF OF 6"Ø DIP WM

45° BEND & 6" TO 6" REDUCER

4-2 CB RIM=868.20 SIZE: 24"X36" CASTING: R-3067-VB N INV.=864.20

59 LF OF 4"Ø DIP WATER SERVICE

6-2 SAN CO RIM=871.07' W INV.=867.20 SE INV.=867.20

4" GV

11.2° BEND

8" X 4" TEE

13.0 LF OF 4"Ø SCH-40 @ 2.31%

7 LF OF 4"Ø DIP WATER SERVICE

7.1 LF OF 4"Ø SCH-40 @ 2.83%

DOMESTIC WATER CONNECTION

PLUG END INV.=867.5

2.0 LF OF 4"Ø SCH-40 @ 5.00%

PLUG END INV.=867.5

FUTURE RESTAURANT 2,230 S.F.
26 PARKING SPACES (2 ADA)
(FUTURE PHASE)
FFE=871.80

CONNECT TO GREASE INTERCEPTOR INV.=867.40

1500 GAL GREASE INTERCEPTOR (SEE DETAIL) RIM=871.30

3-4 CB RIM=869.30 SIZE: 24"X36" CASTING: R-3067-V S INV.=865.30

3-8 CB RIM=870.10 SIZE: 24"X36" CASTING: R-3067-VB S INV.=867.10

5-3 SAN CO RIM=871.02' S INV.=866.80 NW INV.=867.00 W INV.=867.00

5.0 LF OF 4"Ø SCH-40 @ 3.00%

CONNECT TO GREASE INTERCEPTOR INV.=867.15

36.5 LF OF 6"Ø SCH-40 @ 5.00%

6-4 SAN MH RIM=871.39' S INV.=866.30 N INV.=866.40

NEW CASTING 2 RIM=870.34 CASTING: R-1642 CORE DRILL CONNECTION E INV.=866.00

7.7 LF 15"Ø RCP @ 1.95%

3-3 CBMH RIM=870.30 SIZE: 48"Ø CASTING: R-3067-VB N INV.=865.00 S INV.=865.00

54.6 LF 12"Ø SDR-35 @ 0.10%

2-3 CB RIM=870.29 24"X36" CASTING: R-3067-V W INV.=866.15

48" EX. RCP

3-2 CBMH RIM=871.10 SIZE: 48"Ø CASTING: R-3067-V E INV.=864.70 N INV.=864.70

12.1 LF 15"Ø SDR-35 @ 1.66%

3-1 STMH RIM=871.34 SIZE: 72"Ø CASTING: R-1642 E INV.=862.00 W INV.=864.50 N INV.=861.22 S INV.=861.22

86.8 LF 24"Ø SDR-35 @ 0.58%

5.4 LF 15"Ø RCP @ 3.68%

NEW CASTING RIM=871.89 CASTING: R-1642 CORE DRILL CONNECTION E INV.=867.50

2-2 CB RIM=871.78 24"X36" CASTING: R-3067-V W INV.=867.70

19.2 LF 15"Ø SDR-35 @ 1.56%

2-1 CB RIM=873.00 SIZE: 24"X36" CASTING: R-3067-VB S INV.=869.10

EXIST. SW STMH RIM=874.74 CASTING: EXISTING CORE DRILL CONNECTION N INV.=868.80

STORM TOP=864.25 SANI INV.=865.80

21.4 LF OF 8"Ø SCH-40 @ 1.40%

3-6 CBMH RIM=870.35 SIZE: 48"Ø CASTING: R-3067-V E INV.=862.75 W INV.=862.75 N INV.=866.50

191.4 LF 18"Ø SCH-40 @ 0.74%

3-5 CBMH RIM=869.50 SIZE: 48"Ø CASTING: R-3067-V E INV.=862.00 S INV.=866.20 W INV.=862.50

7.0 LF 15"Ø SDR-35 @ 2.73%

19 LF OF 6"Ø DIP WM

HYDRANT & 6" GV

6" X 6" TEE

4" GV

3-9 CB RIM=871.80 SIZE: 24"X36" CASTING: R-3067-VB N INV.=866.50

165 LF OF 4"Ø DIP WATER SERVICE

45° BEND

6.6 LF OF 4"Ø SDR-26 @ 3.02%

7-4 SAM MH RIM=872.63 E INV.=863.60 S INV.=869.60 SW INV.=867.70

7-3 SAN MH RIM=872.23' E INV.=864.75 W INV.=864.85 N INV.=864.85

11.2° BEND

45° BEND

28 LF OF 4"Ø DIP WATER SERVICE

73.9 LF OF 6"Ø SDR-26 @ 1.69%

6-1 SAN CO RIM=872.84 S INV.=867.90 NE INV.=867.90

14.4 LF OF 4"Ø SDR-26 @ 3.47%

CONNECT TO GREASE INTERCEPTOR INV.=870.00

27.8 LF OF 4"Ø SDR-26 @ 2.16%

1500 GAL GREASE INTERCEPTOR (SEE DETAIL) N RIM=874.08 S RIM=974.25

CONNECT TO GREASE INTERCEPTOR INV.=870.25

32 LF OF 4"Ø DIP WATER SERVICE

6.7 LF OF 4"Ø SDR-26 @ 3.74%

PLUG END INV.=868.5

PLUG END INV.=870.5

DOMESTIC WATER CONNECTION

CHIPOTLE 2,330 S.F.
46 PARKING SPACES (2 ADA)
(PHASE 1)
FFE=874.50

NO PARKING

DO NOT ENTER

MERGE

OLD HIGHWAY 10 NW

ARMSTRONG BLVD NW

7-1 SAN MH RIM=872.20' W INV.=861.20 SE INV.=861.10

8" sanitary stubbed out of manhole (per Joe Feriancek) Exact elevation and location unkown Contractor to verify

142.2 LF OF 8"Ø SDR-26 @ 0.40%

CONNECT INTO EXISTING MANHOLE REMOVE EX. STUB & ADJUST INV.=860.5± (FIELD VERIFY)

SMH RIM=872.10 E Inv.=862.90 W Inv.=862.80

STMH RIM=872.42 E Inv.=861.18 NW Inv.=861.18

1-1 CB RIM=868.80 SIZE: 24"X36" CASTING: R-3067-VB SE INV.=865.50

1-2 CB RIM=871.23 SIZE: 24"X36" CASTING: R-3067-V SW INV.=866.00

HYDRANT & 6" GV

99 LF OF 8"Ø DIP WM

45° BEND

25 LF OF 6"Ø DIP WM

22.5° BEND

STORM INV.=865.34 SANI TOP=863.27

5 LF OF 8"Ø DIP WM

78.8 LF 12"Ø SCH-40 @ 1.27%

191.4 LF OF 6"Ø SCH-40 @ 1.10%

7-2 SAN MH RIM=869.48 W INV.=863.40 E INV.=863.30

STORM INV.=865.16 SANI TOP=863.63

1-4 CBMH RIM=870.06 SIZE: 48"Ø CASTING: R-3067-VB NW INV.=865.00 SE INV.=865.00 SW INV.=865.00 NE INV.=865.00

43 LF OF 8"Ø DIP WM

45° BEND

12"X8" REDUCER & 8" GV

CONNECT TO EXIST. 12" Ø WM

EXIST SE STMH RIM=871.98 CASTING: EXISTING CORE DRILL CONNECTION NW INV.=864.50

96.8 LF 12"Ø SDR-35 @ 2.61%

STMH RIM=876.38 N Inv.=864.82 S Inv.=869.7 E Inv.=864.82 W Inv.=864.82

1-3 CB RIM=870.80 SIZE: 24"X36" CASTING: R-3067-V NE INV.=867.50

7-7 CB RIM=868.70 SIZE: 24"X36" CASTING: R-3067-VB W INV.=863.15

53.0 LF 18"Ø SCH-40 @ 0.74%

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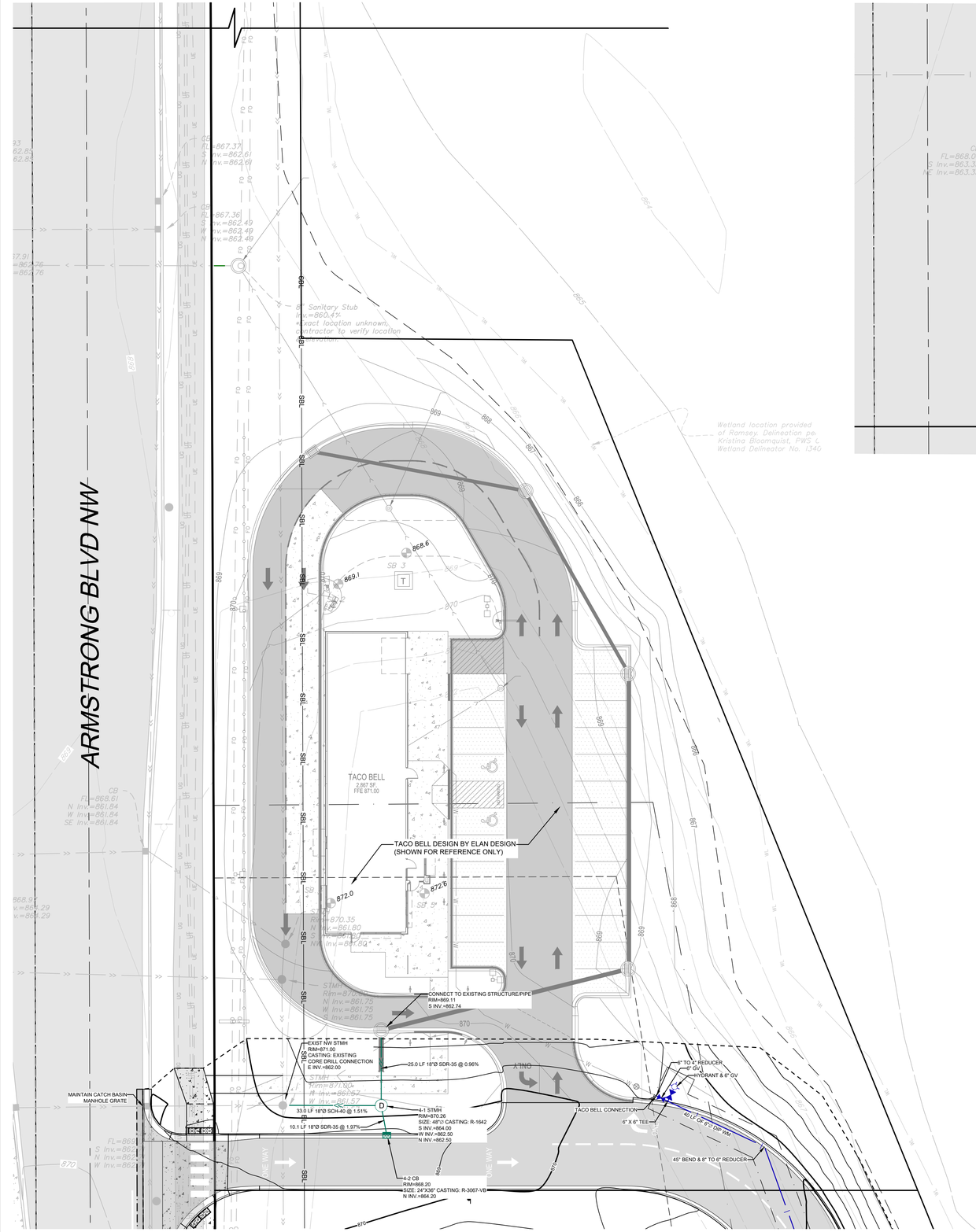
ARMSTRONG BLVD NW
BUNKER LAKE BLVD
TACO BELL
2,867 SF
FFE 871.00
TACO BELL DESIGN BY ELAN DESIGN
(SHOWN FOR REFERENCE ONLY)
CONNECT TO EXISTING STRUCTURE/PIPE
RIM=869.11
S INV.=862.74
EXIST NW STMH
RIM=871.00
CASTING: EXISTING
CORE DRILL CONNECTION
E INV.=862.00
25.0 LF 18"Ø SDR-35 @ 0.96%
4-1 STMH
RIM=870.26
SIZE: 48"Ø CASTING: R-1642
S INV.=864.00
W INV.=862.50
N INV.=862.50
33.0 LF 18"Ø SCH-40 @ 1.51%
10.1 LF 18"Ø SDR-35 @ 1.97%
4-2 CB
RIM=868.20
SIZE: 24"X36" CASTING: R-3067-VB
N INV.=864.20
MAINTAIN CATCH BASIN/
MANHOLE GRATE
4" TO 6" REDUCER
6" GV
HYDRANT & 6" GV
TACO BELL CONNECTION
6" X 6" TEE
40 LF OF 6" DIP HM
45° BEND & 6" TO 6" REDUCER
ONE WAY
ONE WAY
Wetland location provided
of Ramsey Delineation pe
Kristina Bloomquist, PWS L
Wetland Delineator No. 1340
Sanitary Stub
Inv.=860.47
Exact location unknown,
Contractor to verify location
CB
FL=867.78
S Inv.=863.75
NE Inv.=863.75
CB
FL=868.06
S Inv.=863.33
NE Inv.=863.33
FES RCP 24"
Inv.=863.45
SSTMH
Rim=868.40
E Inv.=863.46
SW Inv.=863.46
CB Beehive
Rim=867.62
E Inv.=863.38
SW Inv.=863.38
CB
FL=868.61
N Inv.=861.84
W Inv.=861.84
SE Inv.=861.84
STMH
Rim=870.35
N Inv.=861.80
S Inv.=861.80
W Inv.=861.84
STMH
Rim=870.
N Inv.=861.75
W Inv.=861.75
S Inv.=861.75
STMH
Rim=870.
N Inv.=861.57
W Inv.=861.57
S Inv.=861.57
CB
FL=86
S Inv.=86
N Inv.=86
W Inv.=86
SB 3
SB 4
SB 5
SB 6
SB 7
SB 8
SB 9
SB 10
SB 11
SB 12
SB 13
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SB 16
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SB 18
SB 19
SB 20
SB 21
SB 22
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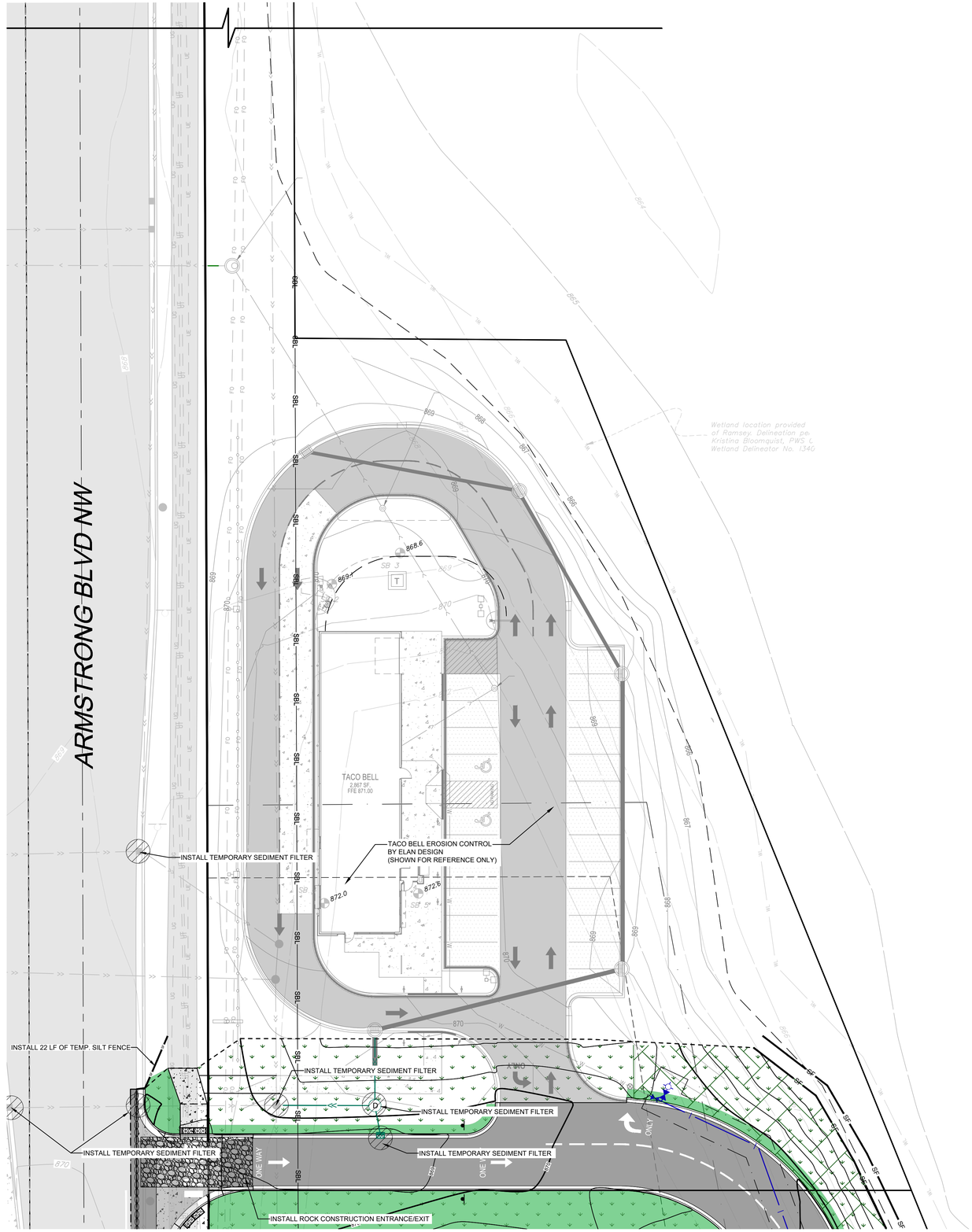

LEGEND:

- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- SF — GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- 984 — PROPOSED CONTOUR
- E.O.F. — EMERGENCY OVERFLOW
- TEMPORARY SEDIMENT FILTER- HIGH FLOW

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF RAMSEY AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

STANDARD SEED MIX 25-131:	220 LB/AC.
INFILTRATION BASIN SEED MIX 33-261:	35 LB/AC.
FERTILIZER 22-5-10:	350 LB/AC.
MULCH TYPE 3:	2 TONS/AC.

13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST. A STREET SWEEPER MUST BE AVAILABLE TO THE SITE WITHIN 3 HOURSE NOTICE FROM THE CITY.

APPROXIMATE EROSION CONTROL DEVICES

- SILT FENCE: 1,900 LF
- BIOLOG: 309 LF
- ROCK CONSTRUCTION: 2 EACH
- EROSION CONTROL BLANKET (CAT. 20): 1,300 S.Y.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: EROSION
FILE NO.: 25-0038.00

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. Daim Lic. No. 58628
Date: 05/30/2025

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13179 FIRST STREET, BECKER, MN 55308-9322
TEL 763-262-9822 FAX 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

EROSION CONTROL PLAN (NORTH)

SHEET NO.
C10

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- ROCK CONSTRUCTION: 2 EACH
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- PROPOSED RIP RAP
- 984 — PROPOSED CONTOUR
- E.O.F. — EMERGENCY OVERFLOW
- TEMPORARY SEDIMENT FILTER- HIGH FLOW

N

0' 20' 40'
SCALE: 1"=20'

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DESIGN BY: MJM
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CHECKED BY: MJM, CJD
DWG FILE: EROSION
FILE NO.: 25-0038.00

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Date: 05/30/2025

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CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

EROSION CONTROL PLAN (SOUTH

SHEET NO.
C11

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
PROJECT NAME: CHIPOTLE AND FUTURE RESTAURANT
LOCATION: BUNKER LAKE BLVD & ARMSTRONG BLVD NW, RAMSEY, MN 55303
ANOKA COUNTY
LAT/LONG: 45.23837/-93.46962

DESCRIPTION OF CONSTRUCTION ACTIVITY:

DEVELOPMENT CONSISTS OF PAVING, GRADING, CONSTRUCTION OF 3 COMMERCIAL BUILDINGS, GRADING, UTILITY INSTALLATION, ASPHALT AND CONCRETE PAVEMENT PLACING, AND TURF ESTABLISHMENT.

PROJECT CONTACTS

CAPITAL REAL ESTATE AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:
SWPPP PREPARER: DYLAN LANNES
-BOGART, PEDERSON & ASSOCIATES
TRAINING: ENGINEER IN TRAINING AND SWPPP DESIGNER (EXP 2026)
ADDRESS: 13076 FIRST STREET
BECKER, MN 53308
TELEPHONE: 763-262-8822
EMAIL: DLANNES@BOGART-PEDERSON.COM
OWNER:
OWNER CONTACT: MIKE FRASER
ADDRESS: 60 SOUTH 6TH STREET, MINNEAPOLIS, MN 55402
TELEPHONE: (612)-313-0122
EMAIL; MFRASER@CAPREI.COM

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):
BUSINESS NAME _____
OWNER NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____
CONTACT NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____

ESTIMATED DATES OF CONSTRUCTION:

START DATE ___/___/___ (TO BE FILLED IN BY CONTRACTOR)
COMPLETION DATE ___/___/___ (TO BE FILLED IN BY CONTRACTOR)

PERMANENT STORMWATER DESIGN CALCULATIONS:

STORMWATER REPORT NOT REQUIRED FOR THIS SITE. ALL WATER IS DIRECTED TO CITY STORM SEWER. THIS FLOWS TO THE REGIONAL POND BETWEEN ZEOLITE ST., CENTER ST., BUNKER LAKE BLVD., AND RAMSEY PARKWAY.
SOIL GROUP: A/D, A

DESCRIPTION OF EROSION CONTROL ACTIVITY:

EROSION CONTROL CONSISTS OF SILT FENCE PERIMETER CONTROL, TURF ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET, AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE:	3.65	ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.29	ACRES
POST CONSTRUCTION IMPERVIOUS AREA:	2.66	ACRES
NEW IMPERVIOUS AREA:	2.37	ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO THE EXISTING CITY STORM SEWER. THIS FLOWS TO THE REGIONAL POND BETWEEN ZEOLITE ST, CENTER ST., BUNKER LAKE BLVD., AND RAMSEY PARKWAY.

PLANS AND SPECIFICATIONS

THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:
- THE PROJECT LOCATION AND CONSTRUCTION LIMITS.
- LOCATIONS OF IMPERVIOUS SURFACES.
- LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).
- STEEP SLOPE LOCATIONS.
- LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
- THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMPS TO BE INSTALLED ON THE PROJECT.
- IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE INPLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE WINDROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THOUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACTOR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF MN/DOT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.

ALL TEMPORARY SOILS STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON ARMSTRONG BLVD NW.

STREET SWEEPING OF THE PAVED SURFACES SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

TIMING OF EROSION CONTROL:

SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

RIPRAP AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION SHALL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR TIME PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IN ESTABLISHED.

ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE. BLANKETS OR OTHER APPROVED, BY THE ENGINEER, METHOD SHALL BE USED.

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND N.O.T HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

A INSPECTION FORM SHALL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMPS ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERIMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

TRAINING DOCUMENTATION:
SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

POLLUTION PREVENTION

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ONSITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800 422 0798. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ONSITE AND EMPTIED ON A BI-WEEKLY BASIS.

CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE NPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	DETAILS	C13
EROSION CONTROL LOCATIONS	EROSION CONTROL PLAN	C10-C11

24 HOUR MPCA EMERGENCY NOTIFICATION:
TELEPHONE NUMBERS: 651-649-5451
800-422-0798

ESTIMATED QUANTITIES:

THE FOLLOWING QUANITITES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMP'S QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT:

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	2
TEMPORARY SEDIMENT FILTER	EA	30±
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	-
TEMPORARY SEDIMENT LOGS	LF	309
TEMPORARY SILT FENCE	LF	1,900
EROSION CONTROL BLANKET (3N)	SY	1,300

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. MINNESOTA PERMIT NO: MN R100001.

1.03 PERFORMANCE REQUIREMENTS

A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.

B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED; FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.
1. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
1. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.
2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.

E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.
1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER; REMOVE DEPOSITED SEDIMENTS; COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

F. MAINTENANCE: MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 PRODUCTS

2.01 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:
1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.
2. PERMITTIVITY: 0.05 SEC^-1, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4491.
3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D4355/D4355M AFTER 500 HOURS EXPOSURE.
4. TENSILE STRENGTH: 100 LB-F, MINIMUM, IN CROSS-MACHINE DIRECTION; 124 LB-F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
5. ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
6. TEAR STRENGTH: 55 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4533.
7. COLOR: MANUFACTURER'S STANDARD, WITH EMBEDMENT AND FASTENER LINES PREPRINTED.
8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 5 FEET LONG:
a. STEEL U- OR T-SECTION, WITH MINIMUM MASS OF 1.33 LB PER LINEAR FOOT.
b. SOFTWOOD, 4 BY 4 INCHES IN CROSS SECTION.
c. HARDWOOD, 2 BY 2 INCHES IN CROSS SECTION.

B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIOROLLS AND THE REQUIREMENTS OF MNDOT SPEC. 3897.
1. SHALL BE ONE OF THE FOLLOWING.
a. SHALL BE SILTSOXX PERIMETER CONTROL BY FILTREXX, INC., OR EQUAL.

C. TEMPORARY SEDIMENT FILTER.
1. SHALL BE ONE OF THE FOLLOWING.
a. DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.
1) SHALL BE FLEXSTORM PURE: PERMANENT INLET FILTER BY ADS, INC., OR EQUAL.
(a)PROVIDE CURB OPENING PROTECTION FOR EXISTING INLETS WITH CURB OPENINGS.

D. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. ROCK SHALL BE CLEAN 1 TO 2 INCH WASHED ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION.
1. SHALL BE ONE OF THE FOLLOWING.
a. EROSION CONTROL BLANKET.
1) SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.
2) THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT UV STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON.
3) STAPLES USED TO ANCHOR THE BLANKETS SHALL BE U-SHAPED, 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM AFTER BENDING.
4) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
(a)GEO-SYNTHETICS, INC., - LANDLOK 52.
(b)NORTH AMERICAN GREEN - S150.
(c)OR EQUAL.
b. BONDED FIBER MATRIX.
1) THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY-PRODUCTS. A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10.16 MM (0.4 INCHES) IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A CLARK FIBER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON-TOXIC DYE, TO AID IN UNIFORM APPLICATION OVER THE SITE.
2) THE BINDER SHALL BE A HYDRO COLLOID BASED (GUAR GUM) WITH ADDED SLOW-RELEASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISSOLVE OR DISPERSE UPON REWETTING.
3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3-6 MM (1/8 TO 1/4 INCHES) THICK ADHERING TO THE SOIL SURFACE.
4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/- 3% BY WEIGHT.
5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.
6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1MM IN SIZE.
7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A SLUMP TEST PRIOR TO APPLICATION.
8) THE BFM MULCH: WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MULCH TO WATER RATIO IS 50LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATE SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER 50LBS, DEPENDING ON WHICH OF THE PRODUCTS IS USED.
9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE.
(a)ECOAEGIS - MANUFACTURED BY CANFOR.
(b)SOIL GUARD - MANUFACTURED BY MAT, INC.
(c)CONWED 3000 - MANUFACTURED BY CONWED FIBERS, INC.

F. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. NON-WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD.
a. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 60LB/INCH AS PER ASTM D4883 AND MEET OR EXCEED THE FOLLOWING.
1) GRAB TENSILE OF 205 LBS AS PER ASTM D 4632.
2) PUNCTURE OF 110 LBS AS PER ASTM D 4833.
3) FLOW RATE OF 95 GAL/MIN/SF AS PER ASTM D 4491.
4) PERMITTIVITY OF 1.5 SEC-1 AS PER ASTM D 4491.
5) MULLEN BURST STRENGTH OF 350 PSI AS PER ASTM D 3786.
6) AOS% OF 80% US SIEVE AS PER ASTM D 4751.
2. SPOUT LARGE ENOUGH TO ACCOMMODATE A 4 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.
3. SHALL BE ONE OF THE FOLLOWING.
a. DIRTBAG.
1) ACF ENVIRONMENTAL, INC., 2831 CARDWELL ROAD, RICHMOND, VIRGINIA 23234, 800-448-3636.
b. DANDY DEWATERING BAG.
1) DANDY PRODUCTS, INC., P.O. BOX 1980, WESTERVILLE, OHIO 43086, 800-591-2284.
c. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

A. SCHEDULE WORK SO THAT SOIL SURFACES ARE LEFT EXPOSED FOR THE MINIMUM AMOUNT OF TIME.

B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001.

C. THE CONTRACTOR SHALL COMPLETE AND SIGN THE NOTICE OF INTENT, OBTAIN THE OWNER'S SIGNATURE, AND SUBMIT TO THE MPCA.
1. PROVIDE A SIGNED COPY TO THE OWNER.

3.03 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EGRESS AREA AND SHALL BE AT LEAST 50FT LONG, HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.
2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCES:
1. STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4873.
2. USE NOMINAL 30 INCH HIGH BARRIERS, MINIMUM 60 INCH LONG POSTS SPACED AT 6 FEET MAXIMUM SPACING.
3. EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH 6 INCHES OF FABRIC LAID FLAT ON BOTTOM OF TRENCH FACING UPSLOPE; BACKFILL TRENCH AND COMPACT.
4. MINIMUM POST EMBEDMENT.
a. STEEL POST = 24 INCHES, MINIMUM.
b. WOOD POST = 18 INCHES, MINIMUM.
5. DO NOT SPLICE FABRIC WIDTH; MINIMIZE SPLICES IN FABRIC LENGTH; SPLICE AT POST ONLY, OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST.
6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:
a. FOUR NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTON HEAD, 1 INCH LONG, AND 14 GAGE, 0.083 INCH SHANK DIAMETER.
b. FIVE STAPLES PER POST WITH AT LEAST 17 GAGE, 0.0453 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS.
7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.

C. TEMPORARY SEDIMENT LOGS:
1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY 3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN PERIMETER CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT FILTERS.
1. DROP-IN SEDIMENT TRAP.
a. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F. TEMPORARY SLOPE EROSION PROTECTION.
1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10H:1V.
2. SEED AND FERTILIZE PER SPECIFICATION 32 9219 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.
3. BONDED FIBER MATRIX.
a. INSTALL THE BFM AS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM GUIDELINES.
1) THE BFM SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATOR.
2) APPLICATION SHALL BE DONE AT LEAST 24 HOURS IN ADVANCE OF PROJECTED RAINFALL TO ALLOW THE BFM MULCH ADEQUATE TIME TO DRY.
3) THE BFM MULCH SHALL BE APPLIED IN TWO STAGES (ONE-HALF RATE) WITH AMPLE TIME TO DEWATER THE FIRST APPLICATION.
4) THE BFM MULCH SHALL BE APPLIED FROM AT LEAST TWO ALTERNATE DIRECTIONS, PREFERABLY 90 DEGREES APART, IF POSSIBLE, TO ENSURE ALL SOIL FACES ARE COVERED.
5) THE INSTALLATION RATE OF THE BFM MULCH SHALL BE 3500 LBS PER ACRE, MINIMUM AND 100% COVERAGE.
4. EROSION CONTROL BLANKET.
a. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

3.04 MAINTENANCE

A. INSPECT PREVENTIVE MEASURES WEEKLY, WITHIN 24 HOURS AFTER THE END OF ANY STORM THAT PRODUCES 0.5 INCHES OR MORE RAINFALL AT THE PROJECT SITE, AND DAILY DURING PROLONGED RAINFALL.

B. REPAIR DEFICIENCIES IMMEDIATELY.

C. TEMPORARY SILT FENCES:
1. PROMPTLY REPLACE FABRIC THAT DETERIORATES UNLESS NEED FOR FENCE HAS PASSED.
2. REMOVE SILT DEPOSITS THAT EXCEED ONE-THIRD OF THE HEIGHT OF THE FENCE.
3. REPAIR FENCES THAT ARE UNDERCUT BY RUNOFF OR OTHERWISE DAMAGED, WHETHER BY RUNOFF OR OTHER CAUSES.

D. TEMPORARY CONSTRUCTION EXIT.
1. PERIODIC ADDITION OF ROCK, OR REMOVAL AND REPLACEMENT OF PAD SHALL BE PROVIDED AS VOIDS BECOME FILLED WITH SOIL.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. REPLACE THE UNIT WHEN 1/2 FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE.

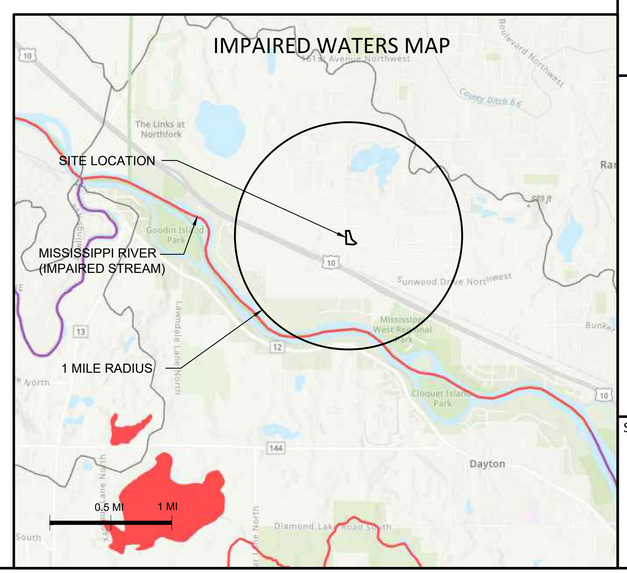
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE; DO NOT REMOVE FROM SITE.

3.05 CLEAN UP

A. REMOVE TEMPORARY MEASURE AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.

B. WHERE REMOVAL OF TEMPORARY MEASURES WOULD LEAVE EXPOSED SOIL, SHAPE SURFACE TO AN ACCEPTABLE GRADE AND FINISH TO MATCH ADJACENT GROUND SURFACES.

END OF SECTION



REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: SWPPP
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

SWPPP NARRATIVE

SHEET NO.
C12

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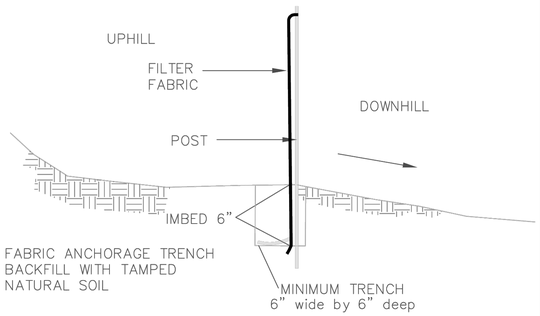
5/30/2025



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

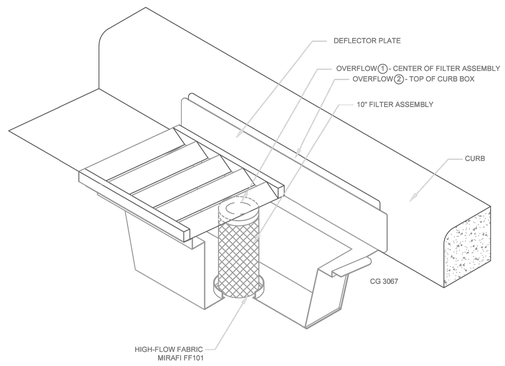
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

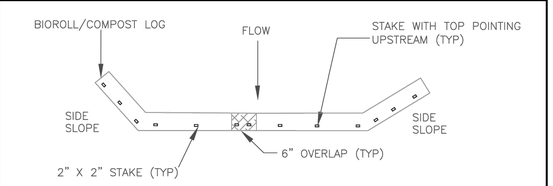
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

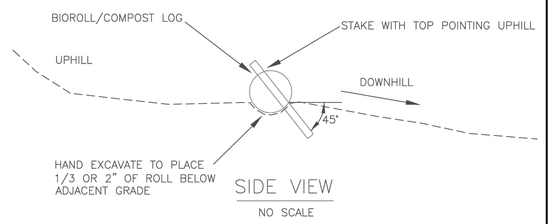
City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



PLAN VIEW



SIDE VIEW

NO SCALE

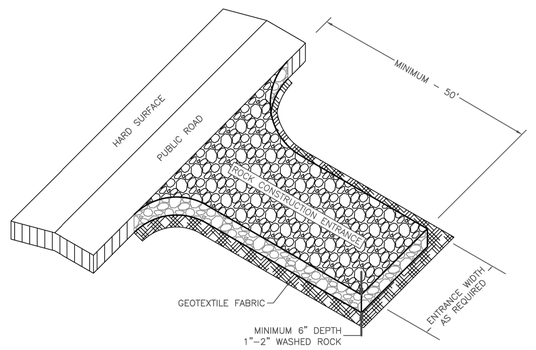
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH 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. 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

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025 Lic. No. 58628

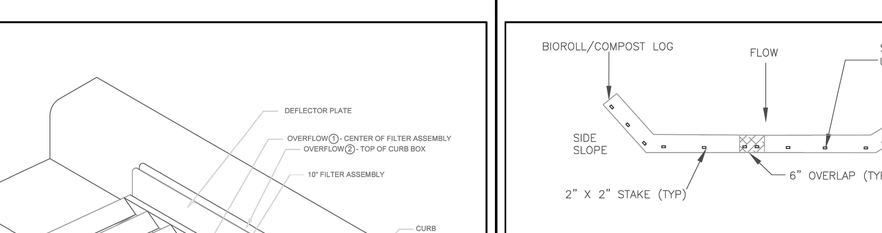
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019

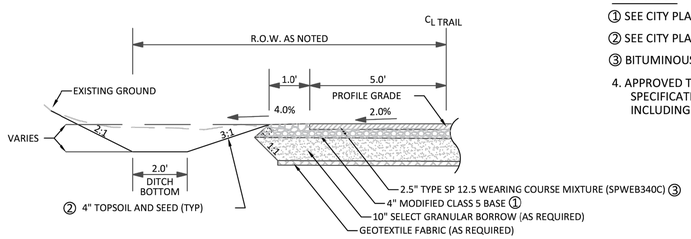
City of RAMSEY

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO–6



TYPICAL SECTION



DITCH SECTION

NOTE: NOT TO SCALE

NOTES:
① SEE CITY PLATE STR-26
② SEE CITY PLATE ERO-6
③ BITUMINOUS MIXTURE MAY BE MODIFIED PER PLAN.
4. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

APPROVED: 1 - 2024

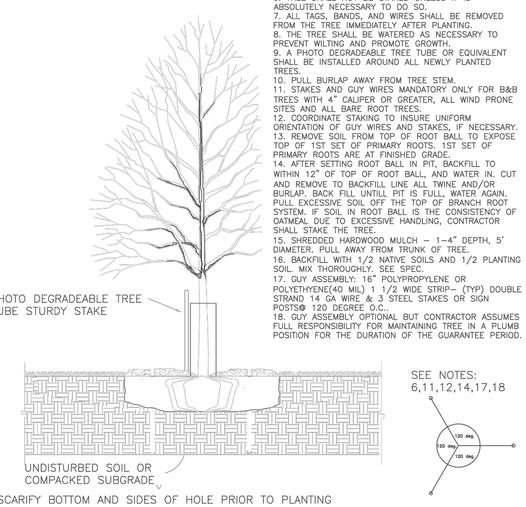
City of RAMSEY

CITY PLATE No. PARK-1

STANDARD DETAILS: BITUMINOUS TRAIL

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2' LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C.
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.



APPROVED: 5 – 1997

City of RAMSEY

STANDARD DETAILS: TREE PLANTING

CITY PLATE No. PARK–2

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13879 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

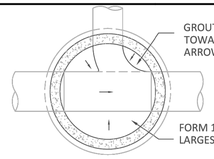
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

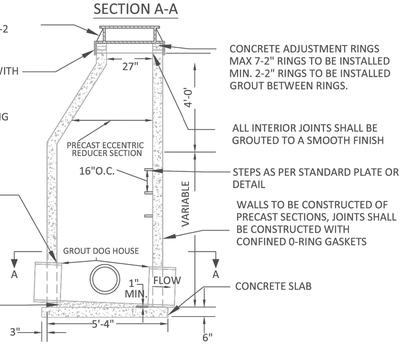
SHEET NO.
C13

5/30/2025 2:13 PM N:\Projects\Current\25-0038.00 CRE Cr Ramsey\Engineering\CAD Files\CRE Cover\SWPPP\details.dwg

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



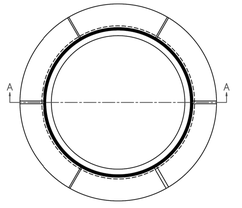
SECTION A-A



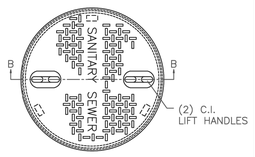
STANDARD DETAIL

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

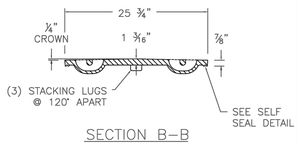
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



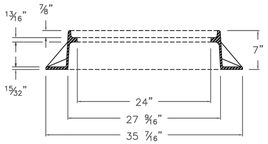
FRAME



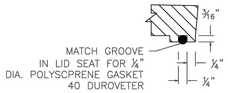
COVER



SECTION B-B



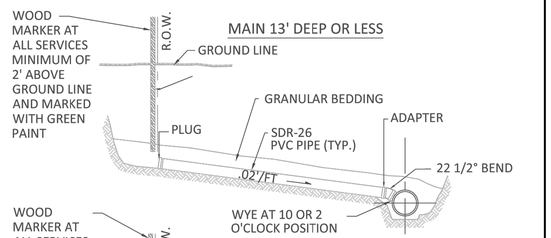
SECTION A-A



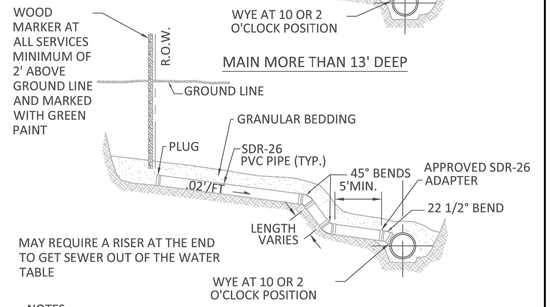
SELF SEAL DETAIL

NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 - 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW-2



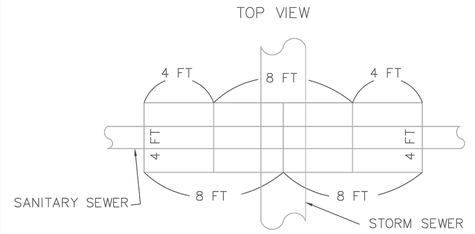
MAIN 13' DEEP OR LESS

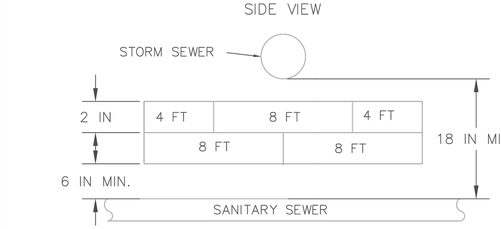


MAIN MORE THAN 13' DEEP

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER 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	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3





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	SANITARY SEWER INSULATION
		CITY PLATE No. SEW-6

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
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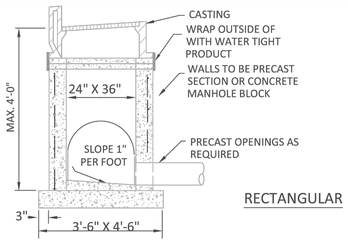
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

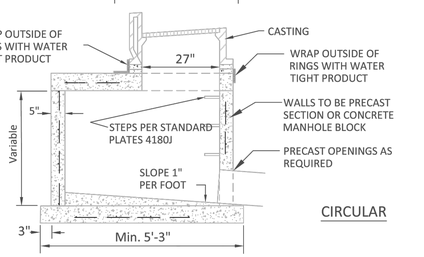
DETAILS

SHEET NO.
C14

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



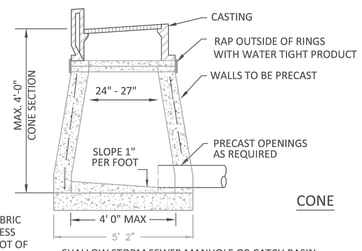
RECTANGULAR



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

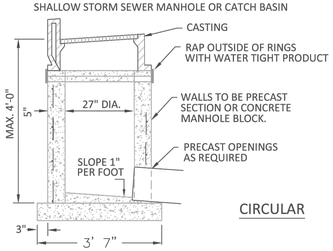
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1



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

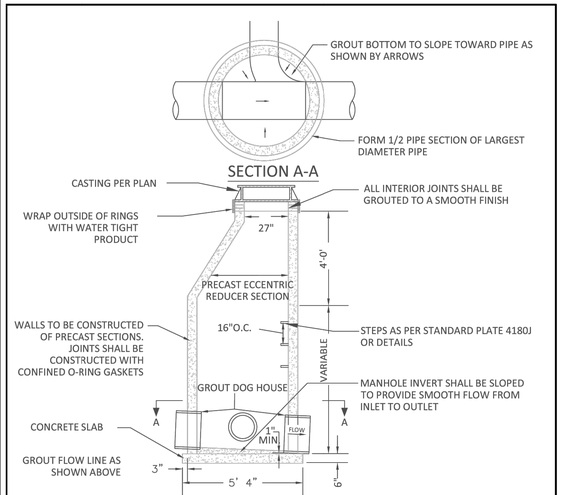


CIRCULAR

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:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO-2



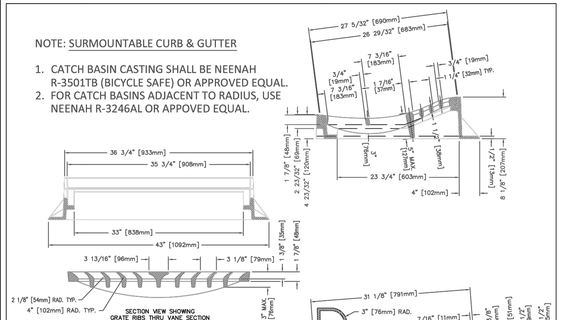
STANDARD DETAIL

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:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO-3

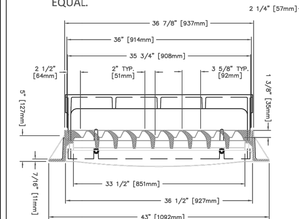
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.



APPROVED:		STANDARD DETAILS:
4 - 2024	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

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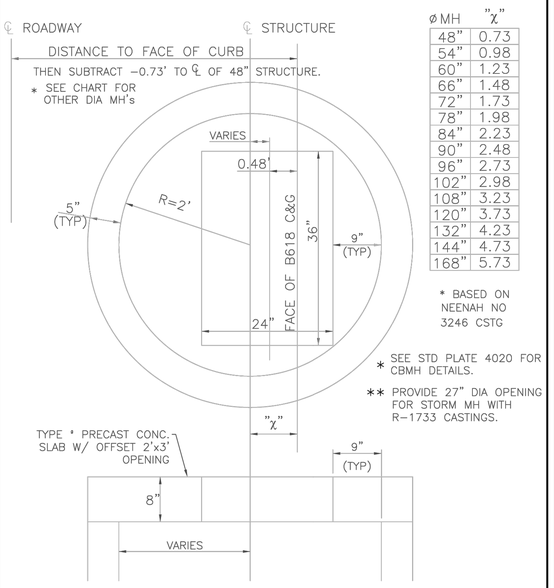


Ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

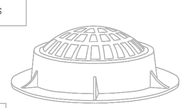
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5

R–2560 Series or Approved Equal. Beehive Grates with Frames

SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.

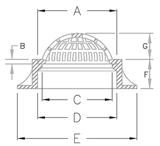


Illustrating R–2560–E

Furnished standard with ground bearing surfaces.

Catalog No.	Dimensions in Inches A	B	C	D	E	F	G	Wt. LBS
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E3	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535

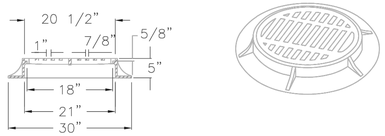
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds

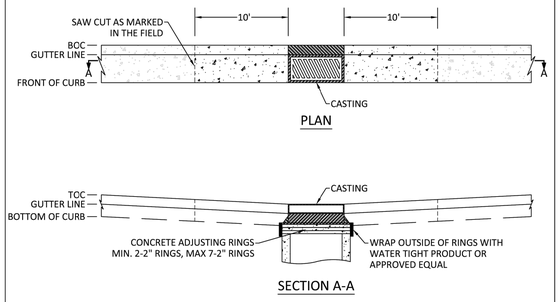


Furnished standard with ground bearing surfaces.

STORM CASTINGS FOR NON–TRAFFIC AREAS

NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

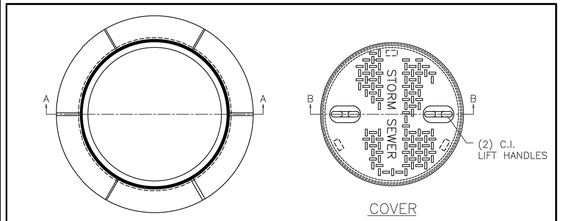


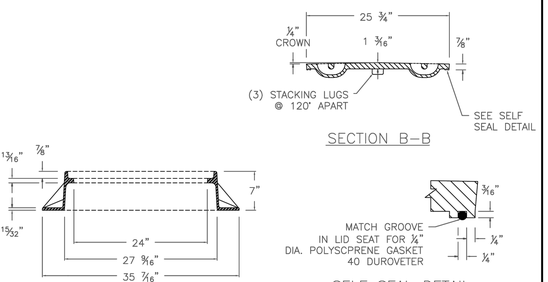
NOTE: NOT TO SCALE

NOTE:

1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

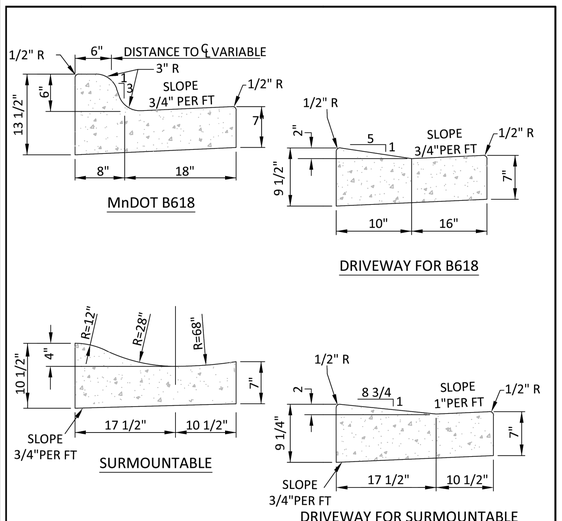
APPROVED:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	RESET CATCH BASIN CASTING
		CITY PLATE No. STO–13





NOTE: NOT TO SCALE

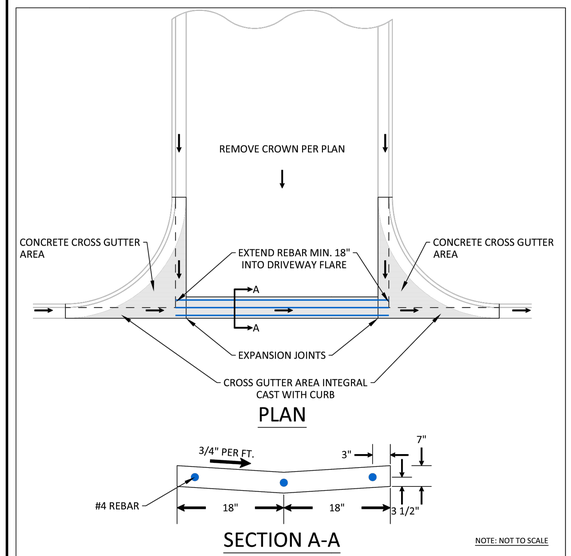
APPROVED:		STANDARD DETAILS:
2 – 2019	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. STO–14



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:		STANDARD DETAILS:
10 - 2024	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR-1

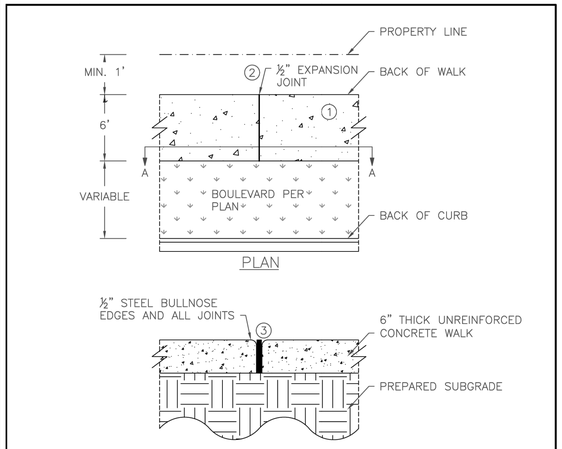


NOTE: NOT TO SCALE

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:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	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:		STANDARD DETAILS:
10 – 2015	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR–3

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025
Lic. No. 58628

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CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.

C15

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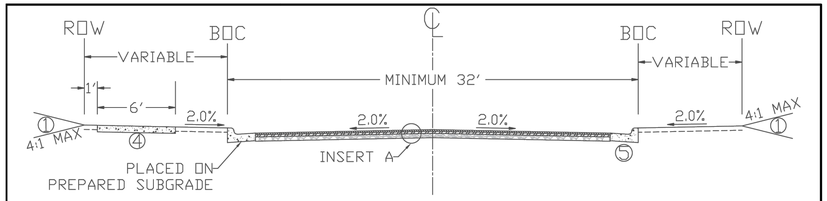

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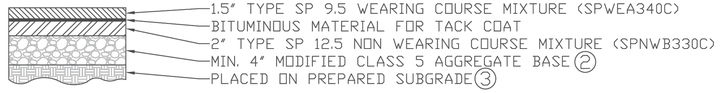


REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6

② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

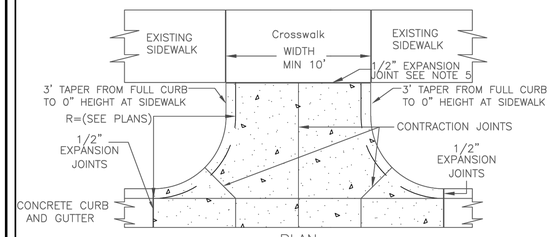
③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

④ ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.

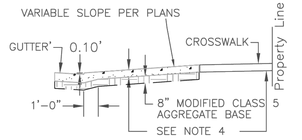
⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

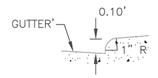
APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET



PLAN



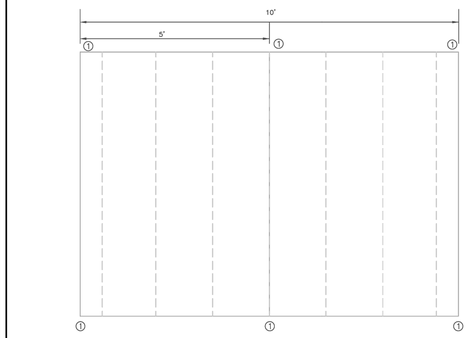
SECTION ON ℄ DRIVEWAY



DETAIL OF LIP

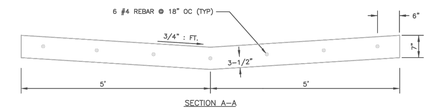
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT CITY PLATE No. STR-14



PLAN

① ELEVATION TO BE PROVIDED BY ENGINERER.



SECTION A-A

CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 - 2011	City of RAMSEY	STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS CITY PLATE No. STR-20

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

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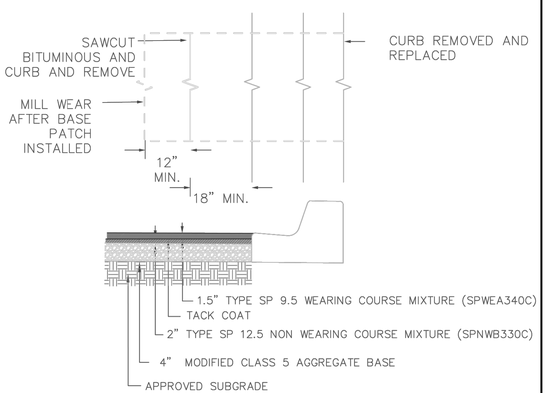
DETAILS

SHEET NO.
C16



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

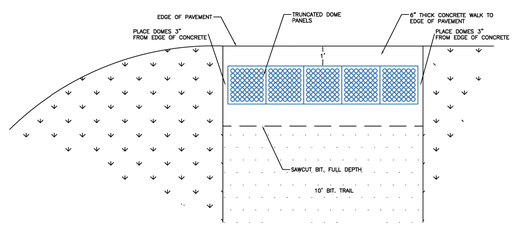
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS CITY PLATE No. STR-25

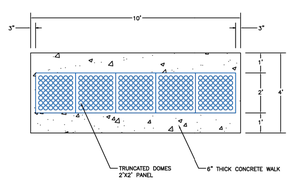
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

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





NOTE:
1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED: 7 - 2015	City of RAMSEY	STANDARD DETAILS: TRUNCATED DOME PLACEMENT - BITUMINOUS TRAIL NO CURB CITY PLATE No. STR-28

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Residential, Commercial & Industrial Fencing Solutions

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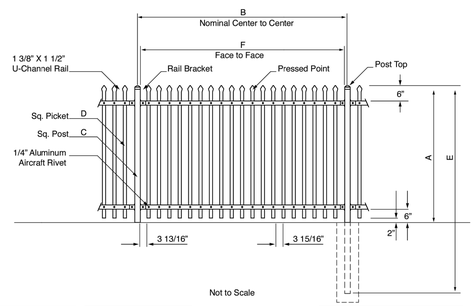

Not to Scale

NOM HEIGHT (A)
3'-0"
3'-6"
4'-0"
5'-0"
6'-0"
7'-0"
8'-0"
CUSTOM HEIGHTS AVAILABLE

POST OPTION (C)
2"SQX14 GA
2 1/2"SQ X 12 OR 14 GA
3"SQ X 12 GA
4"SQ X 11 GA
6" SQ X 3/16" WALL U CHANNEL RAIL 11GA

PICKET OPTION (D)	
3/4"SQ OR 1"SQ	14 GA 16 GA 18 GA

A	"NOM HEIGHT
B	"NOM SECTION LENGTH
C	"POST SIZE GAUGE
D	"PICKET SIZE GAUGE
E	"POST LENGTH
F	"FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. THE MAVERICK-I (INDUSTRIAL) UTILIZING AN 11 GAUGE CHANNEL FOR BOTH 3/4 AND 1 INCH STEEL PICKETS.

MAVERICK™ I (INDUSTRIAL)
Barcelona 2 Rail Traditional Bottom

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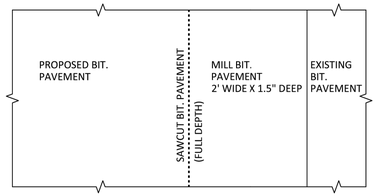
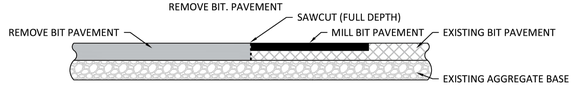
NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

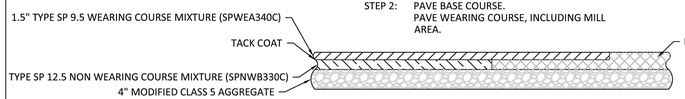


PLAN VIEW

STEP 1: SAW CUT PAVEMENT (FULL DEPTH)
MILL 2' WIDE X 1.5" DEEP
REMOVE BIT. PAVEMENT



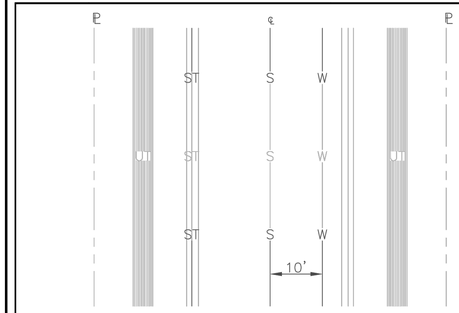
STEP 2: PAVE BASE COURSE.
PAVE WEARING COURSE, INCLUDING MILL AREA.



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN



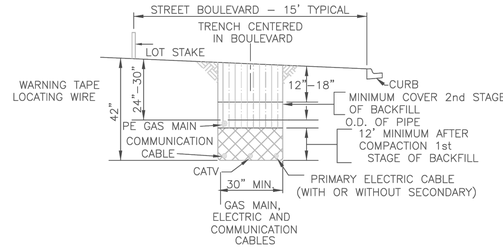
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

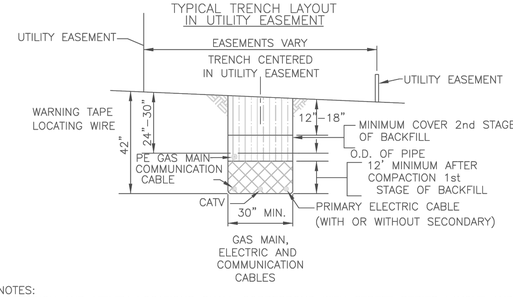
UTILITY LOCATIONS
N.T.S.

APPROVED: 7 - 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL-1

TYPICAL TRENCH LAYOUT
IN STREET BOULEVARD



TYPICAL TRENCH LAYOUT
IN UTILITY EASEMENT



NOTES:
1. TRENCH AND UTILITY LOCATIONS SHALL CORRESPOND WITH STREET SERIES LAYOUT AND CONNEXUS PLANS.
2. WARNING TAPE AND LOCATING WIRE PLACED ABOVE GAS AND ELECTRIC

APPROVED: 7 - 1996	City of RAMSEY	STANDARD DETAILS: TYPICAL TRENCH LOCATION
		CITY PLATE No. UTL-2

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
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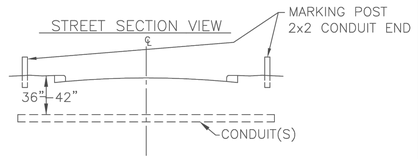
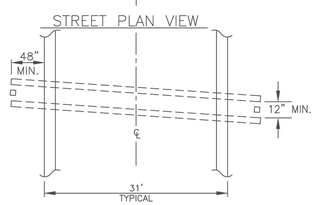
CONDUIT INSTALLATION GUIDE

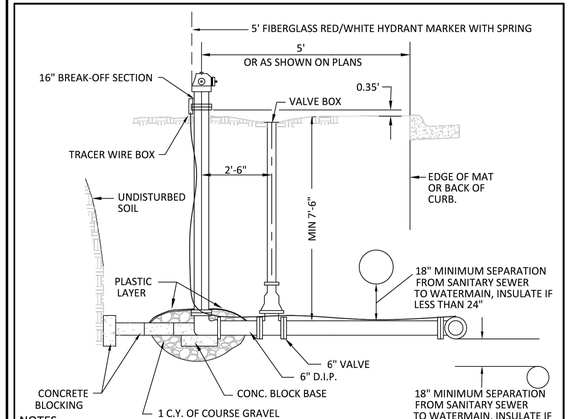
REQUIREMENTS
1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET INTERSECTIONS, INSTALL THE CONDUIT(S) IN LINE WITH UTILITY TRENCH LINE WHICH IS 7' FROM LOT LINE.





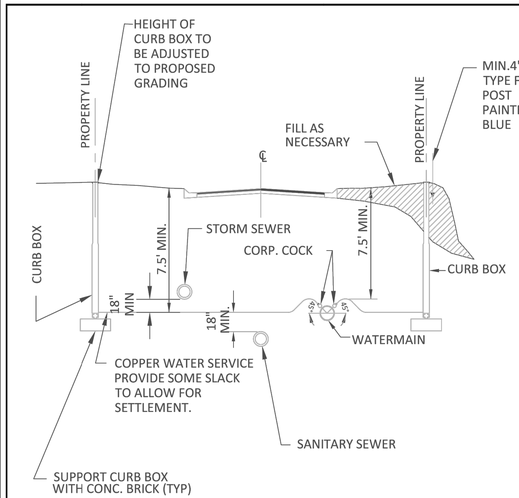
CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CONDUIT INSTALLATION
		CITY PLATE No. UTL-3



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)

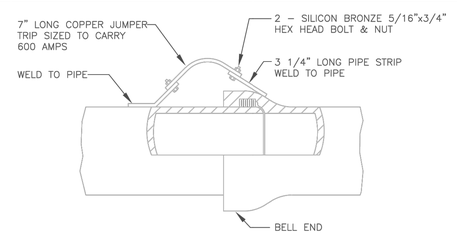
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



WATER SERVICE
NTS

NOTES:
1. 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)

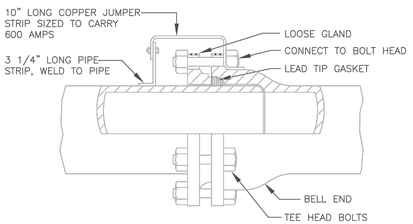
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2



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: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4

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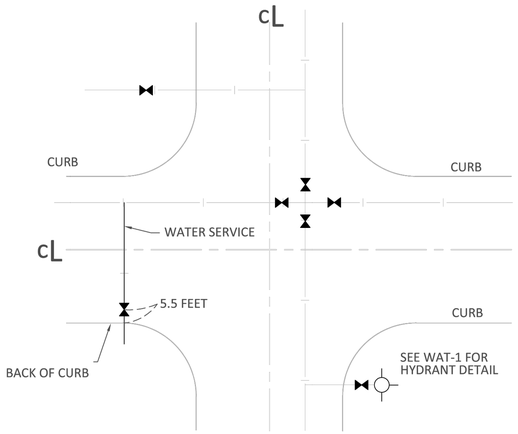
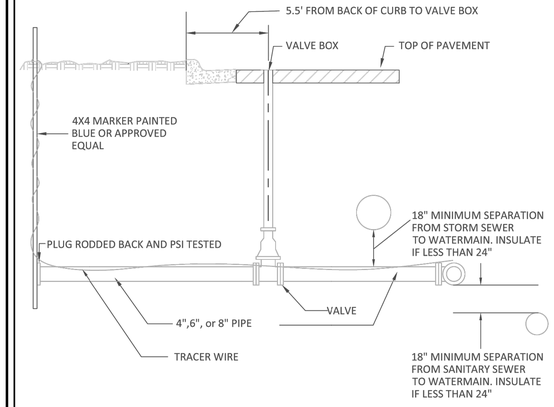


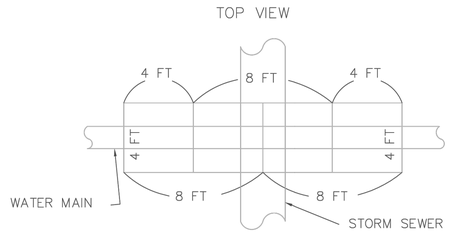
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



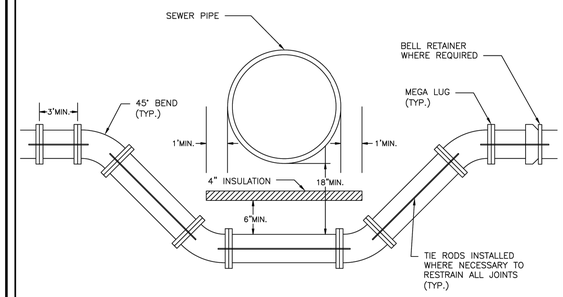
NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



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: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER MAIN INSULATION
		CITY PLATE No. WAT-6



NOTE:

1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

2. USE 2 – ¾" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER 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–6 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT–7

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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.

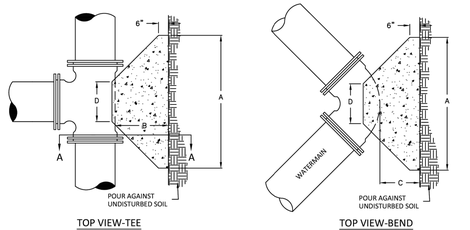
Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13070 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-261-0822 FAX: 763-262-8644

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

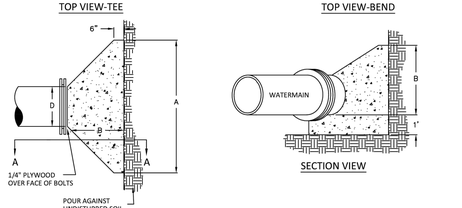
DETAILS

SHEET NO.
C18



TOP VIEW-TEE

TOP VIEW-BEND



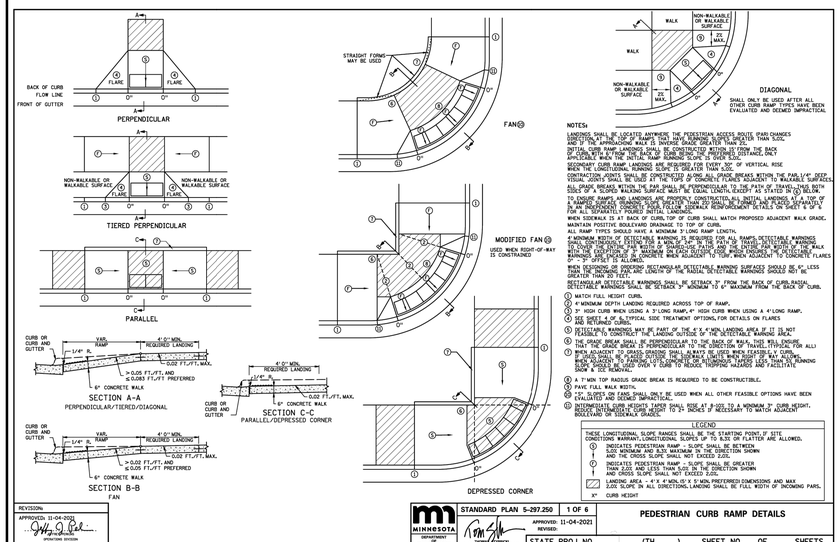
TOP VIEW-PLUG

SECTION VIEW

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.

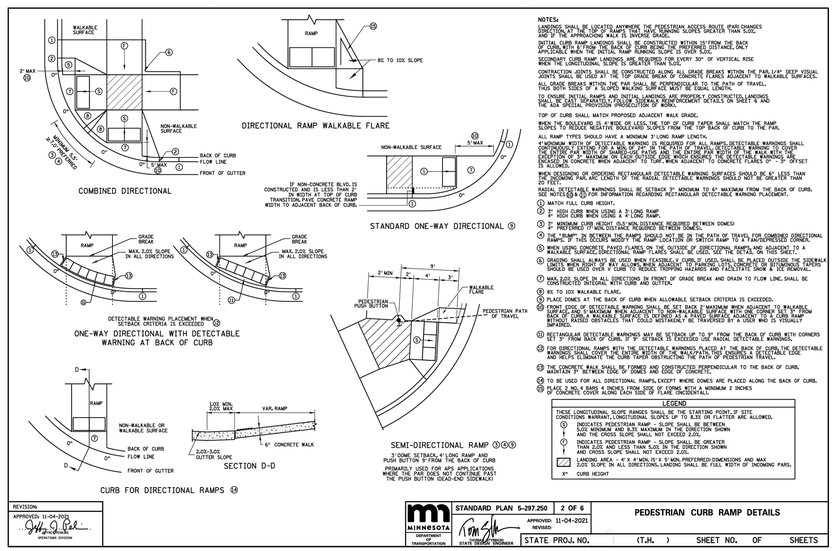
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION. LANDINGS SHALL BE PROVIDED WHERE THE APPROACHING WALK IS SHEDDED GRADE GREATER THAN 5.0%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 10 FROM THE BACK OF CURB, WITH A MINIMUM DEPTH OF 4' AND A MINIMUM WIDTH OF 5' (PERPENDICULAR ONLY SPECIFICALLY ALLOWED FOR INITIAL RAMP LANDINGS). 5' IS THE PREFERRED WIDTH.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR; 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CURB RAMPS ADJACENT TO NON-WALKABLE SURFACES.
ALL CURB RAMPS, WITH 5.0% OR LESS RUNNING GRADE, TO HAVE A CROSS SLOPE OF 2.0% OR LESS. BOTH RUNNING AND CROSS SLOPES SHALL BE MEASURED PERPENDICULAR TO CURB RAMP FLARE.
TO ENSURE RAMPS AND LANDINGS ARE BUILDABLE, CONSTRUCTED INITIAL LANDINGS AT TOP OF A RAMP SHOULD RUNNING SLOPE GREATER THAN 2% SHALL BE FORMED AND PLACED SEPARATELY FROM THE RAMP. SEE STANDARD PLATE CURB RAMP CONCRETE REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE, MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'LONG RAMP LENGTH.
4"MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP (EXCLUDING FLARES) AND THE ENTIRE FROM WIDTH OF THE WALK, WITH ALL EXCEPTIONS OF 2" MINIMUM AND 8" MAXIMUM FROM THE BACK OF CURB. DETECTABLE WARNINGS SHALL BE CONSTRUCTED OF TRUNCATED DOMES AND SHALL BE INSTALLED ON CONCRETE FLARES OF 3" OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 4', LESS THAN THE RUNNING LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 24" IN VIEW.
RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES 4 & 10 FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.
1) MATCH FULL CURB HEIGHT.
2) 3" HIGH CURB WHEN USING A 3'LONG RAMP.
3) 7" HIGH CURB WHEN USING A 4'LONG RAMP.
4) 3" MINIMUM CURB HEIGHT FOR NON-DETERMINE REQUIRED BETWEEN DOMES!
5) 2" PREFERRED 7" MAX DISTANCE REQUIRED BETWEEN DOMES!
6) THE 2' MIN. BE BETWEEN THE RAMPS DOWN CURB MUST BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. THE 2' MIN. BETWEEN THE RAMPS DOWN CURB MUST BE IN THE PATH OF TRAVEL FOR 2-WAY DIRECTIONAL RAMPS.
7) GRADING SHALL ALWAYS BE USED WHEN FEASIBLY.4' CURB IF USED SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WITHIN RIGHT OF WAY OR WITHIN ROADWAY EASEMENT TO PREVENT SNOW PLOWING OR STORAGE FROM BLOCKING RAMPS. GRADING SHOULD BE USED OVER 4 CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
7) MAX SLOPE IN ALL DIRECTIONS FOR FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE.SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
8) 8% TO 10% WALKABLE FLARE.
9) PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
10) FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 3" MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 6" MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE DOME'S CLEAR SPACE FROM THE BACK OF CURB. DETECTABLE WARNINGS SHALL BE CONSTRUCTED TO PROVIDE A CLEAR SPACE FROM WITHOUT RAISED OBSTACLES THAT COULD NOT EASILY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
11) DETECTABLE WARNINGS SHALL BE SETBACK UP TO 3" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. 9" TO 10" SETBACK EXCEEDS CRITERIA FOR RADIAL DETECTABLE WARNINGS.
12) FOR DIRECTIONAL RAMPS WITH TWO DETECTABLE WARNINGS PLACED AT THE BACK OF CURB,THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH,THUS ENSURING A DETECTABLE EDGE WHICH HELPS DELINEATE THE CURB FROM OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
13) THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB, MAINTAIN 2% SLOPE BETWEEN DOMES AND EDGE OF CONCRETE.
14) TO BE USED FOR ALL DIRECTIONAL RAMPS,EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB, 2 TO 2.5% SLOPE ACROSS FRONT EDGE OF DOMES WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF DETECTABLE WARNINGS.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.3% ON FLATTER ARE ALLOWED.
① INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 7.1% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 8.3% AND LESS THAN 9.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4'-5' 4'MIN.=5' X 5' MIN.PREFERRED=DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISIONS	STANDARD PLAN 5-297.250	1 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021	APPROVED: 11-04-2021		
	REVISED:		
OPERATIONS DIVISION	STATE DESIGN ENGINEER	STATE PROJ. NO. (TH)	SHEET NO. OF SHEETS



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION. LANDINGS SHALL BE PROVIDED WHERE THE APPROACHING WALK IS SHEDDED GRADE GREATER THAN 5.0%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR; 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CURB RAMPS ADJACENT TO NON-WALKABLE SURFACES.
ALL CURB RAMPS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
THAN 80% SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.
TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPER CONSTRUCTED LANDINGS SHALL BE LAST TO MARTIALLY FOLLOW SIDEWALK IMPROVEMENT DETAILS ON SHEET 6 AND THE ADA TRANSITION PROVISION PROVIDED TOP WORK.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE BOULEVARD IS 3' WIDE OR LESS,THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'LONG RAMP LENGTH.
4"MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP (EXCLUDING FLARES) AND THE ENTIRE FROM WIDTH OF THE WALK, WITH ALL EXCEPTIONS OF 2" MINIMUM AND 8" MAXIMUM FROM THE BACK OF CURB. DETECTABLE WARNINGS SHALL BE CONSTRUCTED OF TRUNCATED DOMES AND SHALL BE INSTALLED ON CONCRETE FLARES OF 3" OFFSET IS ALLOWED.
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12) FOR DIRECTIONAL RAMPS WITH TWO DETECTABLE WARNINGS PLACED AT THE BACK OF CURB,THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH,THUS ENSURING A DETECTABLE EDGE WHICH HELPS DELINEATE THE CURB FROM OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
13) THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB, MAINTAIN 2% SLOPE BETWEEN DOMES AND EDGE OF CONCRETE.
14) TO BE USED FOR ALL DIRECTIONAL RAMPS,EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB, 2 TO 2.5% SLOPE ACROSS FRONT EDGE OF DOMES WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF DETECTABLE WARNINGS.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.3% ON FLATTER ARE ALLOWED.
① INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 7.1% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 8.3% AND LESS THAN 9.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4'-5' 4'MIN.=5' X 5' MIN.PREFERRED=DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISIONS	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021	APPROVED: 11-04-2021		
	REVISED:		
OPERATIONS DIVISION	STATE DESIGN ENGINEER	STATE PROJ. NO. (TJH,)	SHEET NO. OF SHEETS

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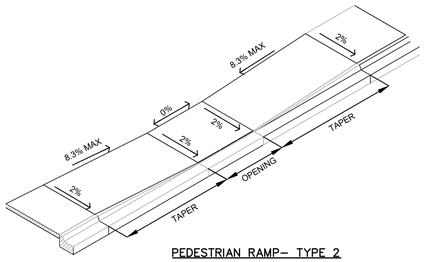
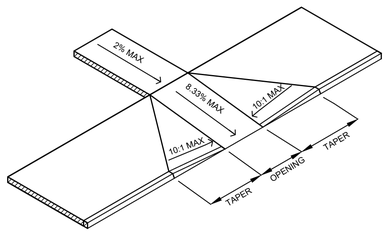


PEDESTRIAN RAMP– TYPE 2

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 2
N.T.S.

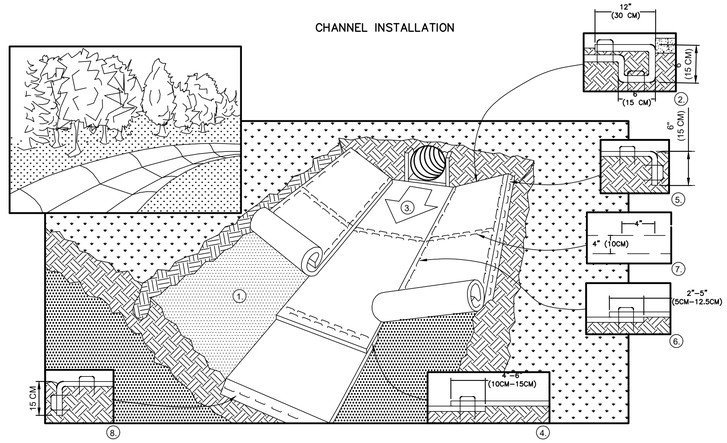


PEDESTRIAN RAMP– TYPE 1

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 1
N.T.S.

CHANNEL INSTALLATION



WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS. [TM]

12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.

A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING
N.T.S.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025 Lic. No. 58628

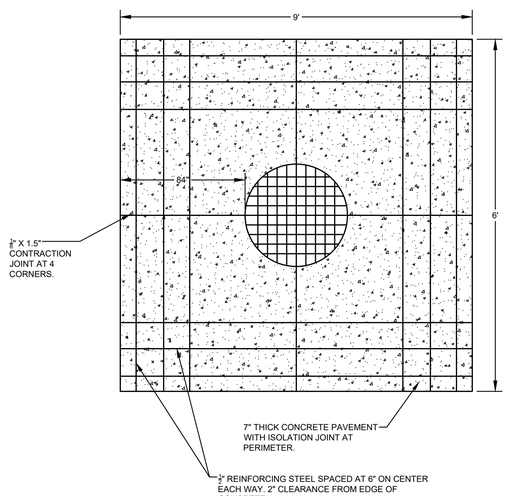
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

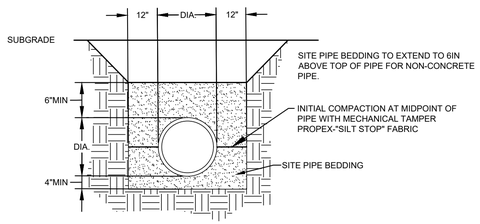
DETAILS

SHEET NO.
C19

MINIMUM SHOWN FOR 24" CASTING. MAINTAIN 18" MINIMUM BETWEEN CORNER OF CASTING AND EDGE OF CONCRETE.



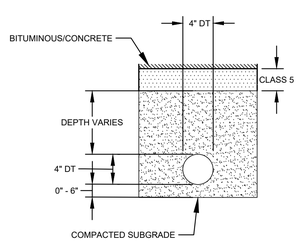
CASTINGS LOCATED WITHIN PAVEMENT AREAS N.T.S.



SITE PIPE BEDDING GRADATION:
SIEVE SIZE % PASSING
1IN 100%
NO. 200 0% - 11%

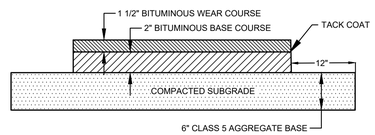
*COMPACTED TO 95% STANDARD PROCTOR DENSITY

SITE PIPE BEDDING
N.T.S.

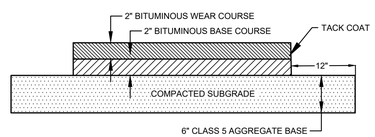


DRAINTILE CROSS SECTION
N.T.S.

EXTEND SUBGRADE PREPARATION AND AGGREGATE BASE PLACEMENT 12IN BEYOND EDGE OF PAVEMENT WHEN ADJACENT TO EXISTING OR NEW TURF



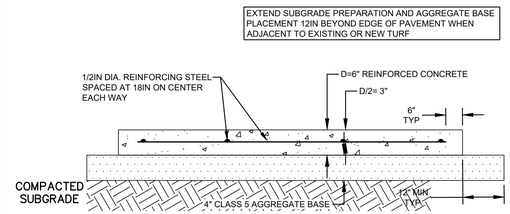
LIGHT DUTY PAVEMENT SECTION



HEAVY DUTY PAVEMENT SECTION

ASPHALT PAVEMENT SECTIONS
N.T.S.

EXTEND SUBGRADE PREPARATION AND AGGREGATE BASE PLACEMENT 12IN BEYOND EDGE OF PAVEMENT WHEN ADJACENT TO EXISTING OR NEW TURF



CONCRETE PAVEMENT SECTION
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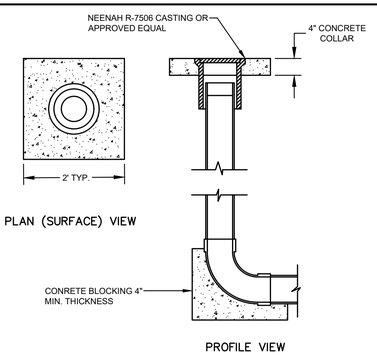

SANITARY SEWER CLEANOUT
N.T.S.

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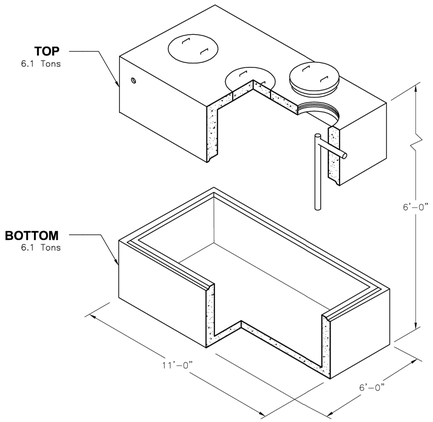


GT-1500

FILE NAME: 324ECGGT1500_ISO.DWG

ISSUE DATE: January, 2008

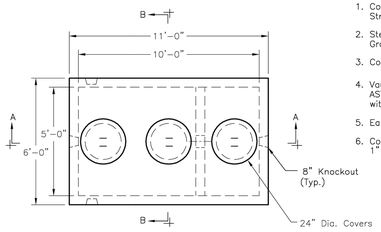
www.oldcastleprecast.com

5'-0" x 10'-0" x 5'-1" I.D.
Grease Interceptor
1,500 Gallon Capacity

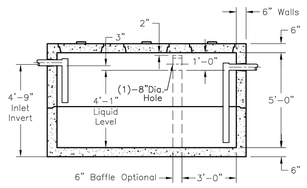
Copyright ©2008 Oldcastle Precast

GENERAL NOTES:

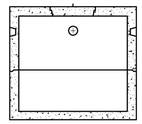
1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent



PLAN VIEW



SECTION A-A



SECTION B-B

GT-1500

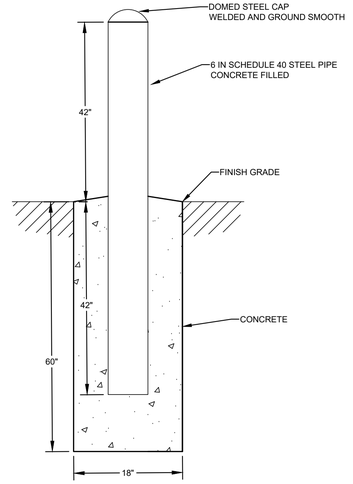
FILE NAME: 324ECGGT1500_DET.DWG

ISSUE DATE: January, 2008

www.oldcastleprecast.com

5'-0" x 10'-0" x 5'-0" I.D.
Grease Trap
1,500 Gallon Capacity

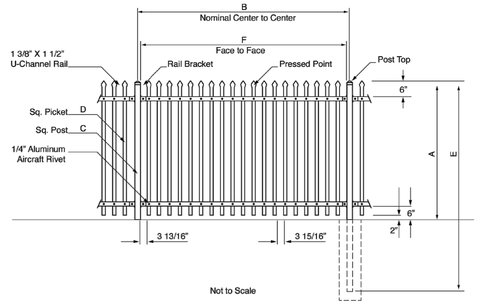
Copyright ©2008 Oldcastle Precast



6" STEEL BOLLARD POST
N.T.S.

IRON WORLD™
Residential, Commercial & Industrial Fencing Solutions

9390 Davis Avenue
Howard County, MD 20723
Phone: (301)776-7448
Fax: (301)776-7677
Toll Free: (866)310-2747
www.ironworldfencing.com



Not to Scale

NOM HEIGHT (A)
3'-0"
3'-6"
4'-0"
5'-0"
6'-0"
7'-0"
8'-0"
CUSTOM HEIGHTS AVAILABLE

POST OPTION (C)
2"SQX14GA
2 1/2"SQ X 12 OR 14 GA
3"SQ X 12 GA
4"SQ X 11 GA
6"SQ X 3/16" WALL
U CHANNEL RAIL 11GA

PICKET OPTION (D)	
3/4"SQ OR 1"SQ	14 GA 16 GA 18 GA

A	42"	"NOM HEIGHT
B		"NOM SECTION LENGTH
C	2 1/2"	"POST SIZE 14 GAUGE
D	3/4"	"PICKET SIZE 18 GAUGE
E	6.5'	"POST LENGTH
F	8.0'	"FACE TO FACE OF POSTS W/ STD. FLAT MOUNTBRACKET

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. THE MAVERICK-I (INDUSTRIAL) UTILIZING AN 11 GAUGE CHANNEL FOR BOTH 3/4 AND 1 INCH STEEL PICKETS.

MAVERICK™ I (INDUSTRIAL)

Barcelona 2 Rail Traditional Bottom

NOTE:
1. PYRAMID WROUGHT IRON POST TOP.
2. COLOR COATED BOTH INSIDE & OUT. COLOR TO BE BLACK.

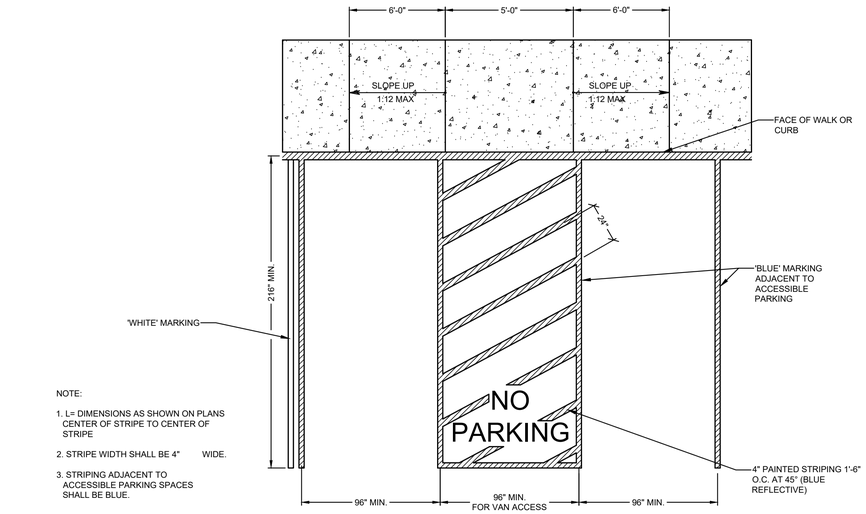
42" HIGH ORNAMENTAL FENCE
N.T.S.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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.

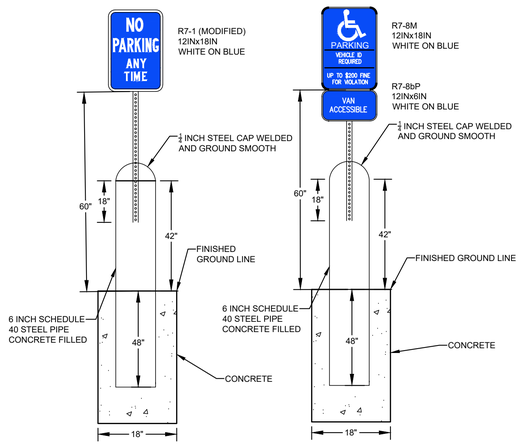
Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628



NOTE:

1. L= DIMENSIONS AS SHOWN ON PLANS CENTER OF STRIPE TO CENTER OF STRIPE
2. STRIPE WIDTH SHALL BE 4" WIDE.
3. STRIPING ADJACENT TO ACCESSIBLE PARKING SPACES SHALL BE BLUE.

ACCESSIBLE PARKING SPACE AND HANDICAP RAMP
N.T.S.

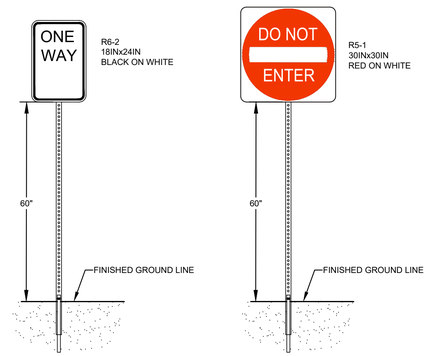


NO PARKING SIGN

SITE ACCESSIBLE SIGN

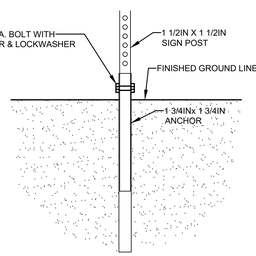
NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE SIGNAGE WITH BOLLARD
N.T.S.



ONE WAY SIGN

DO NOT ENTER SIGN



NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. LEAVE 1 TO 2 HOLES EXPOSED ABOVE FINISHED GROUND LINE FOR CONNECTIONS OF POST TO ANCHOR
3. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE SIGNAGE
N.T.S.

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.

C20

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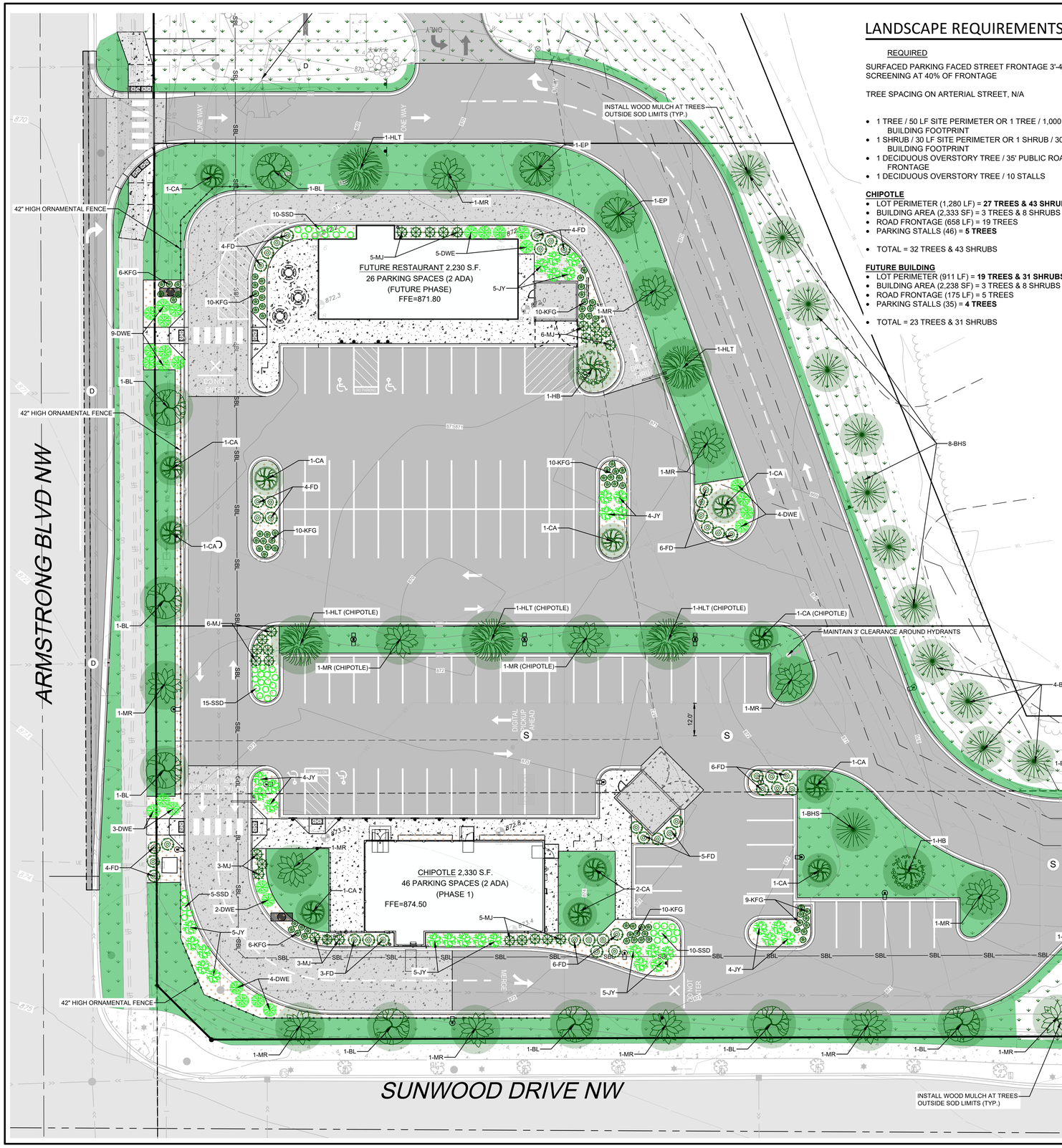

LANDSCAPE REQUIREMENTS:

REQUIRED	PROPOSED
SURFACED PARKING FACED STREET FRONTAGE 3'-4.5' MAX. SCREENING AT 40% OF FRONTAGE	3' HIGH ORNAMENTAL FENCE
TREE SPACING ON ARTERIAL STREET, N/A	OVERSTORY 35' SPACING ON DEVELOPABLE AREA
• 1 TREE / 50 LF SITE PERIMETER OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT • 1 SHRUB / 30 LF SITE PERIMETER OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT • 1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE • 1 DECIDUOUS OVERSTORY TREE / 10 STALLS	

CHIPOTLE
- LOT PERIMETER (1,280 LF) = **27 TREES & 43 SHRUBS**
- BUILDING AREA (2,333 SF) = 3 TREES & 8 SHRUBS
- ROAD FRONTAGE (658 LF) = 19 TREES
- PARKING STALLS (46) = **5 TREES**

• TOTAL = 32 TREES & 43 SHRUBS	47 TREES & 64 SHRUBS

FUTURE BUILDING
- LOT PERIMETER (911 LF) = **19 TREES & 31 SHRUBS**
- BUILDING AREA (2,238 SF) = 3 TREES & 8 SHRUBS
- ROAD FRONTAGE (175 LF) = 5 TREES
- PARKING STALLS (35) = **4 TREES**

• TOTAL = 23 TREES & 31 SHRUBS	25 TREES & 56 SHRUBS
	(SEE NORTH PLAN FOR PLANT SCHEDULE)

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- PROPOSED DOUBLE SHREDDED BROWN MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB/GRASS

0' 20' 40'
SCALE: 1"=20'

LANDSCAPE NOTES:

PER CITY OF RAMSEY ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:

A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:

OVERSTORY TREES	2-INCH DIAMETER
ORNAMENTAL TREES	1-1/2 INCH DIAMETER
CONIFEROUS	6 FEET HIGH
LOW SHRUBS - DECIDUOUS	24 INCHES
-EVERGREEN	24 INCHES
-SPREADING EVERGREENS	18 INCHES

B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.

1. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED ANDVEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
2. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMYTOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX,MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
   - SEED MIX 25-131: 220 LB/AC.
   - MULCH TYPE 3: 2 TONS/AC.
4. ALL DISTURBED AREAS THAT ARE NOT FINISHED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.
5. THE IRRIGATION SYSTEM, IF INSTALLED, SHALL INCLUDE A RAIN SENSOR AND SOME OTHER FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS.

(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

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

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: LANDSCAPE
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025 Lic. No. 58628

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CIVIL ENGINEERING
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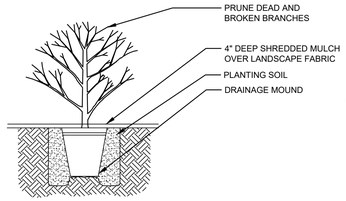
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

LANDSCAPE PLAN (SOUTH)

SHEET NO.
C21



SHRUB PLANTING DETAIL
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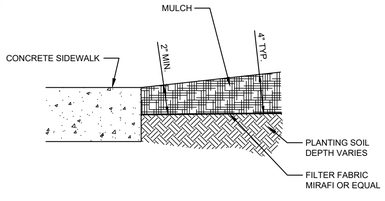

MULCH AT SIDEWALK DETAIL
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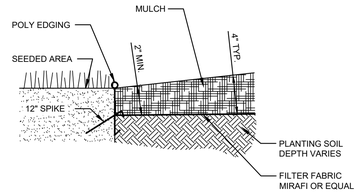

MULCH AT SEEDED AREA DETAIL
N.T.S.

LANDSCAPE REQUIREMENTS:

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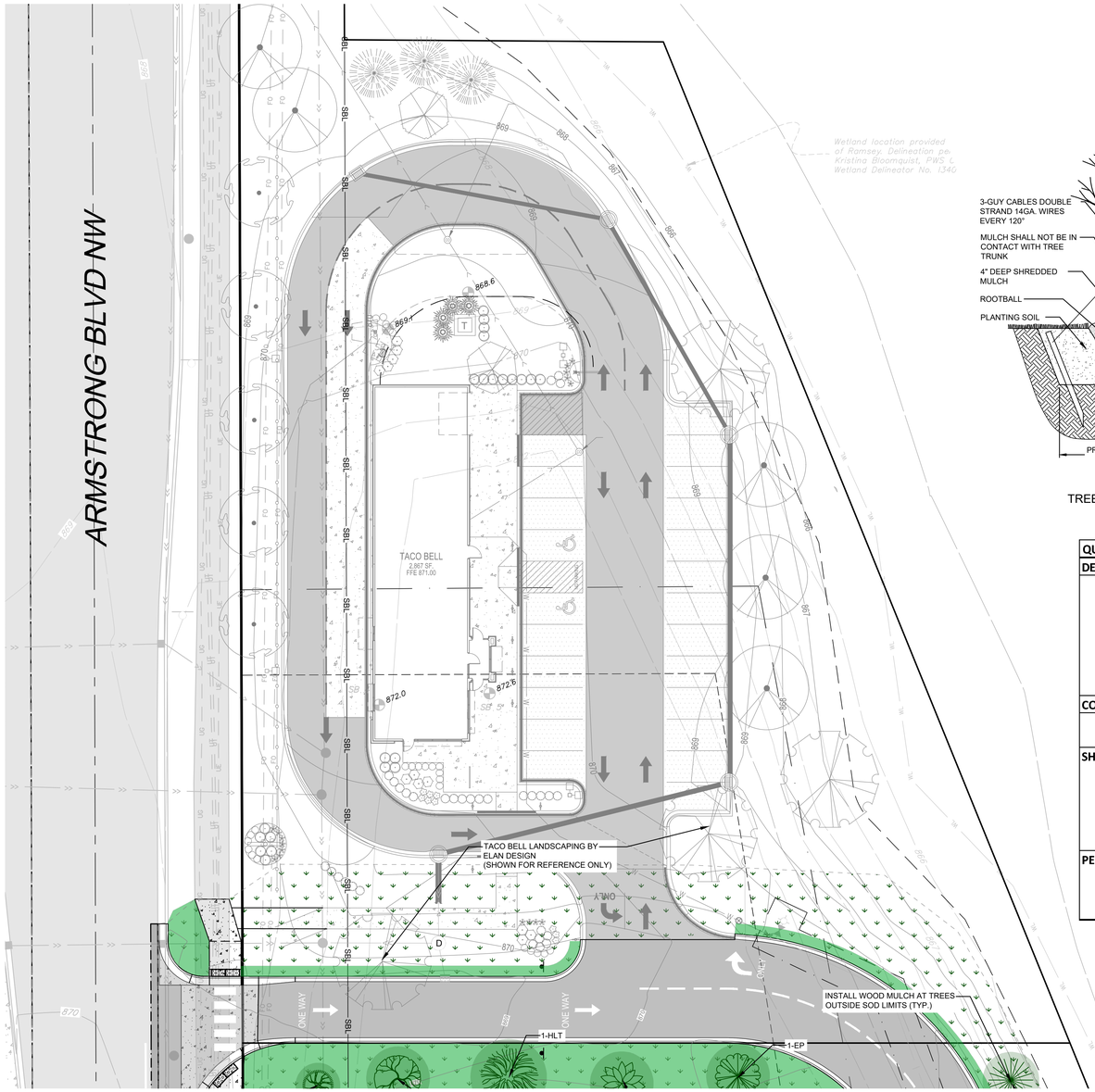
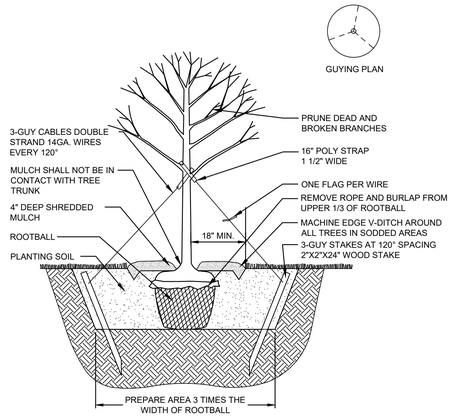
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB/GRASS

N

0' 20' 40'
SCALE: 1"=20'





TREE PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES:

PER CITY OF RAMSEY ZONING ORDINANCE:
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(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
DECIDUOUS TREES						
9	**BL**	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2" DIAMETER	50'+	STRAIGHT TRUNK, NO V-CROTCH
15	**CA**	CRABAPPLE	MALUS	1.5" DIAMETER	10'+	STRAIGHT TRUNK, NO V-CROTCH
5	**EP**	ELM, PATRIOT	ULMUS WILSONIANA HYBRID	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
3	**HB**	HACKBERRY	CELTIS OCCIDENTALIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
7	**HLT**	HONEYLOCUST, THORNLESS	GLEDITSIA TRIACANTHOS VAR. INERMIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
14	**MR**	MAPLE, RED	ACER RUBRUM	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
53	**TOTAL**					
CONIFEROUS TREES						
19	**BHS**	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6' HIGH	40'+	
19	**TOTAL**					
SHRUBS						
27	**DWE**	DWARF-WINGED EUONYMUS	EUONYMUS ALATUS "COMPACTUS"	24"	8'	
42	**FD**	FIREDANCE DOGWOOD	CORNUS SERICEA 'BAILADELINE'	24"	3'	
32	**JY**	JAPANESE YEW	TAXUS CUSPIDATA	24"	6'	
28	**MJ**	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS	24"	6'	
129	**TOTAL**					
PERENNIALS & ORNAMENTAL GRASSES						
73	**KFG**	KARL FOERSTER FEATHER REED GRASS	CORNUS SERICEA 'BAILADELINE'	1 GAL. CONT.	5'	
40	**SSD**	STELLA SUPREME DAYLILY	HEMEROCALLIS 'STELLA SUPREME'	1 GAL. CONT.	12"	
113	**TOTAL**					

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

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: LANDSCAPE
FILE NO.: 25-0038.00

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. Dahm
Date: 05/30/2025 Lic. No. 58628

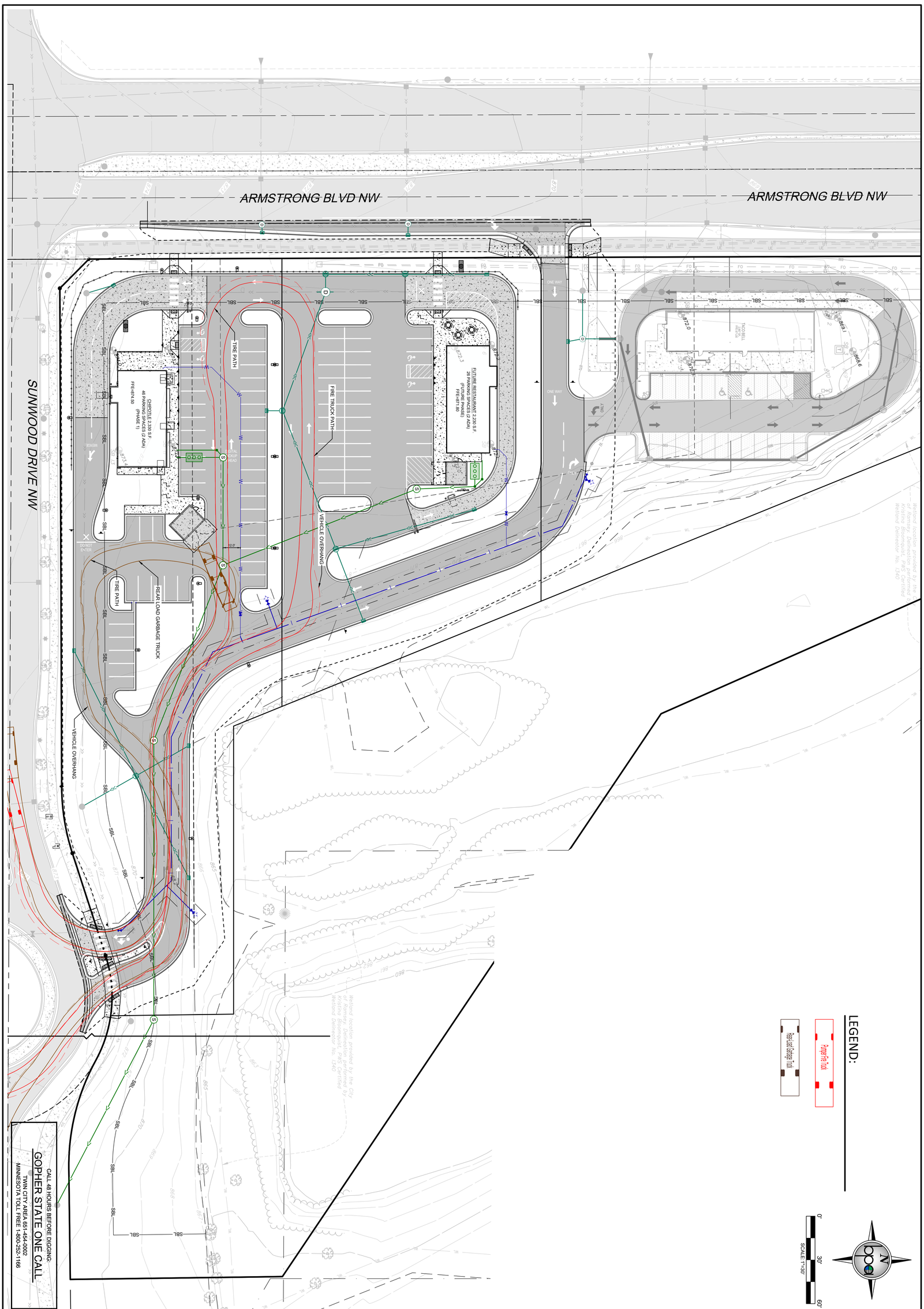
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
LANDSCAPE PLAN (NORTH)

SHEET NO.
C22

5/30/2025 2:14 PM N:\Projects Current\25-0038.00 CRE (Ramsey)\Engineering\CAD Files\CRE Landscape.dwg

5/30/2025 2:14 PM N:\Projects Current\25-0038.00 CRE CI Ramsey\Engineering\CAD Files\CRE Ramsey Vehicle.dwg



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

SHEET NO.
C23

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

VEHICLE TURNING EXHIBIT

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

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: 05/30/2025 Lic. No. 58628

DATE:	05/30/2025
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	VEHICLE TURN
FILE NO.:	25-0038.00

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

CC Regular Session

Meeting Date: 06/10/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-109, Approving a Conditional Use Permit and Site Plan for Taco Bell at 14751 Armstrong Blvd NW

Purpose/Background:

Border Foods (the "Applicant"), doing business as Taco Bell, has submitted a Land Use Application for the development of 1.32-acre lot described as Lot 1, Block 1, Bunker Lake Crossing, which will be addressed as 14751 Armstrong Blvd NW (the "Subject Property"). The project will consist of a 2,867 square foot quick-service restaurant building for Taco Bell, 23 parking stalls, and a drive-through lane that wraps around the north, west, and south sides of the building. To accommodate the drive-through lane in the COR-2b zoning district, the Applicant is seeking a Conditional Use Permit, which by default includes a formal Site Plan Review, as required for all development in the COR. Additionally, due to the location of the drive-through lane in the front yard of the Subject Property, the Applicant is seeking a Variance to Drive-Through Placement.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is the northernmost lot within the Bunker Lake Crossing development, measuring approximately 1.32 acres in area. The Subject Property is bounded by Armstrong Boulevard to the west, Bunker Lake Boulevard to the north (via a small strip of land to access a multi-tenant development sign proposed with the Bunker Lake Crossing preliminary plat), the Waterfront Village residential development and wetland to the east, and the proposed private access road for Bunker Lake Crossing to the south. The Subject Property is zoned COR-2b, Commercial Subdistrict, which is the same zoning designation of other parcels on the west side of the COR, including Aldi, Take 5, and Home2 Suites. As is the case with all non-park properties in the COR, the Subject Property is guided Mixed Use in the City's 2040 Comprehensive Plan.

Site Plan

The proposed building has a footprint of 2,867 square feet, and is rectangular-shaped with the longer end stretching north-to-south, paralleling Armstrong Boulevard. Due to the lot dimensions, drive-through placement, and location of existing utilities, the building is set back 36.75 feet from the west (front) property line. The COR Design Framework typically requires a front yard build-to line of 30 feet along arterial streets, with at least 40 percent of the front facade within the build-to area. However, there is a footnote stating that "the City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building." With the proposed setback of 36.75 feet, 100 percent of the building facade is within the 60-foot build-to area along Armstrong Boulevard, which satisfies that requirement as stated in the COR Framework. To further reinforce the physical build-to line, the Applicant is proposing a 3.5-foot-tall ornamental fence along the length of the paved area, providing a buffer between the drive-through lane and the trail along Armstrong Boulevard. The proposed development has 5 percent building coverage and 42.1 percent hard surfacing coverage (including the parking lot, drive-through lane, and sidewalks) on the lot, resulting in 47.1 percent impervious surfacing coverage on the lot.

This impervious surfacing percentage is lower than typical developments in the COR, aligning more similarly to a suburban development pattern, due to the unique dimensions and location of the lot, as well as the proximity of wetlands to the east and north of the building site.

The building is designed to have the main entrance along the east side, facing the parking lot. A sidewalk will connect the front entrance to the parking lot and to Armstrong Boulevard near the southwest corner of the lot, providing multi-modal access to the building. The Applicant is also proposing to install a bike rack at the southeast corner of the building for folks looking to bike to the site. Vehicular access to the site will come from a driveway at the south end of the site, tying into a private access road to serve the entire Bunker Lake Crossing development. This access road will allow vehicles to access Taco Bell from two directions: a right-in-only access along northbound Armstrong Boulevard, and a full access along the roundabout at Sunwood Drive and Ramsey Parkway. Traffic exiting Taco Bell will have to turn left (southeast) onto the full access road and exit the development via the roundabout. For comparison, the vehicular traffic pattern is similar to that of the Taco Bell located near the intersection of Bunker Lake Boulevard and Anoka County Road 7 (7th Avenue) in Andover, which was also recently developed by the Applicant. The drive-through lane is oriented counter-clockwise around the building to allow at least 11 stacking spaces for vehicles, as measured from the pick-up window along the west side of the building. This drive-through lane includes a bypass lane for most of its length, as is required by Section 106-525(6) of Ramsey City Code, with a taper down to one lane beyond the pick-up window to allow for a safer pedestrian crossing with traffic exiting the drive-through lane. More information on the Variance for the drive-through placement can be found below.

For future enhancements to the site, the Applicant has sketched a potential future second lane for ordering, as has been incorporated into the designs of other nearby locations, in case of future demand. This second lane would allow drive-through traffic to diverge, place orders, and re-merge along the north side of the building, thus allowing for quicker service. The Applicant has also sketched a potential pay window ahead of the pick-up window, as has been built at nearby locations, in the event that Taco Bell transitions a two-stop service model.

Minimum parking requirements for the building are one stall per three seats of design capacity, as stated in Section 106-560 of Ramsey City Code. Maximum parking requirements shall not exceed 20 percent of the required minimum, without submission of a parking justification report. The code sheet submitted by the Applicant states a maximum occupancy in the dining room and customer areas of 51 occupants, resulting in a minimum parking requirement of 17 parking stalls and a maximum of 20.4 parking stalls. The Applicant is supplying 23 parking stalls, 2 of which are ADA accessible, as is standard for their other locations. Staff is supportive of this small over-supply of parking because it will limit the number of vehicles attempting to park along the private access road and/or along Armstrong Boulevard, both of which do not allow on-street parking.

Architecture and Building Materials

The building will be 19 feet tall, as measured from the finished grade to the top of the parapet cap. An entry tower above the main entrance will extend up to 21 feet (2 feet taller than the parapet), and a corner tower at the southwest corner of the building will extend up to 23 feet (4 feet taller than the parapet). Both towers provide visual interest to the building's most visible areas while providing screening of the rooftop equipment. The building materials will consist of Hardie plank lap siding and trim, Nichiha panels, and Western State architectural metal panels, on all four sides of the building. Additionally, there will be large windows along the south and east sides of the building to highlight the dining area, with black awnings and "eyebrow" metal trim. The west and east sides of the building will also have "expression panels", which essentially function as semi-permanent banners to accent the building's color scheme. The plans also show a garage door near the northeast corner of the building to provide access to the indoor dumpster enclosure. A dedicated loading space is marked in the parking lot to ensure vehicles do not block access to this garage door. The north side of the building will have a service ladder to access the roof, and a co-location of utility services mounted to the wall. The ladder and service panel are designed to blend in with the building materials, and the drive-through stacking and menu board will provide visual screening of this back-of-house area from Armstrong and Bunker Lake Boulevards. The Applicant is also proposing to install bollards along the drive-through lane to insulate any potential impact between vehicles and the building; this is standard practice for drive-through restaurants.

Signage

The Applicant is proposing three wall signs, each with the "Taco Bell" text and bell logo. One of these wall signs will be on the east side of the building, attached to the entry tower above the main entrance vestibule. The other two wall signs will be attached to the southwest corner tower, with one facing west and the other facing south. In addition to the wall signs, two freestanding signs are proposed on the Subject Property. A single-tenant pylon sign will be placed at the southwest corner of the lot to direct traffic along Armstrong Boulevard to Taco Bell's location. Additionally, as noted in the Staff Report for Bunker Lake Crossing's Preliminary Plat, a multi-tenant pylon sign will be placed at the northwest corner of the lot to direct traffic along Bunker Lake Boulevard to the overall development, with sign panels representing Taco Bell, Chipotle, and a future third tenant. Staff is working with the Applicant to properly locate all freestanding signage to avoid conflicts with easements and utilities. All signage has been reviewed in accordance with the newly-created Chapter 108 of Ramsey City Code. The Applicant is aware of the need for separate sign permits that are reviewed and approved administratively.

Landscape Plan

Per the Staff Report from the Environmental Policy Board's (EPB) meeting on May 19th, the Landscape Plan includes a combination of evergreen and deciduous trees, along with some ornamental trees, shrubs, and perennials. All proposed species and sizes are acceptable. There is sufficient diversity among the proposed species. A combination of sod and seeding is proposed to establish permanent ground cover. Sod will be installed along Armstrong Boulevard and wrapping around the southern portion of the property. Sod will also be installed along the back of curb adjacent to the parking stalls and along the drive-thru lane with seeding beyond that. An ornamental decorative fence is proposed behind the curb of the drive-thru lane on the west side of the building. Staff will continue to work with the lots to the south to try and ensure a consistent style of fence across all three lots being created by the Bunker Lake Crossing plat. The Landscape Plan does comply with the minimum requirements.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. All lighting must be downcast and shielded. Staff is working with the Applicant to ensure all photometric regulations are met.

Utilities

The site will be served by municipal water and sanitary sewer. The water main connection will come from a shared main near the southeast corner of the parking lot, adjacent to the driveway to the private access road. The sanitary sewer connection will come from a line northwest of the building, which then connects under Armstrong Boulevard to a sewer main on the west side of the street.

Stormwater Management

The site's stormwater will be collected and directed to the large regional pond in Waterfront Park, roughly a quarter-mile east-southeast of the site. The Applicant has designed the parking lot and drive-through lane to drain into five interconnected catch basins, which then feed into a storm sewer main at the southwest corner of the site.

Variance

As noted above, the Applicant is proposing to construct a drive-through lane that wraps counter-clockwise around the Taco Bell building. This results in a significant portion of the drive-through lane being placed in the front yard of the property along Armstrong Boulevard. Section 106-625(5) of Ramsey City Code states that "drive-through lanes are not permitted in the front yard or within the front build-to line." The Applicant has stated the need for a Variance to this standard because of the lot dimensions and wetland constraints.

City Code Section 106-220 discusses the practical difficulties that are allowed to be used for justifying variances (below *in italics*). Among them, the Applicant has identified the following practical difficulties and associated justifications for the variance:

- *That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code.* The Applicant requests a variance to allow a drive-through in the front yard to allow for maximum stacking space on the property, limiting the potential for overflow traffic backing up into the private access road and/or Armstrong Boulevard. Additionally, by placing the drive-through in the front yard, it will

reduce the number of conflicts between vehicular and pedestrian traffic. Without a variance, the Applicant would need to shift the drive-through lane to the east side of the building, thus creating a sharper U-turn pattern for vehicles using the drive-through and also forcing dine-in customers to walk across the drive-through lane to enter the building.

- *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* At the time of writing this case, the Subject Property is City-owned. It should be noted that the Centra Homes team, which platted and is currently developing the Waterfront Village neighborhood east of the Subject Property, had to design their Preliminary Plat to account for the wetland as it abuts the west edge of their development. Centra Homes platted the Subject Property as Outlot D, Waterfront Village, in coordination with the City of Ramsey to facilitate commercial development by another entity in the future. Capital Real Estate, the entity purchasing Outlot D for the Bunker Lake Crossing development, is selling the Subject Property (Lot 1, Block 1, Bunker Lake Crossing) to Border Foods for the development. In working with the folks at both Centra Homes and Capital Real Estate, Staff have attempted to find a solution that allows for commercial development oriented along Armstrong Boulevard that lessens or eliminates impact to the existing wetland. This includes limiting the overall width of the Taco Bell site to fit within the buildable area along Armstrong Boulevard. By looping the drive-through lane around the building, the Applicant has achieved a more compact and efficient site plan that minimizes impervious surfacing, avoids the wetland area, and allows for a wider wetland buffer.
- *The variance, if granted, will not alter the essential character of the locality.* As noted previously, the site plan has a layout and impervious surfacing percentage that is more typical of a suburban commercial development than that of a downtown mixed-use area. It should be noted that the COR-2b zoning district was created to focus on "a contemporary and innovative strategy that responds to overall objectives for the COR" while accommodating more auto-oriented suburban land uses. The proposed site plan allows for a blend of urban and suburban design elements to foster economic development by bringing another highly-requested restaurant to Ramsey while maintaining multi-modal connectivity, an urban streetscape, and a higher design standard.

Alternatives

1. Approve the Conditional Use Permit and Site Plan as recommended by the Planning Commission.
2. Approve the Conditional Use Permit and Site Plan with modifications, based on discussion and supporting findings of fact.
3. Deny the Conditional Use Permit and Site Plan, based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsbility.

Recommendation:

At their regular meeting on May 22, 2025, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit and Site Plan. The Planning Commission also voted unanimously to approve the Variance allowing a drive-through lane in the front yard in the COR-2b zoning district.

Outcome/Action:

Motion to adopt Resolution #25-109 Approving a Conditional Use Permit for a Drive-Through Lane and a Site Plan Review for Taco Bell at 14751 Armstrong Blvd NW.

Attachments

Resolution #25-109 CUP and Site Plan

Site Location Map

Civil Plan Set

Architectural Plan Set

Landscaping Plan Set

Resolution #25-110 Variance (Approved by Planning Commission, included for reference)

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:16 AM

Form Started By: Adam Martin
Started On: 05/27/2025 12:44 PM
Final Approval Date: 06/05/2025

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

RESOLUTION #25-109

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH IN THE COR-2B ZONING DISTRICT, AND A SITE PLAN REVIEW FOR A RESTAURANT AT 14751 ARMSTRONG BLVD NW

RECITALS

1. Shannon Marcus of Border Foods, LLC, hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit and Site Plan Review per City Code Section 106-230 to construct and operate a drive-through use in conjunction with a restaurant on the property addressed as 14751 Armstrong Boulevard NW, which is generally located at the southeast corner of Armstrong Boulevard NW and Bunker Lake Boulevard NW and legally described as:

   Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the Subject Property is zoned COR-2b, Commercial Subdistrict, and the total area of the Subject Property is approximately 1.32 acres; and

3. That the parcels to the north and south of the **Subject Property** are also COR-2b, Commercial Subdistrict, and properties to the east are zoned COR-4b, Neighborhood Subdistrict, and properties to the west (across Armstrong Boulevard) are zoned B-2, Community Business District; and

4. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan; and

5. That Drive-Throughs are listed as Conditional Uses per City Code Section 106-622 (Accessory Uses) within the B-2 Zoning District; and

6. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted; and

7. That the **Permittee** has submitted a Site Plan, designed by Elan Design Lab and dated May 7, 2025, depicting the location of the approximately 2,867 square foot building for a restaurant, 23 parking stalls, a drive-through lane, and other site improvements; and

8. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-525(6) and Section 106-625(5), aside from drive-through placement in the front yard, for which the **Permittee** was granted a Variance; and

9. That the Planning Commission reviewed the request at their meeting on May 22, 2025, and unanimously recommended approval; and

10. That the City Council reviewed the request at their meeting on June 10, 2025.

FINDINGS OF FACT

1. That the drive-through lane will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

2. That the drive-through will be designed in such a way that it will not change the essential character of the area; and

3. That all stacking space for vehicles will be off-street and will remain on the **Subject Property**; and

4. That the drive-through, menu board, ordering equipment, and stacking queues will be screened from view and not audible from abutting residential districts; and

5. That ordering equipment shall not be audible from adjacent properties or right-of-way; and

6. That a bypass lane has been provided; and

7. That the **Permittee** has been granted a Variance for a drive-through lane in the front yard, as detailed in Resolution #25-110.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit and Site Plan Review (the "**Permit**") for the construction and operation of a drive-through restaurant on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.

2. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.

3. That the site improvements be constructed in accordance with the approved plans.

4. Signs must meet City Code requirements and obtain the proper permits.

5. The site is subject to review and all conditions therein of the Lower Rum River WMO.

6. That when the **Permittee** chooses to install the second ordering lane, Staff can administratively review and approve that change to the site.

7. That the **Permittee** shall enter into a maintenance agreement with all other property owners within the Bunker Lake Crossing development to share maintenance responsibilities of the shared private road, and that the **Permittee** must also adhere to conditions therein.

8. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff's review comments, from the City of Ramsey and any other applicable agencies.

9. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.

10. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

11. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

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 10th day of June, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

28-32-25-22-0107

14751 Armstrong Blvd NW, Ramsey, MN 55303

Taco Bell

CUP, Variance, and Site Plan Review

Print Date: May 2, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

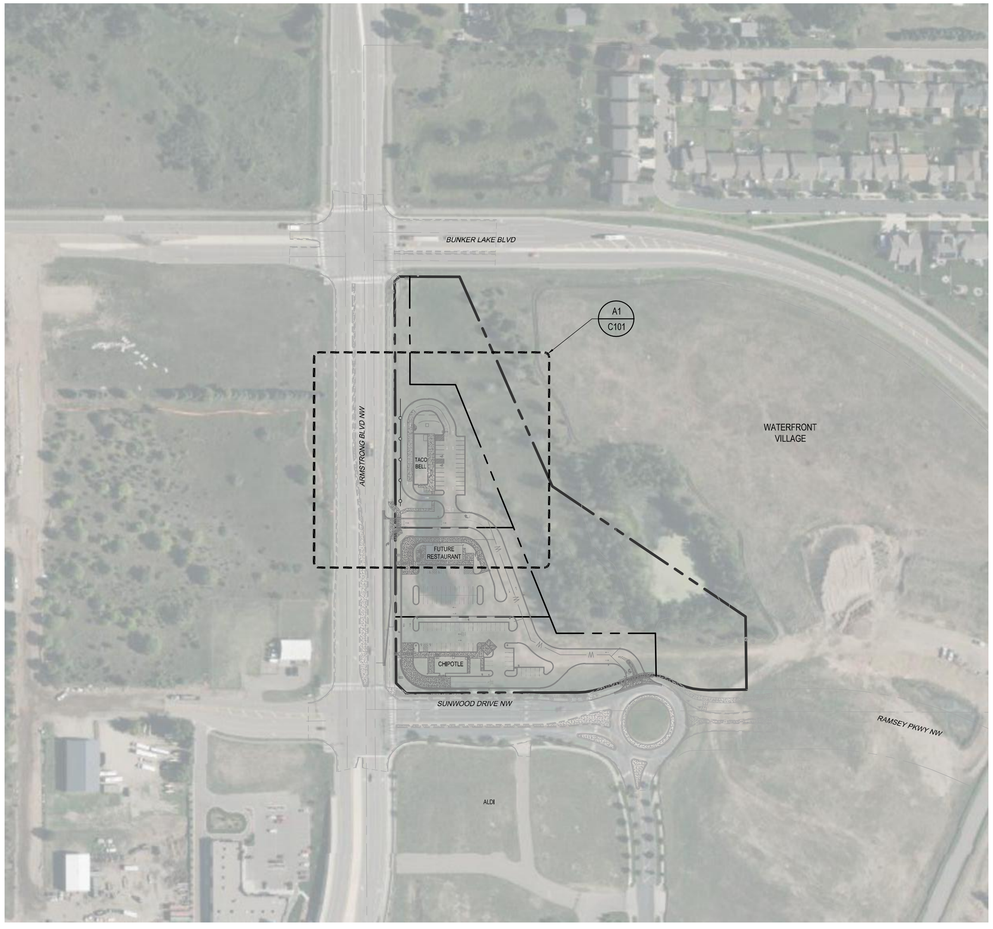
Site Plan Approved

TACO BELL

RAMSEY, MINNESOTA

SITE PLAN REVIEW SUBMITTAL

APRIL 11, 2025



NOT TO SCALE

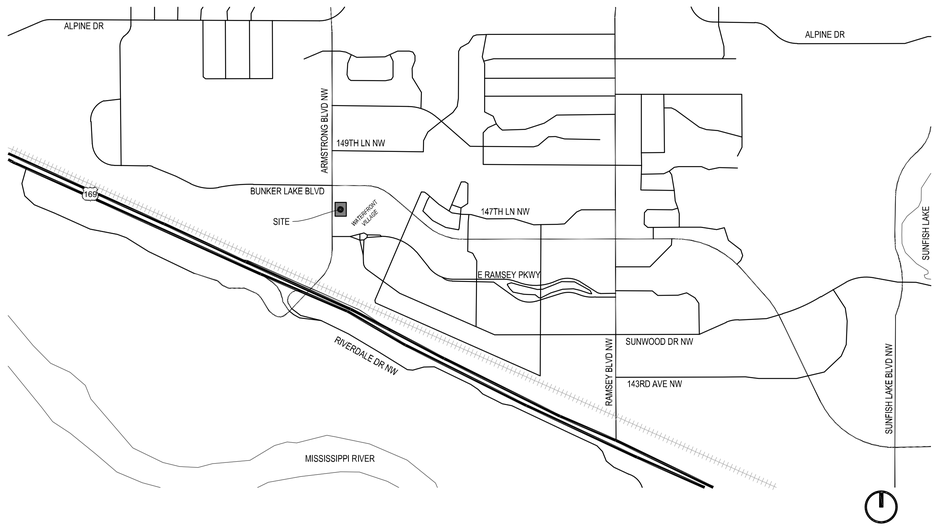
VICINITY MAP

PROJECT CONTACTS

DEVELOPER	BORDER FOODS 5425 BOONE AVENUE NORTH NEW HOPE, MN 55428	SHANNON MARCUS DEVELOPMENT MANAGER T 763.489.2932
ARCHITECT	FINN DANIELS ARCHITECTS 1440 NORTHLAND DR. SUITE 250 MENDOTA HEIGHTS, MN 55120	GREG DAHLING ARCHITECT T 651.690.5525
CIVIL ENGINEER LANDSCAPE ARCHITECT	ELAN DESIGN LAB, INC. 301 4TH AVENUE S SUITE 1006 MINNEAPOLIS, MN 55415	ADAM WANGSNESS, PE CIVIL ENGINEER T 612.260.7991 PILAR SARAITHONG, RLA LANDSCAPE ARCHITECT T 612.260.7980
LAND SURVEYOR	BOGART, PEDERSON & ASSOCIATES, INC. 13076 FIRST STREET BECKER, MN 55308	RICHARD THOMPSON T 763.262.8822
CITY PLANNER	CITY OF RAMSEY 7550 SUNWOOD DRIVE NW RAMSEY, MN 55303	ADAM MILLER T 763.433.9860
CITY ENGINEER	CITY OF RAMSEY 7550 SUNWOOD DRIVE NW RAMSEY, MN 55303	BRUCE WESBY T 763.433.9825

SHEET INDEX

C000	COVER
C010	DEMOLITION PLAN
C101	SITE PLAN
C201	GRADING PLAN
C202	EROSION & SEDIMENT CONTROL PLAN
C301	UTILITY PLAN
C501	DETAILS
C502	DETAILS
C503	DETAILS
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L501	LANDSCAPE DETAILS



NOT TO SCALE

LOCATION MAP

BORDER FOODS, LLC

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD
NW, RAMSEY,
MINNESOTA 55303

ISSUE

SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025
CITY COMMENTS	05/19/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION

NOT FOR CONSTRUCTION

SHEET

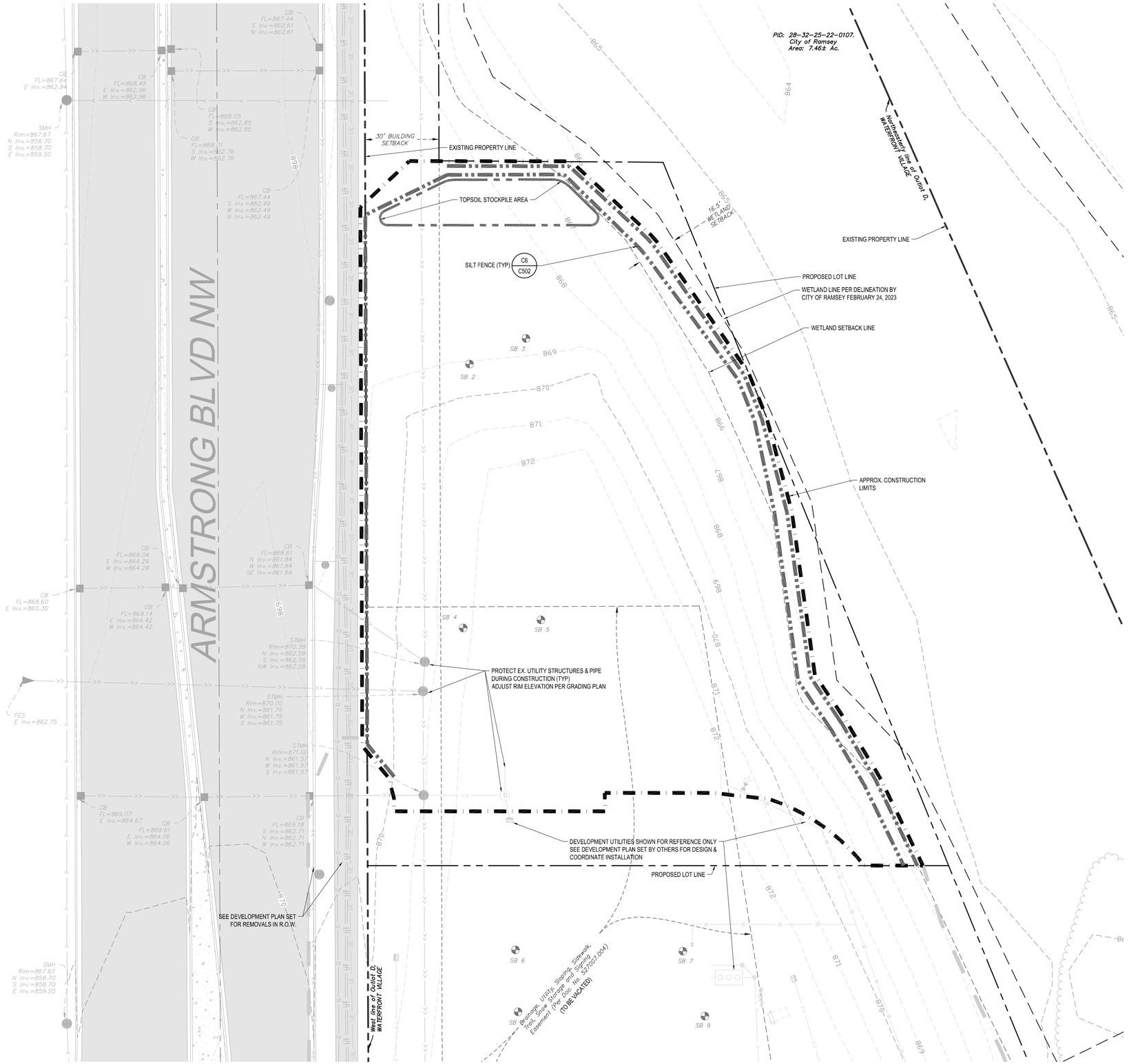
COVER

C000

PROJECT NO.

BFO25001

Site Plan Approval



A1 DEMOLITION PLAN
1" = 20'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- SECTION LINE
- WETLAND DELINEATION LINE
- WETLAND SETBACK LINE
- 870 EXISTING MAJOR CONTOUR
- 871 EXISTING MINOR CONTOUR
- CONSTRUCTION LIMITS
- DEVELOPMENT CONSTRUCTION LIMITS
- SB 11 SOIL BORING LOCATION
- SILT FENCE

DEMOLITION NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY BOGART, PEDERSON & ASSOCIATES, MINNESOTA ON JANUARY 31, 2025 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTY THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UN-WITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
3. INGRESS AND EGRESS TO THE SITE SHALL AT ALL TIMES BE LIMITED TO THE CONSTRUCTION ENTRANCE(S) SEE C202 FOR LOCATIONS.
4. PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
5. NO DEMOLITION MATERIALS SHALL BE DISPOSED OF ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY APPROPRIATE GOVERNMENTAL AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS. WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASIS.
6. LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWINGS AND PAY ALL FEES AND COSTS. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
7. CONSTRUCTION ENTRANCE AND FIBER LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEET C202 FOR ALL EROSION CONTROL MEASURES AND OVERALL DEVELOPMENT SWPPP IN "CHIPOTLE, FUTURE RESTAURANT, & TACO BELL" CAPITAL REAL ESTATE PLAN SET FOR APPROPRIATE STAGING.
8. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.

Know what's below. Call before you dig.

20 60
SCALE IN FEET

BORDER FOODS, LLC

BORDER FOODS

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE

SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025
CITY COMMENTS	05/19/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION

NOT FOR CONSTRUCTION

SHEET

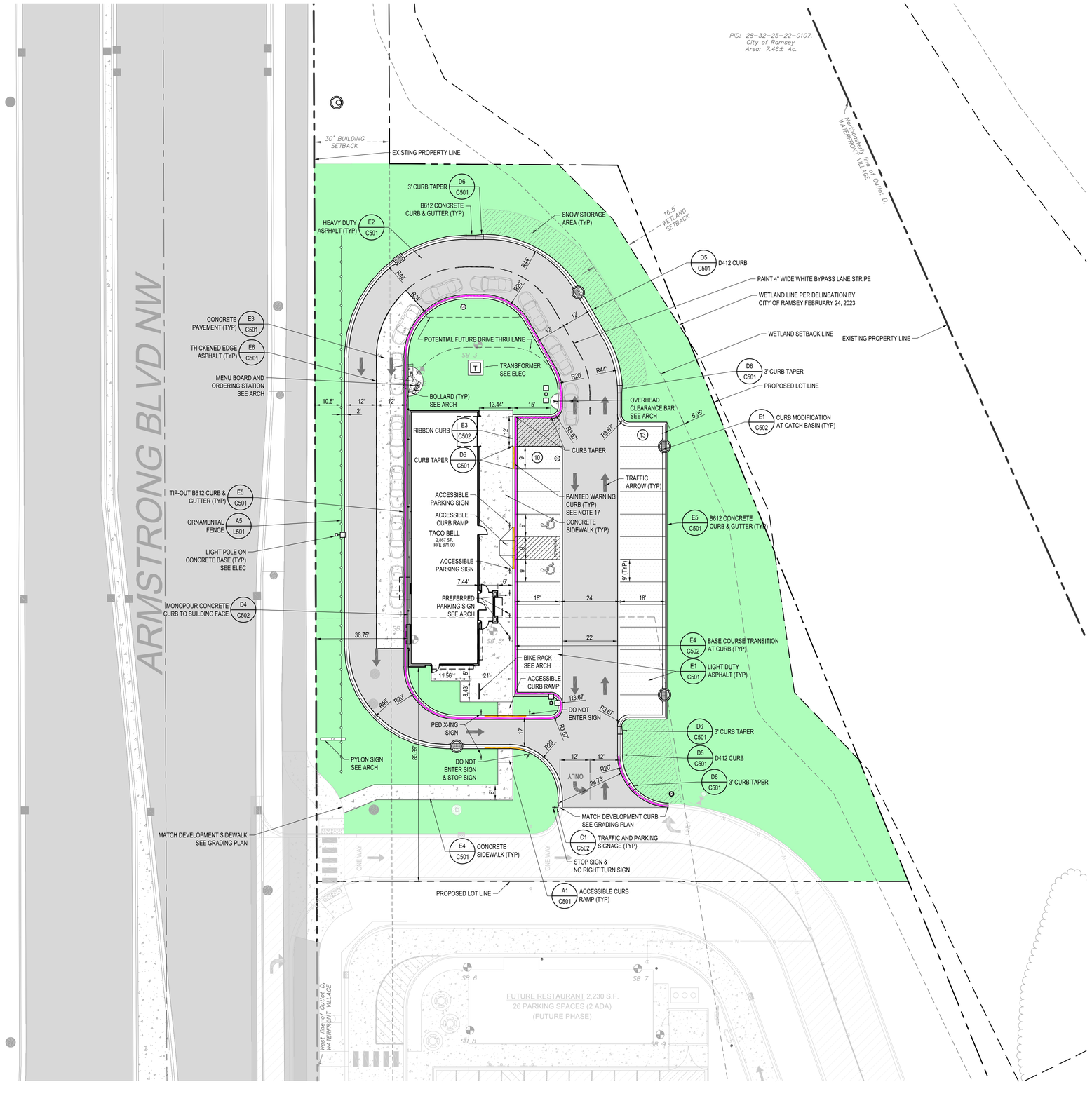
DEMOLITION PLAN

C010

PROJECT NO.

BFO25001

Site Plan Approval



A1 SITE PLAN
1" = 20'

LEGEND

PROPOSED	BY OTHERS	
		LANDSCAPE AREA
		HEAVY DUTY ASPHALT PAVEMENT
		LIGHT DUTY ASPHALT PAVEMENT
		CONCRETE PAVEMENT AND SIDEWALK
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		YELLOW-PAINTED WARNING CURB
		LIGHT POLE ON CONCRETE BASE
		SIGN
		ORNAMENTAL FENCE
		BYPASS LANE STRIPING
		SNOW STORAGE AREA

SITE PLAN NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURB AND BUILDING FACE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ON-SITE CURB TO BE B612 CONCRETE CURB & GUTTER EXCEPT WHERE OTHERWISE NOTED.
5. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
6. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPE. ACCESSIBLE ROUTES AND ACCESS AISLES TO BE PAINTED WITH A 6" WHITE PERIMETER BORDER AND 4" WIDE STRIPE, 18" ON CENTER, AND 45 DEGREES TO STALL.
7. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
8. PROVIDE PAINT SYMBOLS FOR DIRECTIONAL ARROWS.
9. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED. MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. TOOL CONTROL JOINTS AT EXISTING JOINT LOCATIONS.
10. CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
11. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
12. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF STAIRS, BOLLARDS, COMPACTORS, MONUMENT SIGN, AND DIRECTIONAL SIGNAGE.
13. SEE ELECTRICAL SITE PLANS FOR LIGHTING LOCATIONS AND DETAILS.
14. THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.
15. REFER TO OVERALL DEVELOPMENT SWPPP IN "CHIPOTLE, FUTURE RESTAURANT, & TACO BELL" CAPITAL REAL ESTATE PLAN SET FOR SWPPP AND SHEET C202 FOR EROSION CONTROL REQUIREMENTS.
16. PAINT CURB TOP AND FACE SAFETY YELLOW WHEREVER A CURB TAPER OCCURS ADJACENT TO A WALKING SURFACE.

PROJECT SUMMARY

COR 2b COMMERCIAL SUBDISTRICT

	REQUIRED
FRONT YARD SETBACK	30' BUILDING
SIDE YARD SETBACK	N/A
REAR YARD SETBACK	N/A

PARKING SUMMARY

MIN. PARKING RATIO	3 STALLS/1000 SF.	=	9 STALLS
MAX. PARKING RATIO	5 STALLS/1000 SF.	=	15 STALLS
PROPOSED PARKING			23 STALLS
* 2 ADA ACCESSIBLE			

AREA SUMMARY

PROPOSED LOT		57,318 SF. (1.32 AC.)
PROJECT AREA		39,122 SF. (0.90 AC.)
SURFACE COVER	EXISTING	PROPOSED
IMPERVIOUS	530 SF. (0.9%)	26,997 SF. (47.1%)
BUILDING COVERAGE	0 SF. (0.0%)	2,867 SF. (5.0%)
PARKING & WALK	530 SF. (0.9%)	24,130 SF. (42.1%)
PERVIOUS	56,788 SF. (99.1%)	30,321 SF. (52.9%)

SIGN SCHEDULE

SIGN TYPE	MnDOT DESIGNATION	DETAIL	QTY
STOP SIGN	R1-1	C1 / C502	2
NO RIGHT TURN	R3-1	-	1
DO NOT ENTER	R5-1	-	2
PED X-ING	R1-X1	-	2
ACCESSIBLE PARKING	R7-8M	C1 / C502	2
PREFERRED PARKING	-	SEE ARCH	3

Know what's below. Call before you dig.

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PROJECT
TACO BELL

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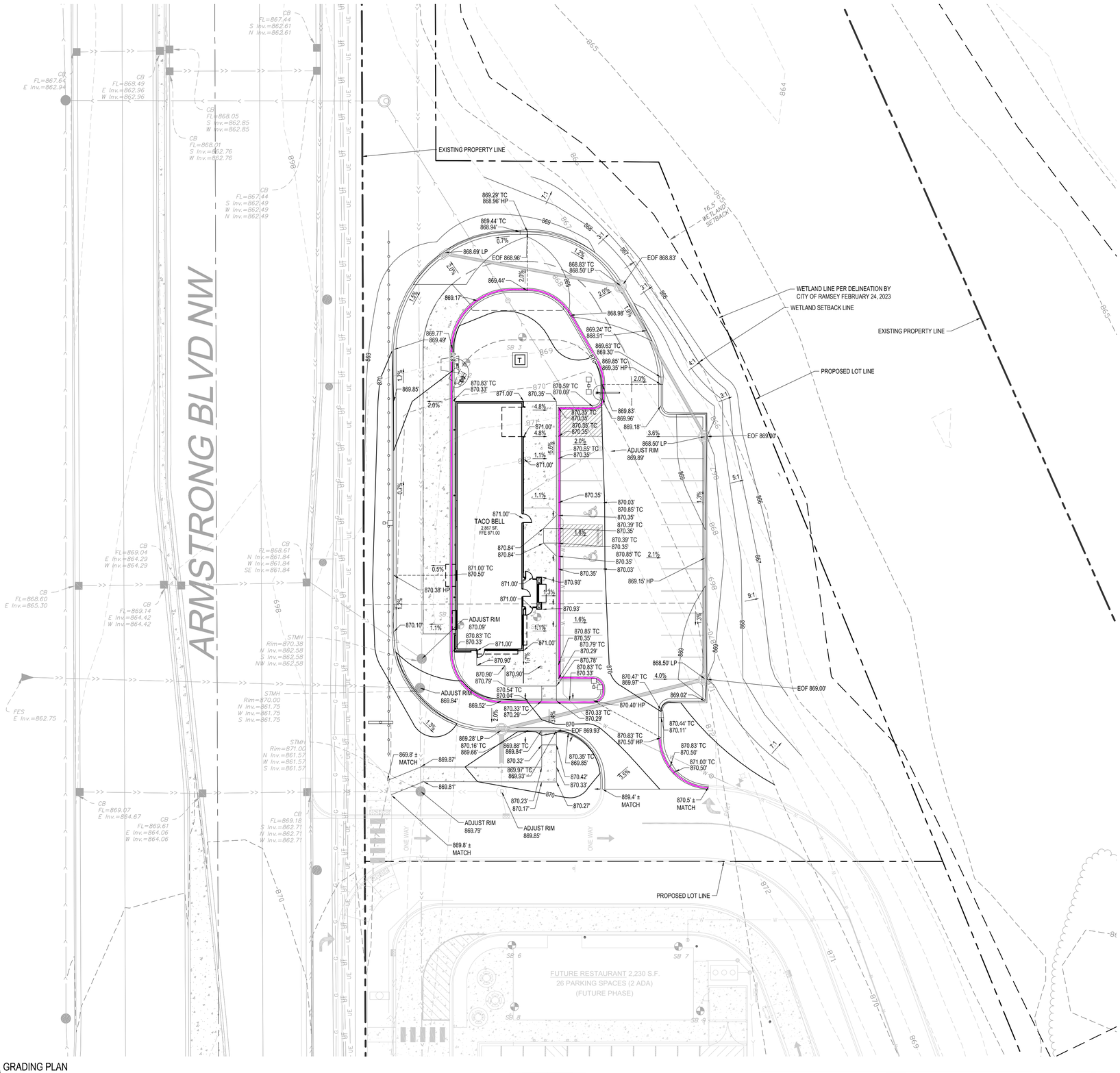
CERTIFICATION
NOT FOR CONSTRUCTION

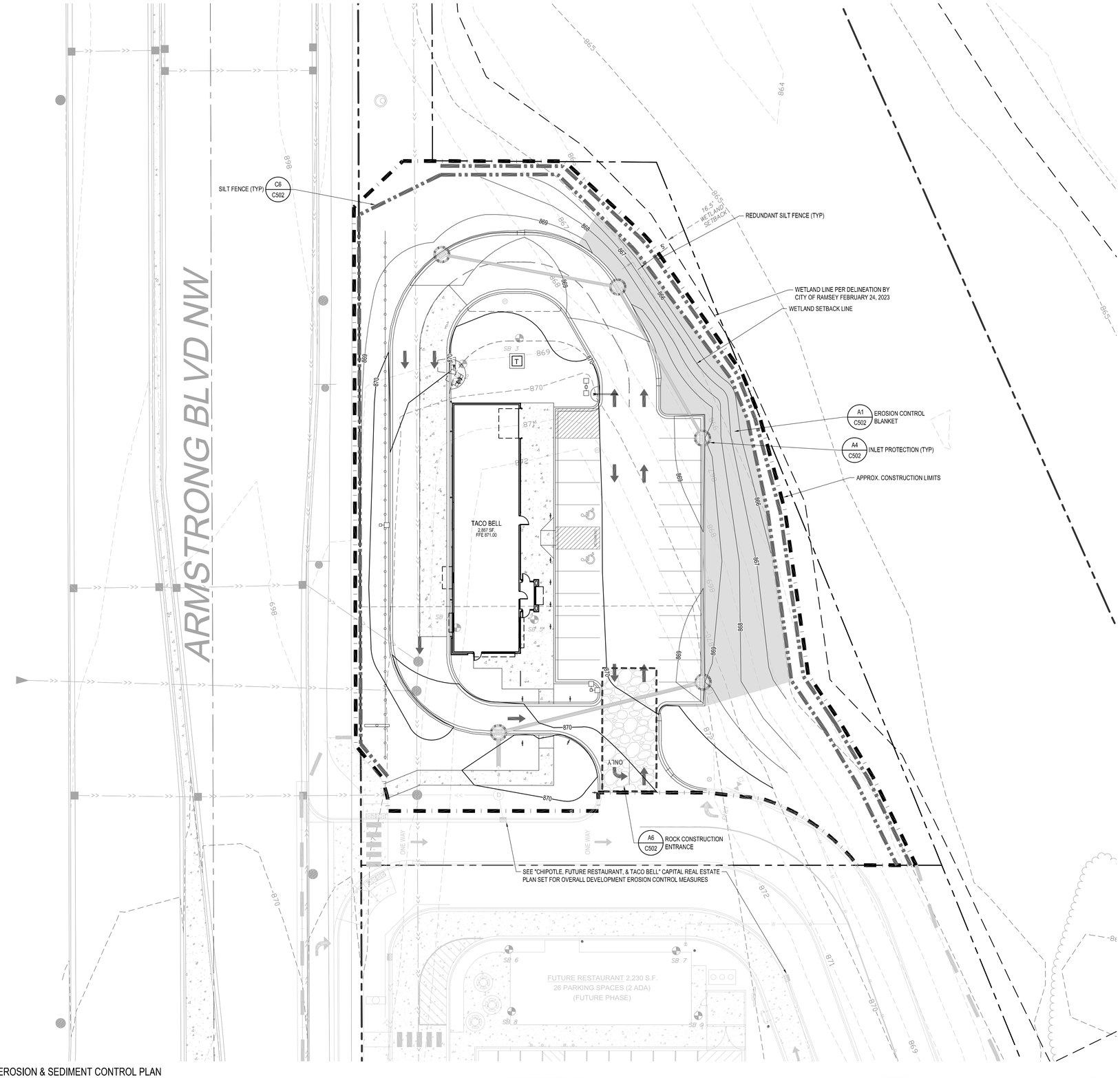
SHEET
SITE PLAN
C101

PROJECT NO.
BFO25001

Site Plan Approval


EXISTING PROPERTY LINE
WETLAND LINE PER DELINEATION BY CITY OF RAMSEY FEBRUARY 24, 2023
WETLAND SETBACK LINE
16.5' WETLAND SETBACK
PROPOSED LOT LINE
EOF 869.00'
EOF 869.83'
EOF 869.93'
TACO BELL
2,867 SF.
FFE 871.00
ADJUST RIM
ADJUST RIM
ADJUST RIM

Site Plan Approved



A1 EROSION & SEDIMENT CONTROL PLAN
1" = 20'

LEGEND

- SILT FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- FIBER BLANKET MnDOT CATEGORY 2O (ALL SEEDED SLOPE >4:1)
- DEVELOPMENT CONSTRUCTION LIMITS

EROSION CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS OVERALL DEVELOPMENT PROJECT IN THE "CHIPOTLE, FUTURE RESTAURANT, & TACO BELL" CAPITAL REAL ESTATE PLAN SET, WHICH INCLUDES THE MPCA NPDES GENERAL PERMIT NO. MNR100001. CONTRACTOR SHALL POST SITE NOTICE AS OUTLINED IN THE NPDES GENERAL PERMIT. CONTRACTOR TO OBTAIN AND BEAR COSTS OF SEPARATE MPCA CONSTRUCTION STORMWATER PERMIT IF NECESSARY.
2. REMOVE SILT FENCE AND CHECK DAMS AFTER 75% PERENNIAL VEGETATION IS ESTABLISHED. BIO-DEGRADABLE FILTER LOG DOES NOT NEED TO BE REMOVED.
3. RESTORE ALL DISTURBED NON-PAVED AREAS WITH TOPSOIL AND SEED OR SOD AS INDICATED ON SHEET L101 WITHIN 72 HOURS OF COMPLETION OF GRADING ACTIVITY.
4. REFER TO SHEET L101 FOR REVEGETATION REQUIREMENTS.
5. EROSION CONTROL MEASURES SHOWN SHOULD BE CONSIDERED THE MINIMUM. THE CONTRACTOR MAY NEED TO ADD ADDITIONAL EROSION CONTROL BMPS OR REPLACE EROSION CONTROL MEASURES DURING CONSTRUCTION TO PROTECT THE SITE AND MAINTAIN COMPLIANCE WITH THE SWPPP.

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SCALE IN FEET

BORDER FOODS, LLC

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PROJECT

TACO BELL

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CERTIFICATION

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SHEET

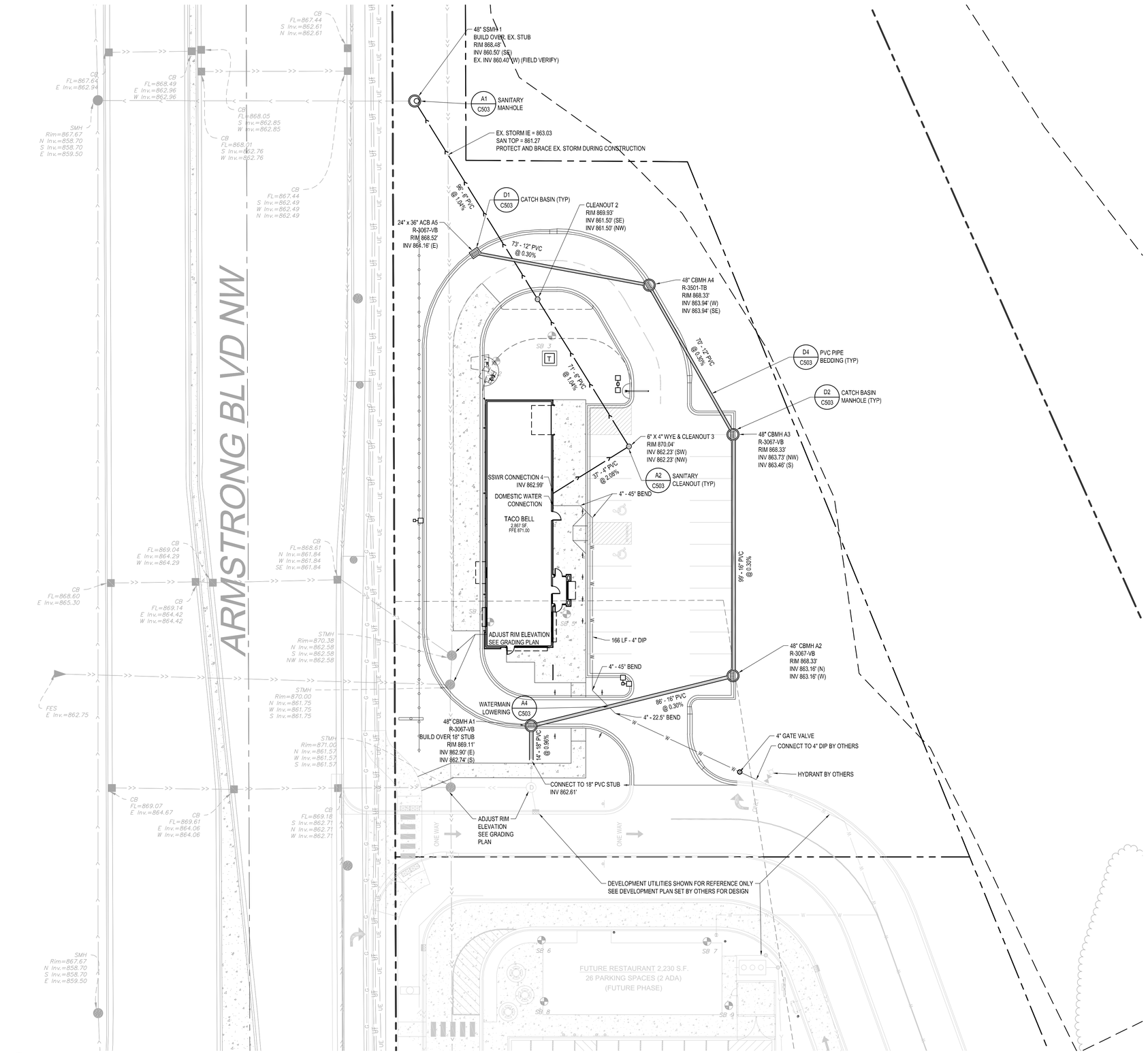
EROSION & SEDIMENT CONTROL PLAN

C202

PROJECT NO.

BFO25001

Site Plan Approval



A1 UTILITY PLAN
1" = 20'

LEGEND

- SANITARY SEWER
- W — DOMESTIC WATER SERVICE
- STORM SEWER
- CATCH BASIN (CB)
- CATCH BASIN MANHOLE (CBMH)
- WATER VALVE

UTILITY NOTES

1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF RAMSEY DESIGN STANDARDS, LATEST EDITION.
3. CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. VERIFY BUILDING SERVICE LOCATIONS AND INVERTS WITH THE MECHANICAL PLANS PRIOR TO COMMENCING UTILITY CONSTRUCTION.
6. PIPE MATERIALS:

STORM SEWER	<= 16" SCH 40 PVC > 16" HDPE OR SCH 40 PVC
WATER	DIP
SANITARY	SDR 26 PVC

7. ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE PLUMBING CODE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM) SPECIFICATIONS, AND CITY OF RAMSEY STANDARD SPECIFICATIONS, WHICHEVER IS MOST RESTRICTIVE.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
9. WATER AND FIRE LINES SHALL HAVE A MINIMUM 7.5' TO A MAXIMUM 10' OF COVER.
10. PROVIDE THRUST RESTRAINT AT ALL WATER LINE BENDS, TEES, HYDRANTS, ETC.
11. PROVIDE INSULATION WHERE WATERMAIN CLEARANCE BELOW STORM SEWER IS LESS THAN 24" SEE DETAIL D5/C503.
12. COORDINATE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS. SEE ELECTRICAL SITE PLAN FOR ADDITIONAL SITE ELECTRICAL INFORMATION.
13. THE PRIMARY ELECTRIC, TRANSFORMER, AND METER PROVIDED AND INSTALLED BY POWER COMPANY.
14. COORDINATE INSTALLATION AND DESIGN OF GAS MAIN, VALVE AND METERS WITH GAS COMPANY. CONTRACTOR TO TRENCH AND BACKFILL. GAS MAIN TO HAVE MINIMUM 24" OF COVER.
15. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
16. SEE DETAIL D4/C503 FOR PIPE BEDDING.

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BORDER FOODS, LLC

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CERTIFICATION

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SHEET

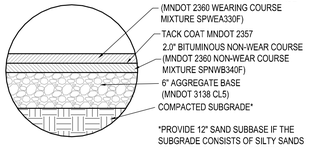
UTILITY PLAN

C301

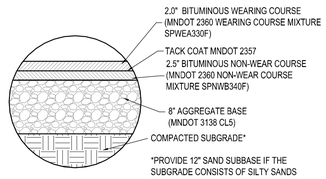
PROJECT NO.

BFO25001

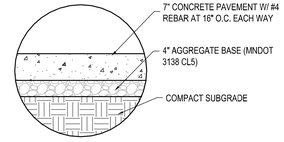
Site Plan Approval



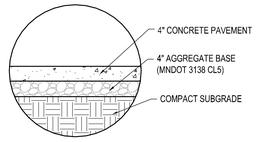
E1 LIGHT DUTY ASPHALT PAVEMENT SECTION — NO SCALE



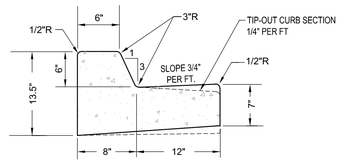
E2 HEAVY DUTY ASPHALT PAVEMENT SECTION — NO SCALE



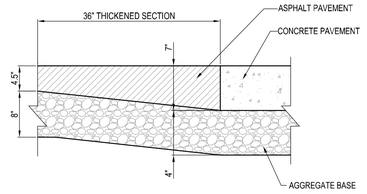
E3 CONCRETE PAVEMENT SECTION — NO SCALE



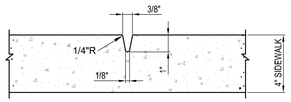
E4 CONCRETE SIDEWALK SECTION — NO SCALE



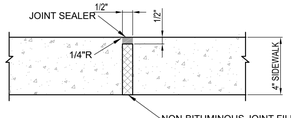
E5 B612 CONCRETE CURB & GUTTER — NO SCALE



E6 THICKENED EDGE ASPHALT — NO SCALE

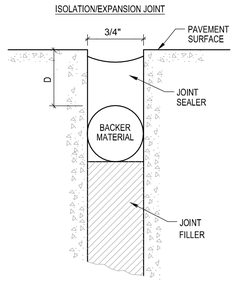


TOOLED CONTROL JOINT
SPACING: 4' WALK - 4' C/C

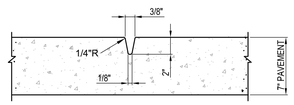


EXPANSION JOINT
MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

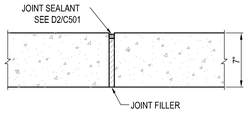
D1 SIDEWALK JOINT — NO SCALE



D2 JOINT SEALANT — NO SCALE



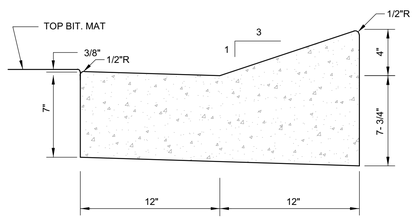
TOOLED CONTROL JOINT
SPACING: 12' MAX



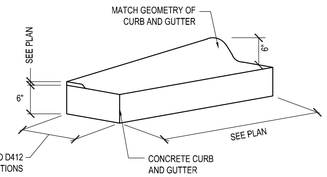
EXPANSION JOINT

D3 CONCRETE PAVEMENT JOINT — NO SCALE

NOTES:
1. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ON IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
2. REFER TO DETAIL D2/C501 FOR JOINT SEALANT.



D5 D412 CONCRETE CURB & GUTTER — NO SCALE

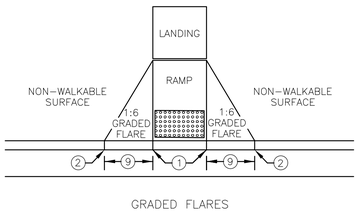


D6 CURB TAPER — NO SCALE

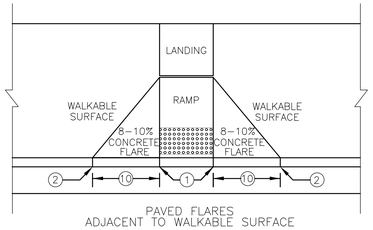
SECTION A-A
PERPENDICULAR/TIERED

SECTION B-B
PARALLEL

RAMP CROSS SECTIONS

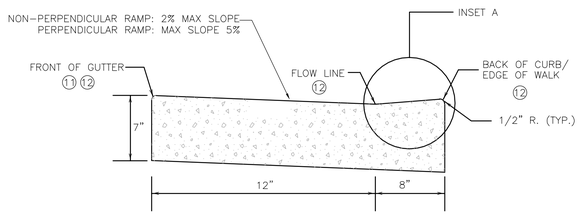


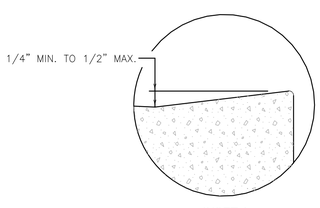
GRADED FLARES



PAVED FLARES
ADJACENT TO WALKABLE SURFACE

RAMP SIDE TREATMENTS





INSET A

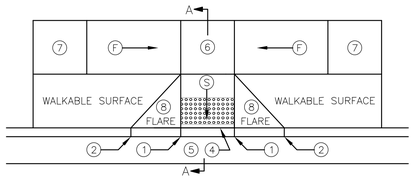
PEDESTRIAN ACCESS ROUTE (PAR) AND CURB DETAIL

LEGEND

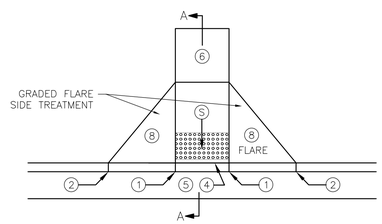
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

S INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

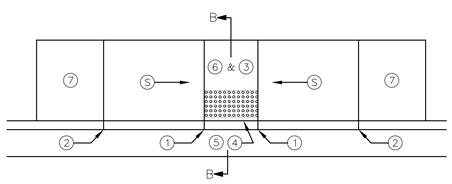
F INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%



TYPE A - TIERED PERPENDICULAR



TYPE B - PERPENDICULAR



TYPE C - PARALLEL

RAMP TYPES

NOTES

1. LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.
2. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.
3. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.
4. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS.
5. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
6. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
7. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 WHEN LANDINGS ARE CAST SEPARATELY. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.
8. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.
9. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL.
10. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.
11. SEE MnDOT STANDARD PLATE 7038 FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
12. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
13. POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
14. NO PONDING SHALL BE PRESENT IN THE PAR.
15. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.
16. WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

KEYNOTES

1. 0" CURB HEIGHT.
2. FULL CURB HEIGHT.
3. DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
5. SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS.
6. 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS. IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN.
7. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
8. SEE SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
9. 3' FLARE, UNLESS OTHERWISE NOTED.
10. 6' FLARE, UNLESS OTHERWISE NOTED.
11. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
12. TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. PAR GUTTER SHALL NOT BE OVERLAID.
13. MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
14. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

A1 ACCESSIBLE CURB RAMP — NO SCALE

BORDER FOODS, LLC

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PROJECT
TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE
SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
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Élan DESIGN LAB
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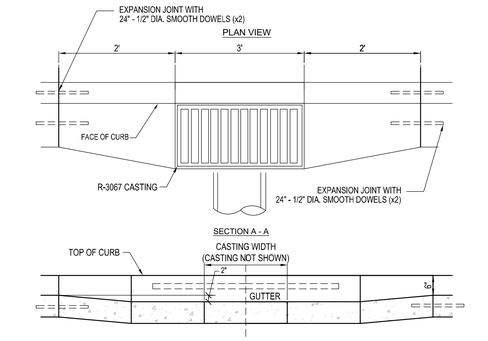
CERTIFICATION
NOT FOR CONSTRUCTION

SHEET
DETAILS
C501

PROJECT NO.
BFO25001

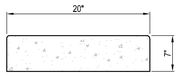
Site Plan Approved



E1 CURB MODIFICATION AT CATCH BASIN

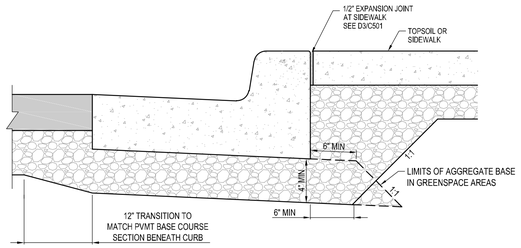
NO SCALE

CONTROL JOINTS SHALL EXTEND TO BOTH THE FRONT AND BACKS OF THE CURB AND BE 2" DEEP AT 10' MAX SPACING.



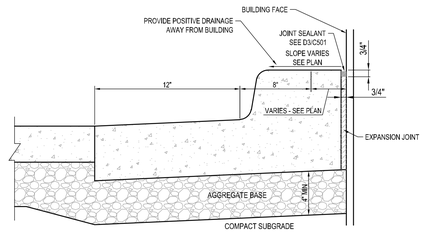
E3 RIBBON CURB

NO SCALE



E4 BASE COURSE TRANSITION AT CURB

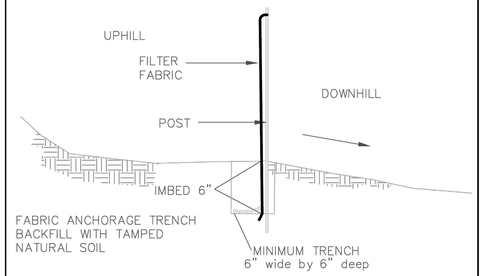
NO SCALE



NOTE: SEE STRUCTURAL PLANS FOR DOWELING TO FOUNDATION

D4 MONOPOUR CONCRETE CURB AT BUILDING FACE

NO SCALE



INSTALL AS PER FILTER FABRIC
MANUFACTURER'S
RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED:
1 – 2016

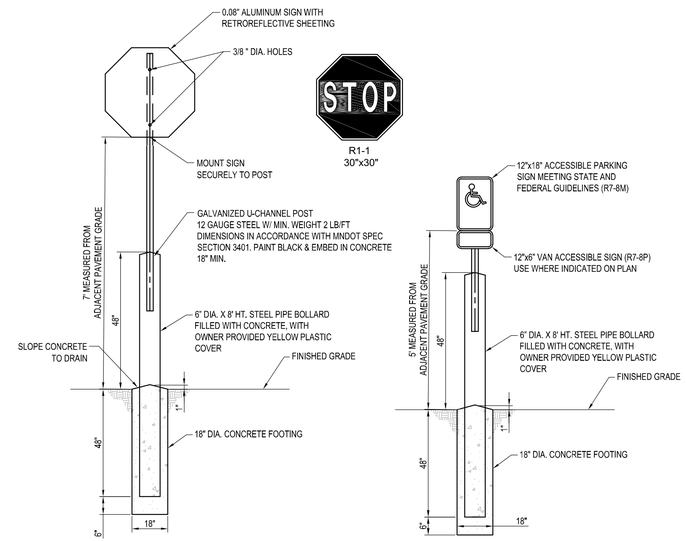
City of RAMSEY

STANDARD DETAILS:
SILT FENCE

CITY PLATE No.
ERO–1

C6 SILT FENCE

NO SCALE



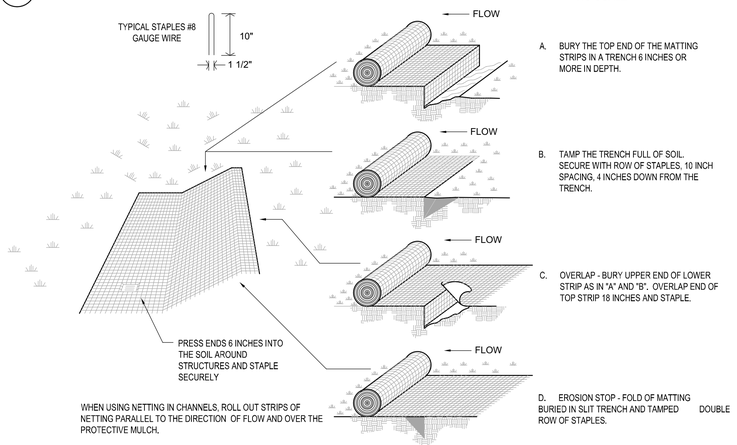
TRAFFIC SIGN

ACCESSIBLE PARKING SIGN

MATCH HEIGHT FOR OTHER
PARKING SIGNAGE

C1 TRAFFIC AND PARKING SIGNAGE

NO SCALE



WHEN USING NETTING IN CHANNELS, ROLL OUT STRIPS OF NETTING PARALLEL TO THE DIRECTION OF FLOW AND OVER THE PROTECTIVE MULCH.

A. BURY THE TOP END OF THE MATTING STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.

B. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 10 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.

C. OVERLAP - BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 18 INCHES AND STAPLE.

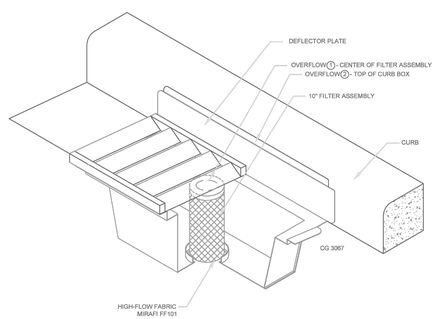
D. EROSION STOP - FOLD OF MATTING BURIED IN SLIT TRENCH AND TAMPED DOUBLE ROW OF STAPLES.

1. APPLY LIME, FERTILIZER AND SEED BEFORE LAYING THE NET OR MAT.
2. START LAYING THE NET FROM THE TOP OF THE CHANNEL OR SLOPE AND UNROLL IT DOWN THE GRADE. ALLOW NETTING TO LAY LOOSELY ON THE SOIL BUT WITHOUT WRINKLES - DO NOT STRETCH. MAT OR BLANKET - TYPE PRODUCT SHOULD PROVIDE AT LEAST 30% COVERAGE OF THE SURFACE WHERE IT IS APPLIED.
3. TO SECURE THE NET, BURY THE UPSLOPE END IN A SLOT OR TRENCH NO LESS THAN 6 INCHES DEEP, COVER WITH SOIL, AND TAMP FIRMLY AS SHOWN. STAPLE THE NET EVERY 12 INCHES ACROSS THE TOP END AND EVERY 3 FOOT AROUND THE EDGES AND BOTTOM. WHERE 2 STRIPS OF NET ARE LAID SIDE BY SIDE, THE ADJACENT EDGES SHOULD BE OVERLAPPED 3 INCHES AND STAPLED TOGETHER. EACH STRIP OF NETTING SHOULD ALSO BE STAPLED DOWN THE CENTER, EVERY 3 FOOT. DO NOT STRETCH THE NET WHEN APPLYING STAPLES.
4. TO JOIN TWO STRIPS, CUT A TRENCH AND ANCHOR THE END OF THE NEW NET. OVERLAP THE END OF THE PREVIOUS ROLL 18 INCHES, AS SHOWN, AND STAPLE EVERY 12 INCHES JUST BELOW THE ANCHOR SLOT

MAINTENANCE: INSPECT ALL MULCHES PERIODICALLY; AFTER RAINSTORMS TO CHECK FOR RILL EROSION, DISLOCATION, OR FAILURE. WHEN EROSION IS OBSERVED, APPLY ADDITIONAL MULCH. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED, AND REINSTALL MULCH. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.

A1 EROSION CONTROL BLANKET

NO SCALE



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

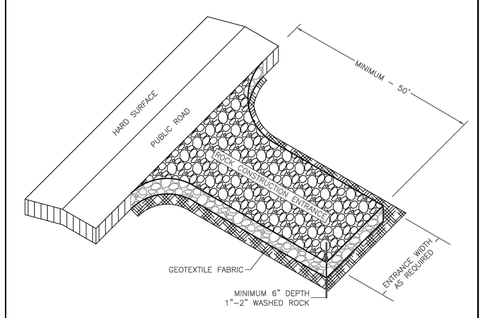
City of RAMSEY

STANDARD DETAILS:
INLET PROTECTION

CITY PLATE No.
ERO–2

A4 INLET PROTECTION

NO SCALE



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED:
1 – 2016

City of RAMSEY

STANDARD DETAILS:
ROCK CONSTRUCTION ENTRANCE

CITY PLATE No.
ERO–5

A6 ROCK CONSTRUCTION ENTRANCE

NO SCALE

BORDER FOODS, LLC

BORDER FOODS

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CERTIFICATION

NOT FOR CONSTRUCTION

SHEET

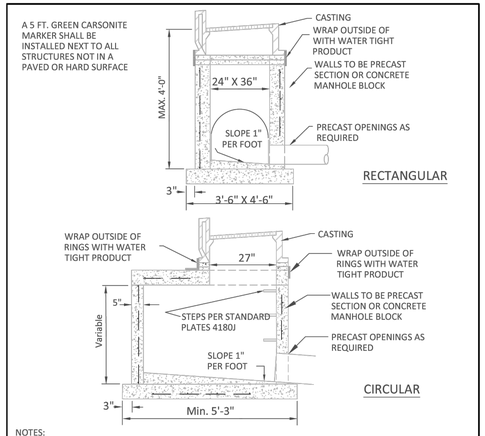
DETAILS

C502

PROJECT NO.

BFO25001

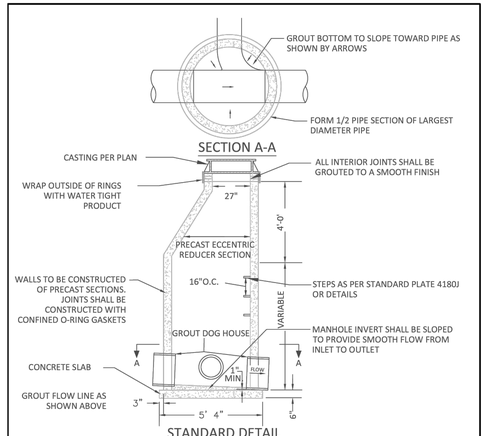
Site Plan Approval



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

D1 CATCH BASIN — NO SCALE



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

D2 STORM MANHOLE — NO SCALE

GENERAL NOTES:
ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.

WHERE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, LATEST EDITION

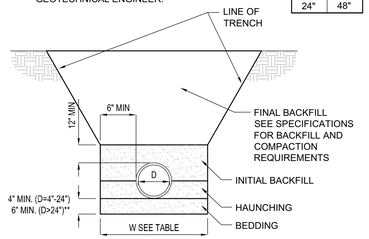
HAUNCHING AND INITIAL BACKFILL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

MINIMUM COVER = 12" TO FINISH GRADE SURFACE MOUND AND COMPACT TO 48" COVER DURING CONSTRUCTION

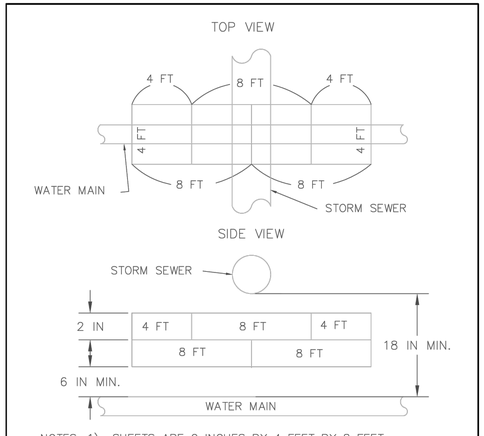
**IF SOFT OR UNSTABLE CONDITIONS ARE PRESENT, BEDDING THICKNESS SHOULD BE INCREASED BY AN ADDITIONAL 6 TO 12 INCHES OF BEDDING MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

DESIGNER NOTE: CONFIRM WITH MANUFACTURER

D	W
4"	21"
6"	23"
8"	26"
10"	28"
12"	31"
15"	34"
18"	39"
24"	48"



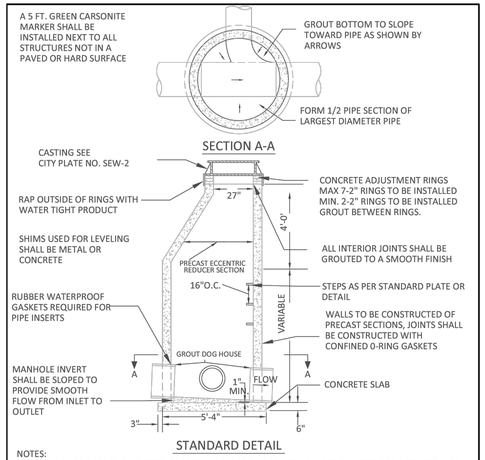
D4 PVC PIPE BEDDING — NO SCALE



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: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER MAIN INSULATION
		CITY PLATE No. WAT-6

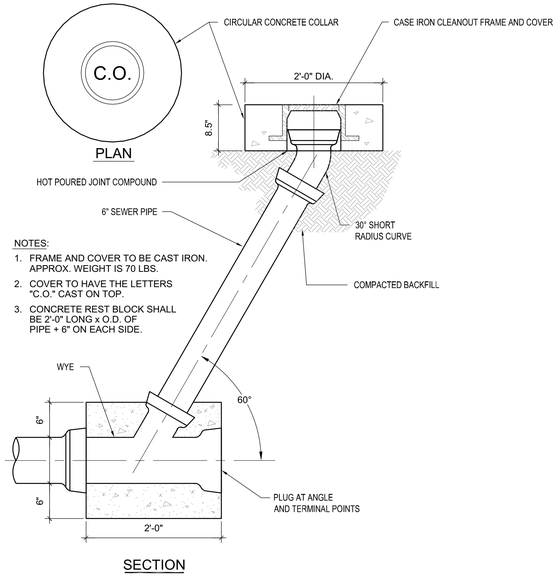
D5 WATERMAIN INSULATION — NO SCALE



NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

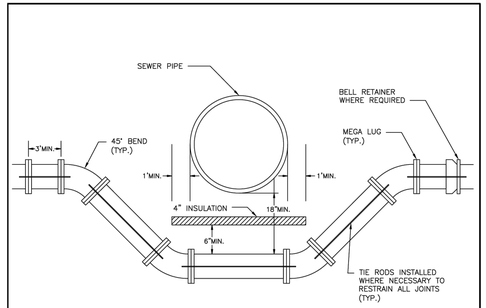
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1

A1 SANITARY MANHOLE — NO SCALE



NOTES:
1. FRAME AND COVER TO BE CAST IRON. APPROX. WEIGHT IS 70 LBS.
2. COVER TO HAVE THE LETTERS "C.O." CAST ON TOP.
3. CONCRETE REST BLOCK SHALL BE 2'-0" LONG x O.D. OF PIPE + 6" ON EACH SIDE.

A2 SANITARY SEWER CLEANOUT — NO SCALE



NOTE:

1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

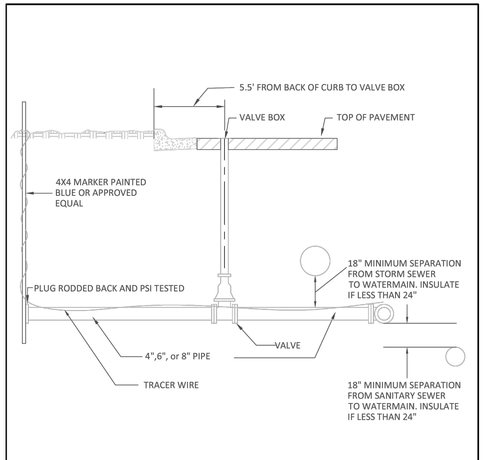
2. USE 2 – ¾" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.

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–6 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT–7

A4 WATERMAIN LOWERING — NO SCALE



NOTES:
1. SHALL BE BLOCKED OR TIED TO THE 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.
2. 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: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5

A5 COMMERCIAL WATER SERVICE — NO SCALE

BORDER FOODS, LLC

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CERTIFICATION
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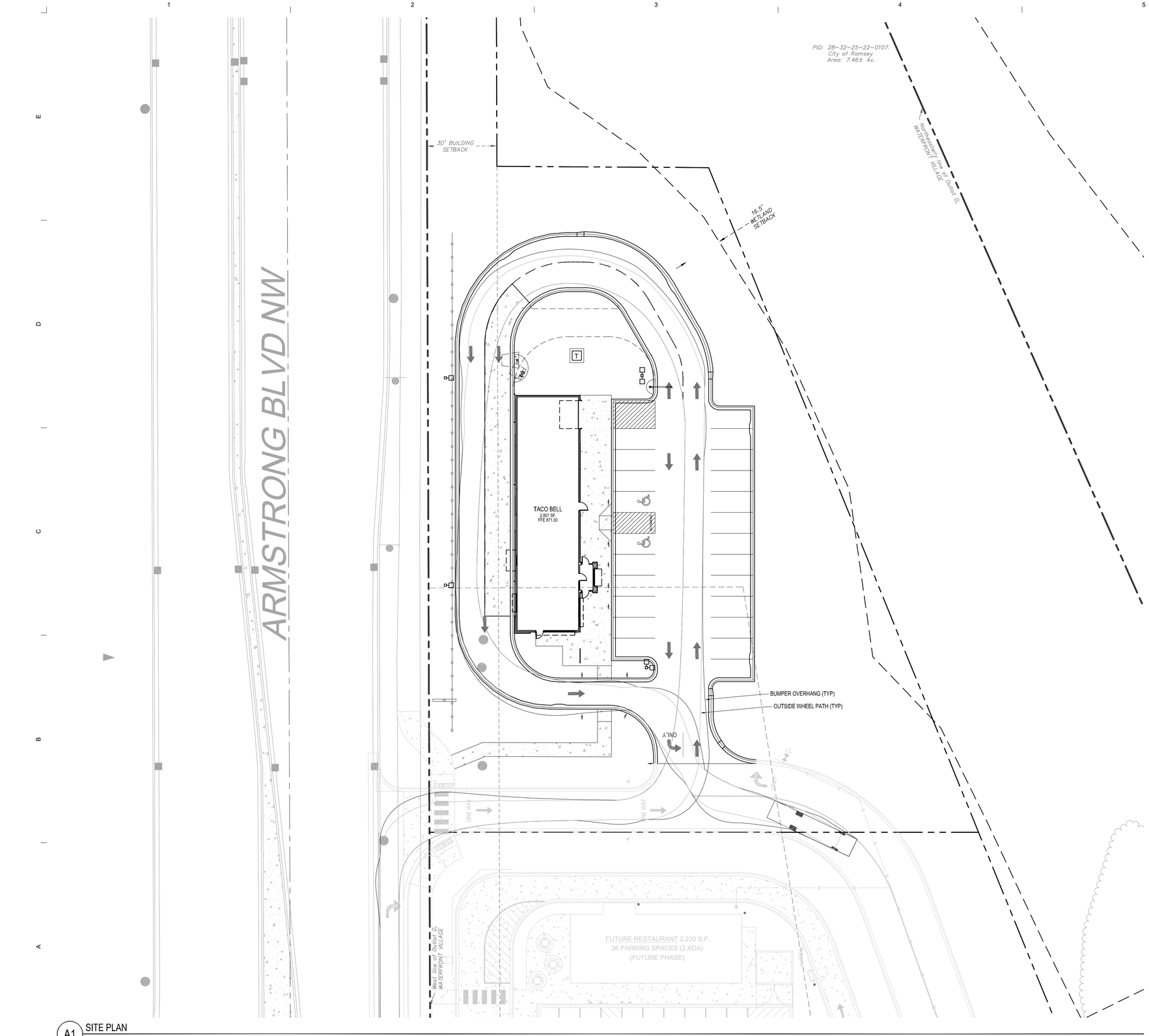
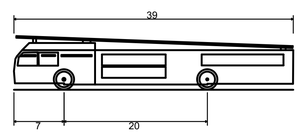
PROJECT NO.
BFO25001

Site Plan Approved



A1 SITE PLAN
1" = 20'



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Know what's below. Call before you dig.

20 60
SCALE IN FEET

BORDER FOODS, LLC

BORDER™ FOODS

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE

SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION

NOT FOR CONSTRUCTION

SHEET

FIRE TRUCK TURNING EXIHBIT

TM001

PROJECT NO.

BFO25001

Site Plan Approved

Taco Bell
ENDEAVOR MEDIUM 40

TACO BELL™

14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

1. SEE STRUCTURAL DRAWINGS HOLD DOWN SCHEDULE. GENERAL CONTRACTOR (G.C.) TO PROVIDE AND PAY FOR ALL SPECIAL INSPECTIONS REQUIRED.
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA BUILDING CODE, INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RAMSEY, MN.
3. ALL ELEMENTS NECESSARY TO CREATE A LEGALLY OCCUPIABLE BUILDING SHALL BE PROVIDED.
4. G.C. TO PROVIDE AS-BUILT DOCUMENTS TO TENANT PRIOR TO PROJECT CLOSE OUT.
5. ALL MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR ALL MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS PER CODE.
6. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECTS OFFICE.
7. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.
8. GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY EXISTING STRUCTURES, SITE CONDITIONS, ETC. FOUND ON SITE AND TO COORDINATE WITH ALL LOCAL AUTHORITIES HAVING JURISDICTION FOR THE PROPER REMOVAL AND DISPOSAL OF EXISTING STRUCTURES, SITE CONDITIONS, ETC. SEE ALSO CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
9. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
10. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY BORDER FOODS, IN WRITING, PRIOR TO INSTALLATION.
11. G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
12. G.C. SHALL PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
13. IT IS THE G.C.'S RESPONSIBILITY TO CONFIRM THE AVAILABLE "RESIDUAL" WATER PRESSURE, PRIOR TO THE START OF ANY WORK, AND NOTIFY THE TENANT IF THE AVAILABLE PRESSURE IS NOT ADEQUATE TO SERVICE THE ANSUL SYSTEM OR OTHER PRESSURE SENSITIVE EQUIPMENT.
14. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED TO SAFELY INSTALL NEW WORK. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTIONS OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL CHANGE OR AFFECT THE CONTRACTOR'S RESPONSIBILITY IN THIS MATTER. SEE ALSO STRUCTURAL DRAWINGS.
15. G.C. SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED.
16. SCOPE OF WORK AND SPECIFICATIONS DOCUMENTS ARE INCLUDED AS CONTRACT DOCUMENTS FOR THIS PROJECT. IF THEY HAVE NOT BEEN PROVIDED TO YOU FOR THIS PROJECT, PLEASE ASK TENANT FOR A COPY OF APPLICABLE SECTION.
17. G.C. SHALL PROVIDE WARRANTY DOCUMENTATION FOR ANY ROOFING MEMBRANE AND FIBER CEMENT SIDING WORK PERFORMED AT THE CONCLUSION OF THE PROJECT.
18. G.C. SHALL FINAL CLEAN RESTAURANT AFTER EQUIPMENT INSTALL IS COMPLETE AND PRIOR TO TURNOVER TO OWNER.

PROJECT GENERAL NOTES

NAME — ROOM NAME

X / X AXXX X / X — SHEET NUMBER; ELEVATION NUMBER

X'-X" — CEILING HEIGHT

X / AXXX — SECTION NUMBER; DIRECTION OF DETAIL; SECTION SHEET

X / AXXX — DETAIL NUMBER; DETAIL SHEET

X — REVISION NUMBER

X / AXXX — ELEV. LETTER; ELEV. SHEET

X — DOOR NUMBER

X — WINDOW NUMBER / DECOR ITEM NUMBER

X — EXTERIOR WALL FINISH NUMBER

X — KEY NOTE NUMBER

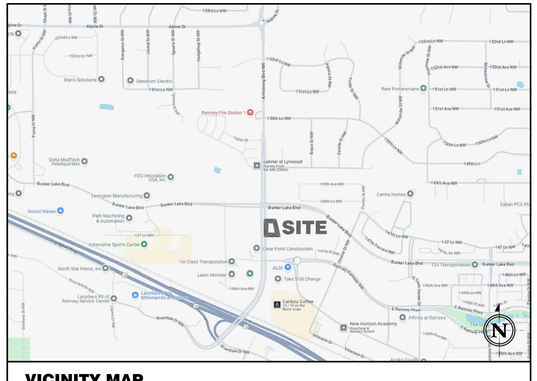
X-XXX — EQUIPMENT NUMBER

XX-X — ROOM FINISH NUMBER

X'-XX" ELEV. — BLDG. HEIGHT REFERENCE POINT

REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

GENERAL DRAWING SYMBOLS



VICINITY MAP

1. RECOMMENDED TO INSTALL PIPE BOLLARDS ADJACENT TO BUILDING AFTER FOUNDATION WORK COMPLETED, BUT PRIOR TO EXTERIOR BUILDING WALL PANEL INSTALLATION (TO AVOID DAMAGING EXTERIOR FINISH OF WALL PANELS).
2. RECOMMENDED TO INSTALL ELECTRICAL WHIPS FOR EXTERIOR SIGNS ON TOWER ELEMENT IMMEDIATELY FOLLOWING WALL PANEL INSTALL - PRIOR TO GYP. BD. INSTALL AT INTERIOR (VERY DIFFICULT ACCESS TO WALL CAVITY AFTER GYP. BD. INSTALL).
3. RECOMMENDED TO CREATE A PLYWOOD TEMPLATE TO LAY OUT DRIVE-THRU ORDER AREA EQUIPMENT (EQUIPMENT AND DIMENSIONS INDICATED ON SHEET A100).
4. NOTE: ALL FLOOR DRAINS, FLOOR CLEAN OUTS, FLOOR SINKS, TRENCH DRAINS, ETC. TO BE LOCATED PER PLAN. NO VARIATIONS WILL BE ALLOWED WITHOUT APPROVAL BY ARCHITECT AND PLUMBING ENGINEER.

CONSTRUCTION TIPS

C.U.P./SITE PLAN REV.: 04.11.2025	CITY COMMENTS: 05.07.2025					
		☐ ISSUED FOR CITY PLANNING REVIEW				
		◪ ISSUED FOR CITY PLANNING REV. WITH REVISED INFO				
		○ ISSUED FOR PRELIMINARY REVIEW				
		◉ ISSUED FOR BID / PERMIT / CONSTRUCTION				
		◪ ISSUED FOR CONSTRUCTION WITH REVISED INFO				
		GENERAL PROJECT INFORMATION				
☐	◪	G000	TITLE SHEET			
☐	◪	G001	CODE DATA / PLAN SHEET			
		CIVIL				
☐	◪	C000	COVER			
☐	◪	C010	DEMOLITION PLAN			
☐	◪	C101	SITE PLAN			
☐	◪	C201	GRADING PLAN			
☐	◪	C202	EROSION & SEDIMENT CONTROL PLAN			
☐	◪	C301	UTILITY PLAN			
☐	◪	C501	DETAILS			
☐	◪	C502	DETAILS			
☐	◪	C503	DETAILS			
☐	◪	L100	OVERALL LANDSCAPE PLAN			
☐	◪	L101	LANDSCAPE PLAN			
☐	◪	L501	LANDSCAPE DETAILS			
		ARCHITECTURAL				
☐	◪	A100	SITE DETAILS			
☐	◪	A101	SITE DETAILS			
☐	◪	A102	SITE DETAILS			
☐	◪	A103	SITE LIGHTING PHOTOMETRIC			
☐	◪	A200	FLOOR PLAN			
☐	◪	A300	EXTERIOR ELEVATIONS			
☐	◪	A301	EXTERIOR ELEVATIONS			

SHEET INDEX

NOT USED

OWNER
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
CONTACT: ZACH ZELICKSON
PHONE: 763.489.2968

ARCHITECT
FINN DANIELS ARCHITECTS
1440 NORTHLAND DRIVE, SUITE 250
MENDOTA HEIGHTS, MN 55120
CONTACT: GREG DAHLING
PHONE: 651.888.6884

TENANT
BORDER FOODS, LLC.
5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
CONTACT: ZACH ZELICKSON
PHONE: 763.489.2968

CIVIL ENGINEER
ELAN DESIGN LAB
310 4TH AVE S, SUITE 1006
MINNEAPOLIS, MN 55415
CONTACT: ADAM WANGSNESS
PHONE: 612.260.7991

STRUCTURAL ENGINEER
ALIGN STRUCTURAL, INC.
241 CLEVELAND AVE. SOUTH, SUITE B7
ST. PAUL, MN 55105
CONTACT: RICK JOHNSON
PHONE: 651.698.0164 (EXT. 16)

LANDSCAPE ARCHITECT
ELAN DESIGN LAB
310 4TH AVE S, SUITE 1006
MINNEAPOLIS, MN 55415
CONTACT: PILAR SARAITHONG
PHONE: 612.260.7980

PANELIZED BUILDING SYS.
FULLERTON BUILDING SYSTEMS INC.
34620 250TH STREET
WORTHINGTON, MN 56187
CONTACT: JARED JOHNSON
PHONE: 612.964.8437

MECH. / ELEC. ENGINEER
STEEN ENGINEERING, INC.
5430 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55429
CONTACT: RICHARD BECKER (PLUMB.) 763.235.4802
SCOTT DAVIS (MECH.) 763.235.4791
MATT PETERSON (ELEC.) 763.235.XXXX

PROJECT DIRECTORY

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL.
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

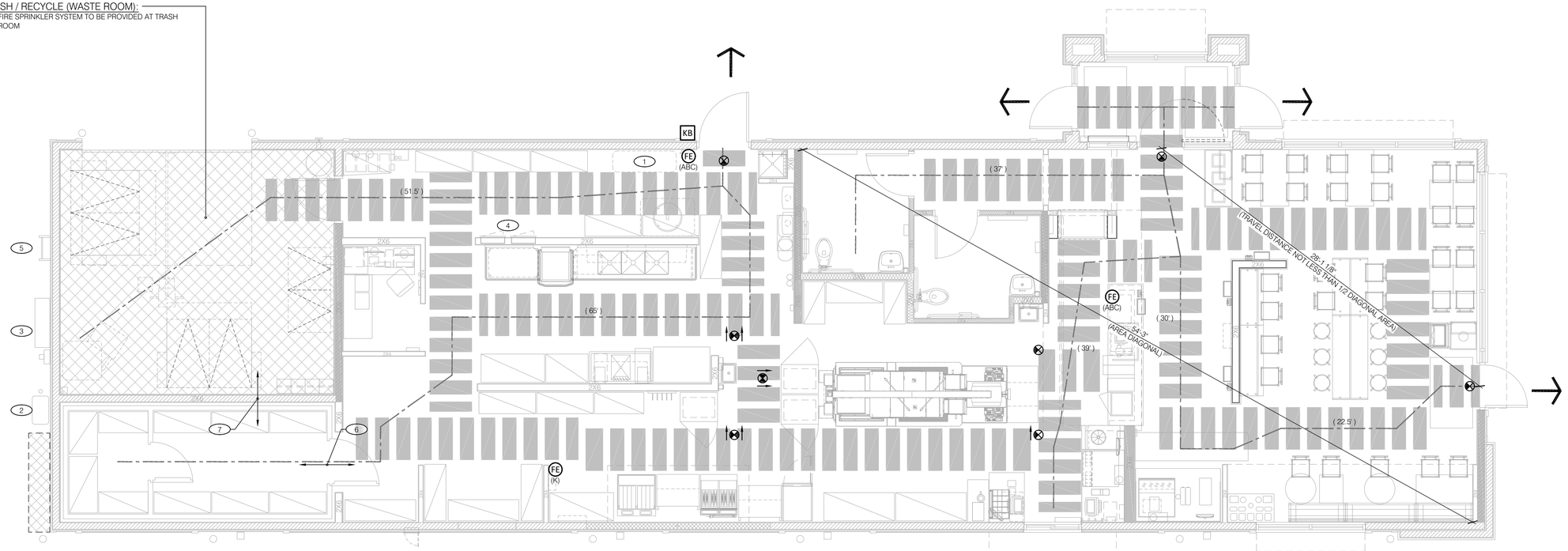
TITLE SHEET

G000

TACO BELL - RAMSEY, MN

Site Plan Approval

TRASH / RECYCLE (WASTE ROOM):
- FIRE SPRINKLER SYSTEM TO BE PROVIDED AT TRASH ROOM



1 1/4"=1'-0" **CODE PLAN**

EXIT

INDICATES AREA TO BE FIRE SPRINKLED

COMMON PATH OF EGRESS (DISTANCE)

EXIT PATH (MINIMUM 36" CLEAR WIDTH)

EXIT SIGN LOCATION (DIRECTIONAL INDICATED WITH ARROWS)

FE — PROPOSED FIRE EXTINGUISHER LOCATIONS WITH IDENTIFYING SIGNAGE. (FINAL COORDINATE QUANTITY, TYPE, AND LOCATIONS WITH LOCATION AUTHORITY HAVING JURISDICTION PRIOR TO INSTALL.)

KB — KNOX BOX LOCATION. (FINAL COORDINATE TYPE AND LOCATION WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALL.)

2 **CODE PLAN LEGEND**

1. WATER SERVICE / METER LOCATION.
2. GAS METER.
3. MAIN ELECTRICAL SWITCHGEAR / SERVICE.
4. ELECTRICAL PANELS.
5. ROOF ACCESS LADDER (EXTERIOR).
6. ACCESS TO ABOVE WALK-IN COOLER / FREEZER VIA FRAMED OPENING IN WALL ABOVE FINISHED CEILING.
7. ACCESS TO ABOVE TRASH / RECYCLE CEILING VIA SPACES BETWEEN STUD WALL FRAMING FROM ABOVE WALK-IN COOLER / FREEZER.

3 **CODE PLAN KEY NOTES**

DESCRIPTION OF PROJECT:

A NEW TACO BELL TO BE CONSTRUCTED ON A NEW SITE. THE INTERIOR DINING AREA WILL HAVE 40 SEATS.

BUILDING WILL HAVE A DRIVE-THRU WINDOW.

LEGAL JURISDICTION: CITY OF RAMSEY, MN

BUILDING CODE:	2020 MINNESOTA STATE BUILDING CODE
	2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS
	2020 MINNESOTA PLUMBING CODE
	2020 MINNESOTA MECHANICAL AND FUEL GAS CODES
	2023 NATIONAL ELECTRIC CODE
	2020 MINNESOTA FIRE CODE
	2020 MINNESOTA ACCESSIBILITY CODE
	2024 MINNESOTA ENERGY CODE

BUILDING AREA: 2,867 S.F. SEATING: 40

OCCUPANCY: A-2

TYPE CONSTRUCTION: V-B

FIRE SPRINKLER:
- BUILDING: NOT REQUIRED PER 903.2.1.2 (FIRE SPRINKLER NOT REQUIRED - LESS THAN 5,000 SQ. FT. / LESS THAN 100 OCCUPANTS)
- TRASH ROOM: PROVIDED PER MSFC 304.3.3
- KITCHEN HOOD: PROTECTED BY ANSUL SYSTEM

FIRE SEPARATIONS REQUIRED: WASTE ROOMS OVER 100 S.F.	1 HOUR (TABLE 509)
NUMBER OF EXITS REQUIRED - DINING ROOM (TABLE 1006.2.1):	2
NUMBER OF PUBLIC ACCESSIBLE ENTRANCES / EXITS (1009.1):	2
REQUIRED ASSEMBLY AISLE WIDTH (1029.9.1 (4) (EX.1)):	36"
REQUIRED AISLE ACCESS WAY (1029.13.1.1 - LESS THAN 12 FEET LENGTH):	12"

BUILDING AREA AND OCCUPANT LOAD (TABLE 1004.5):

TYPE	AREA	FACTOR	OCCUPANTS
PUBLIC - DINING ROOM	467 N.S.F.	1:15 SF	31
PUBLIC - CUSTOMER AREA	136 N.S.F.	1:7 SF	20
KITCHEN - COMMERCIAL	759 G.S.F.	1:200 SF	4
STORAGE	471 G.S.F.	1:300 SF	2
OFFICE	47 G.S.F.	1:150 SF	1
VESTIBULE / PASSAGE	140 N.S.F.	0	0
COOLER / FREEZER	172 G.S.F.	0	0
RESTROOMS	139 G.S.F.	0	0
TRASH	347 G.S.F.	0	0
MISC.	189 G.S.F.	0	0
TOTAL	2,867 G.S.F.		58

TRAVEL DISTANCE MAXIMUMS
- EXIT ACCESS (TABLE 1017.2): = 200' WITHOUT SPRINKLER SYSTEM ('A' OCCUP.)
- COMMON PATH OF EGRESS (TABLE 1006.2.1): = 75' WITHOUT SPRINKLER SYSTEM ('A' OCCUP.)
- EXIT ARRANGEMENT (1007.1.1): = NOT LESS THAN ONE-HALF LENGTH OF AREA DIAGONAL

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (TABLE 803.13 - A-2 OCCUPANCY)
- NONSPRINKLERED
  - INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: N/A
  - CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: N/A
  - ROOMS AND ENCLOSED SPACES: C *
    * TABLE 803.11 - FOOTNOTE 'e' - OCCUPANT LOAD LESS THAN 300

PLUMBING FIXTURE REQUIREMENTS PER IBC TABLE 2902.1

TOTAL OCCUPANTS = 58 (29 WOMEN / 29 MEN)
CLASSIFICATION: ASSEMBLY (A-2)

	REQUIRED		PROVIDED	
	WOMEN	MEN	WOMEN	MEN
WATER CLOSETS (1:75)	0.387	0.387	1	1
LAVATORIES (1:200)	0.145	0.145	1	1
SERVICE SINK	1		1	
DRINKING FOUNTAIN	NOT REQUIRED			

ACCESSIBLE PARKING SPACES PROVIDED: 2 (23 TOTAL SPACES PROVIDED)

ENERGY CODE:
1. 2024 MINNESOTA ENERGY CODE
2. CLIMATE ZONE: 6A (RAMSEY COUNTY) (5.1.4)
3. OPAQUE THERMAL ENVELOPE REQUIREMENTS (TABLE 5.5-6)
   - ROOF INSULATION ENTIRELY ABOVE DECK: R-30 CI
   - WALL ABOVE GRADE (WOOD FRAMED): R-13 + R-7.5 CI (U=0.051) OR R-19 + R5 CI - MINIMUM REQUIRED
     R-21 + R-5 CI (U=0.038) - PROVIDED
   - SLAB ON GRADE FLOORS (UNHEATED): R-20 FOR 24" BELOW
   - OPAQUE DOORS (SWINGING): U-0.37
   - OPAQUE DOORS (NONSWINGING): U-0.31
4. FENESTRATION REQUIREMENTS (TABLE 5.5-6)
   - MAXIMUM AREA: 40% OF WALL AREA - (SOUTH ELEVATION = 24%)
     * FIXED: MAX. U-0.34 / MAX. SHGC-0.38
     * OPERABLE: MAX. U-0.42 / MAX. SHGC-0.34
     * ENTRANCE DOORS: MAX. U-0.63 / MAX. SHGC-0.34

SIGNAGE PROPOSED:

FREESTANDING SIGN:

	ALLOWED:	PROPOSED:
AREA:	100 SQ. FT.	100 SQ. FT.
HEIGHT:	25'-0"	25'-0"

(FREESTANDING SIGN LOCATION INDICATED ON SHEET C101 AND SIGN DETAILS INDICATED ON SHEET A100)

WALL SIGNS:

NORTH ELEVATION:	0 S.F.	
EAST ELEVATION:	114.54 S.F. (SIGNS & EXPRESSION PANELS)	5.8% OF WALL (1,958 S.F.)
SOUTH ELEVATION:	23.43 S.F.	3.2% OF WALL (723 S.F.)
WEST ELEVATION:	119.43 S.F. (SIGNS & EXPRESSION PANELS)	6.1% OF WALL (1,970 S.F.)
TOTAL:	257.4 S.F.	

(WALL SIGN LOCATIONS AND DETAILS INDICATED ON SHEET A300 & A301)

4 **CODE DATA**

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

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Contact: Zach Zelickson
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PRELIMINARY - NOT FOR CONSTRUCTION

CODE DATA / PLAN SHEET

G001

TACO BELL - RAMSEY, MN

Site Plan Approved

OVERHEAD CANOPY NOTE:

ANCHOR BOLTS, NUTS, AND WASHERS SUPPLIED BY SIGN COMPANY AND INSTALLED BY G.C.

ANCHOR BOLTS ARE SET PERPENDICULAR TO THE CURB

SPEAKER BOX NOTE:

ANCHOR BOLTS, NUTS, AND WASHERS SUPPLIED AND INSTALLED BY G.C.

ANCHOR BOLTS ARE SET PERPENDICULAR TO THE CURB

MENU BOARD NOTE:

ANCHOR BOLTS, NUTS, AND WASHERS SUPPLIED AND INSTALLED BY G.C.

ANCHOR BOLTS ARE SET AT AN ANGLE TO THE CURB

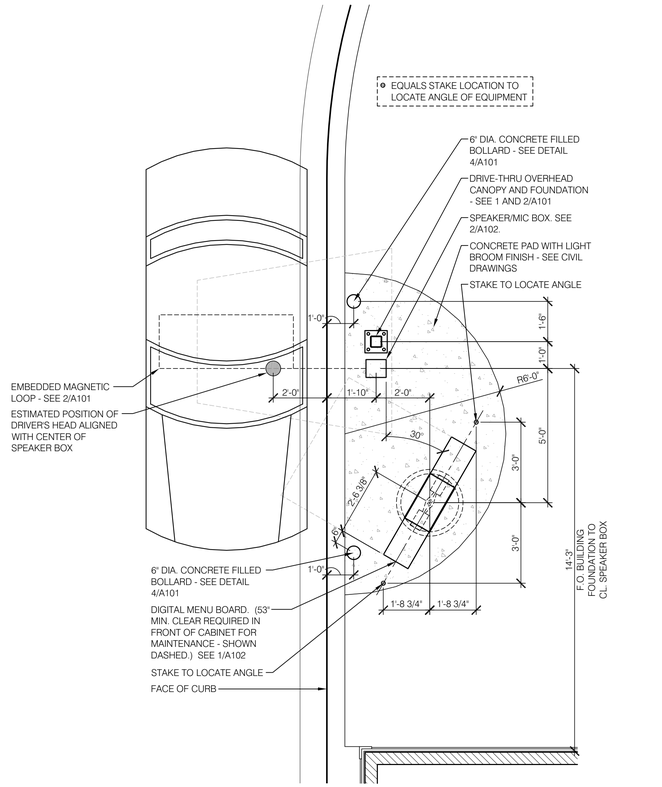
NOTE:
PROVIDE 1/2" EXPANSION JOINT MATERIAL & VULKEM SEALANT 1/2" DEEP AROUND ALL CONCRETE EQUIPMENT BASES AND EDGE OF CURB, PRIOR TO POURING SLAB.

NOTE:
VERIFY AND COORDINATE FINAL DRIVE-THRU EQUIPMENT LOCATIONS WITH OWNERS SITE REPRESENTATIVE.

NOTE:
PROVIDE EXPANSION JOINTS AND CONTROL JOINTS IN UNIFORM PATTERN.

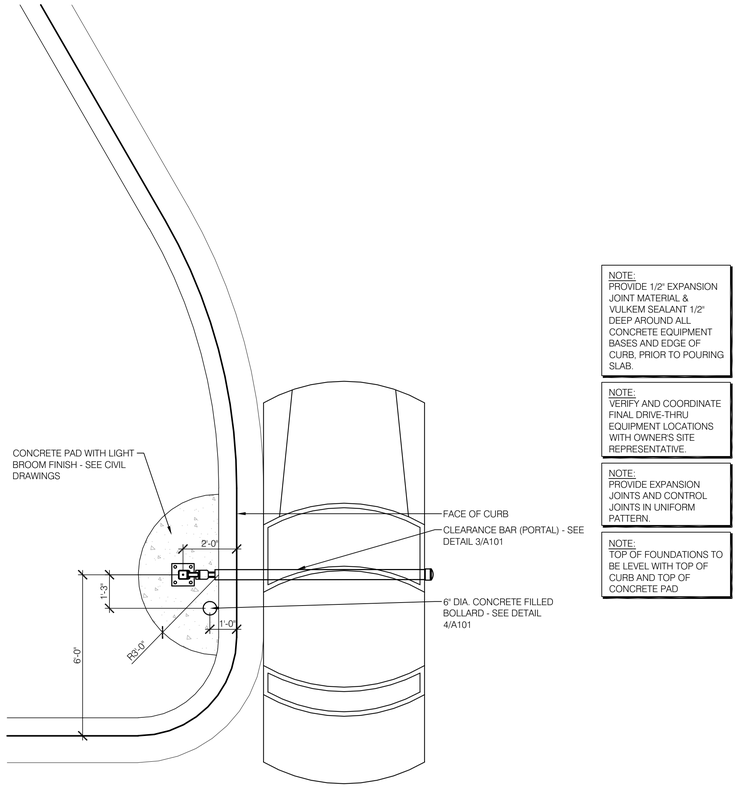
NOTE:
SEE 2/A101 & ELECTRICAL DRAWINGS FOR ROUTING OF CONDUITS AND POWER

NOTE:
TOP OF FOUNDATIONS TO BE LEVEL WITH TOP OF CURB AND TOP OF CONCRETE PAD



RECOMMEND TO CREATE A PLYWOOD TEMPLATE TO LAY OUT DRIVE-THRU ORDER AREA EQUIPMENT (EQUIPMENT AND DIMENSIONS INDICATED ABOVE).

1 3/8"=1'-0" **SPEAKER BOX, CANOPY & MENU BOARD ENLARGED PLAN**



NOTE:
PROVIDE 1/2" EXPANSION JOINT MATERIAL & VULKEM SEALANT 1/2" DEEP AROUND ALL CONCRETE EQUIPMENT BASES AND EDGE OF CURB, PRIOR TO POURING SLAB.

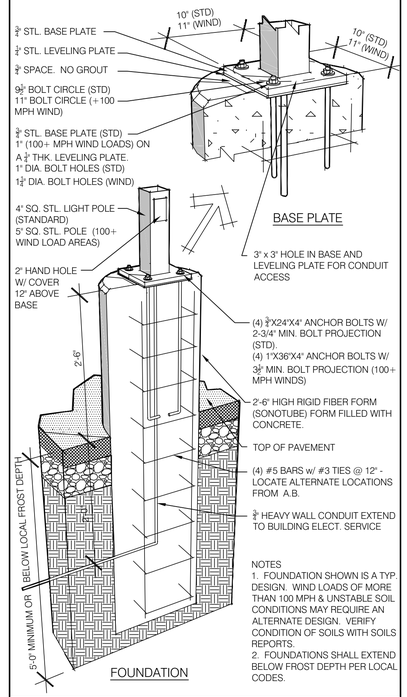
NOTE:
VERIFY AND COORDINATE FINAL DRIVE-THRU EQUIPMENT LOCATIONS WITH OWNER'S SITE REPRESENTATIVE.

NOTE:
PROVIDE EXPANSION JOINTS AND CONTROL JOINTS IN UNIFORM PATTERN.

NOTE:
TOP OF FOUNDATIONS TO BE LEVEL WITH TOP OF CURB AND TOP OF CONCRETE PAD

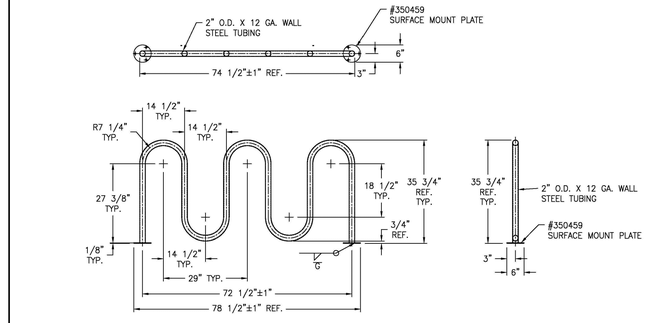
2 3/8"=1'-0" **CLEARANCE BAR ENLARGED PLAN**

LOCAL INSTALLER TO FINAL DETERMINE DESIGN / SPEC'S BASED ON SITE SPECIFIC POLE HEIGHT AND LOCAL CODE REQUIREMENTS



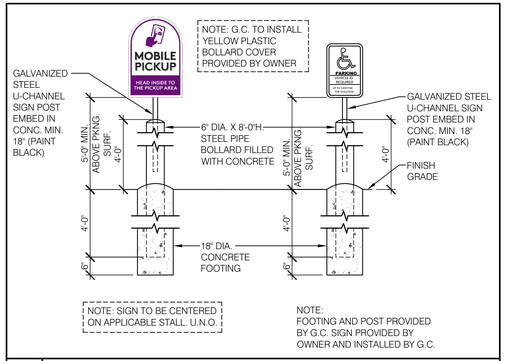
NOTES
1. FOUNDATION SHOWN IS A TYP. DESIGN. WIND LOADS OF MORE THAN 100 MPH & UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN. VERIFY CONDITION OF SOILS WITH SOILS REPORTS.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES.

3 N.T.S. **LIGHT POLE FOUNDATION DETAIL**



4 N.T.S. **BIKE RACK**

5 **NOT USED**



6 N.T.S. **PARKING STALL SIGN BOLLARD DETAIL**

DESCRIPTION:
Pylon Sign 100 SF with Drive-Thru

Area: 100 SF

7 N.T.S. **PYLON SIGN**

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD

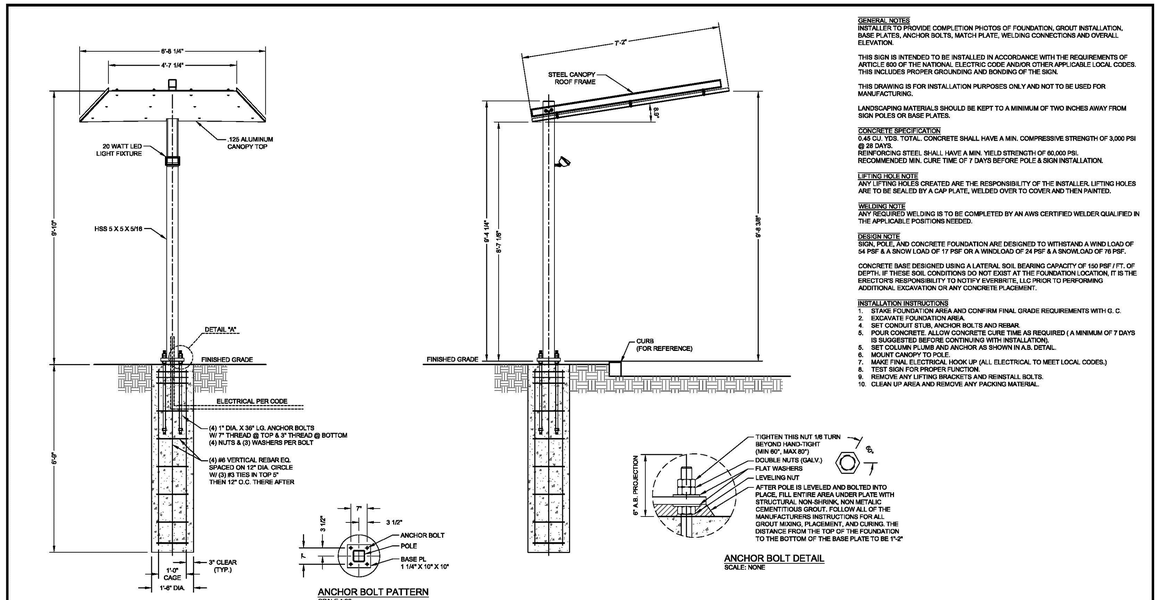
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DETAILS

A100

TACO BELL - RAMSEY, MN



GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF FOUNDATION, GROUT INSTALLATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WELDING CONNECTIONS AND OVERALL ELEVATION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

LANDSCAPING MATERIALS SHOULD BE KEPT TO A MINIMUM OF TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

CONCRETE SPECIFICATION
0.45 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI.
RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE POLE & SIGN INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 54 PSF & A SNOW LOAD OF 1" PSF OR A WINDLOAD OF 24 PSF & A SNOWLOAD OF 70 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
4. SET CONDUIT STUB, ANCHOR BOLTS AND REBAR.
5. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED (A MINIMUM OF 7 DAYS IS SUGGESTED BEFORE CONTINUING WITH INSTALLATION).
5. SET COLUMN PLUMB AND ANCHOR AS SHOWN IN A.B. DETAIL.
6. MOUNT CANOPY TO POLE.
7. MAKE FINAL ELECTRICAL HOOK UP (ALL ELECTRICAL TO MEET LOCAL CODES.)
8. TEST SIGN FOR PROPER FUNCTION
9. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
10. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL.

Everbrite 4949 SO. 110TH ST. P.O. BOX 20020 GREENFIELD, WI 53220 414-529-3500	INSTALLATION DRAWING					DRAWN BY	SAJ	SITE
	THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.					DATE	10-27-16	STANDARD DRAWING
						CHECKED BY	RHB	
		A	10-27-16	SAJ	RHB	DATE	10-27-16	SCALE AS SHOWN REF
		REV	DATE	BY	CHK	RELEASED FOR INSTALLATION / DESCRIPTION		

TITLE		
TACO BELL VE DRIVE THRU CANOPY w/o SHROUD @ 10'-0" OAH		
PROJECT NO.	DRAWING NO.	REV
352776	IN352776P	A

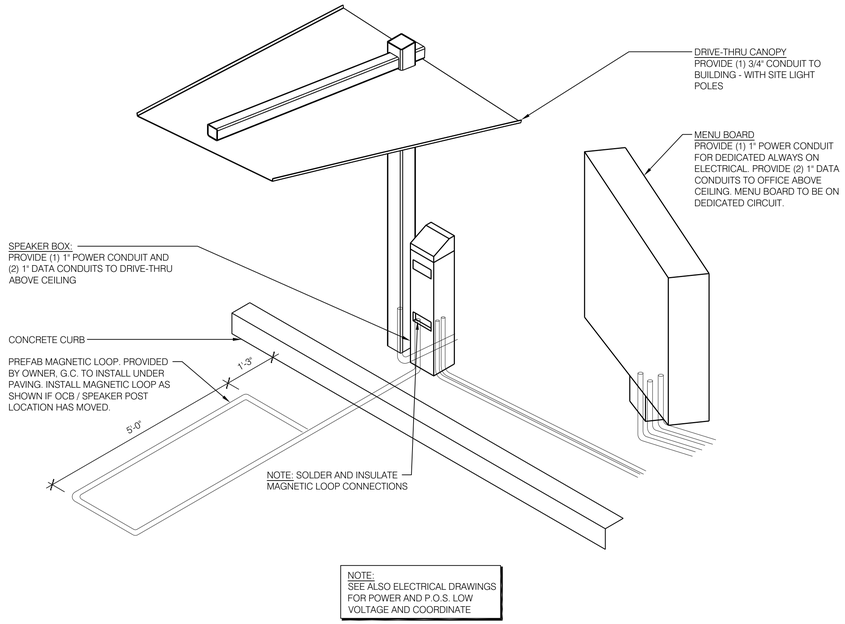
1 N.T.S. **DRIVE-THRU CANOPY**

NOTE:
MENU BOARD, SPEAKER BOX AND DRIVE-THRU CANOPY SUPPLIED BY OWNER, INSTALLED BY OWNERS SIGN VENDOR. CONTRACTOR TO PROVIDE FOUNDATIONS AND ELECTRICAL COORDINATE ANCHOR BOLT AND BASE PLATE LOCATIONS WITH OWNER AND SIGN VENDOR

NOTE:
TOP OF FOUNDATIONS SHALL BE LEVEL WITH TOP OF CURB AND TOP OF CONCRETE PAD.

NOTE:
ALL CONDUIT TO BE CENTERLINE OF FOUNDATION, 90 DEGREE VERTICAL AND EXTEND 6" MIN. ABOVE FOUNDATION

NOTE:
SEE 1/A100 FOR CORRECT ORIENTATION OF EQUIPMENT. THIS ISOMETRIC FOR GRAPHIC REPRESENTATION ONLY.



NOTE:
SEE ALSO ELECTRICAL DRAWINGS FOR POWER AND P.O.S. LOW VOLTAGE AND COORDINATE

2 N.T.S. **DRIVE-THRU COMMUNICATIONS ISOMETRIC**

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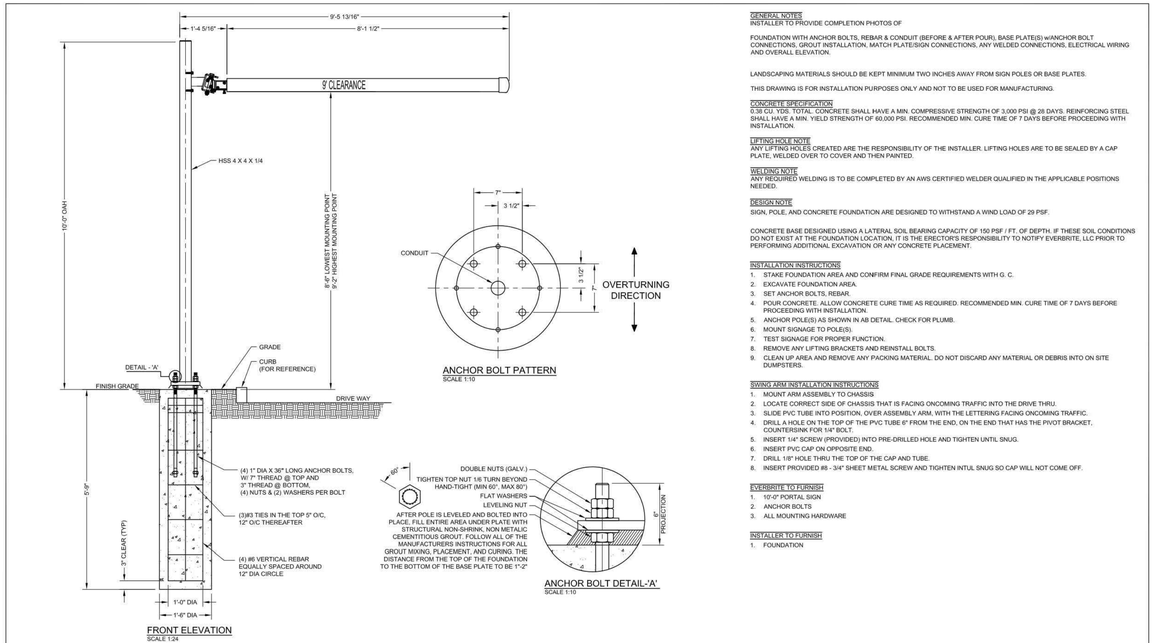


GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF

FOUNDATION WITH ANCHOR BOLTS, REBAR & CONDUIT (BEFORE & AFTER POUR), BASE PLATE(S) w/ANCHOR BOLT CONNECTIONS, GROUT INSTALLATION, MATCH PLATE/SIGN CONNECTIONS, ANY WELDED CONNECTIONS, ELECTRICAL WIRING AND OVERALL ELEVATION.

LANDSCAPING MATERIALS SHOULD BE KEPT MINIMUM TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

CONCRETE SPECIFICATION
0.38 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 29 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET ANCHOR BOLTS, REBAR.
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
5. ANCHOR POLE(S) AS SHOWN IN AB DETAIL. CHECK FOR PLUMB.
6. MOUNT SIGNAGE TO POLE(S).
7. TEST SIGNAGE FOR PROPER FUNCTION.
8. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
9. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

SWING ARM INSTALLATION INSTRUCTIONS
1. MOUNT ARM ASSEMBLY TO CHASSIS
2. LOCATE CORRECT SIDE OF CHASSIS THAT IS FACING ONCOMING TRAFFIC INTO THE DRIVE THRU.
3. SLIDE PVC TUBE INTO POSITION, OVER ASSEMBLY ARM, WITH THE LETTERING FACING ONCOMING TRAFFIC.
4. DRILL A HOLE ON THE TOP OF THE PVC TUBE 6" FROM THE END, ON THE END THAT HAS THE PIVOT BRACKET, COUNTERSINK FOR 1/4" BOLT.
5. INSERT 1/4" SCREW (PROVIDED) INTO PRE-DRILLED HOLE AND TIGHTEN UNTIL SNUG.
6. INSERT PVC CAP ON OPPOSITE END.
7. DRILL 1/8" HOLE THRU THE TOP OF THE CAP AND TUBE.
8. INSERT PROVIDED #8 - 3/4" SHEET METAL SCREW AND TIGHTEN INTUL SNUG SO CAP WILL NOT COME OFF.

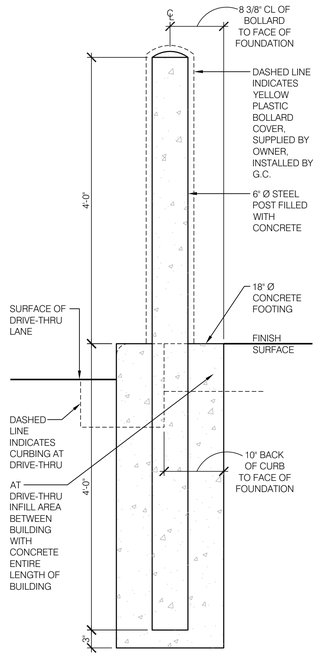
EVERBRITE TO FURNISH
1. 10'-0" PORTAL SIGN
2. ANCHOR BOLTS
3. ALL MOUNTING HARDWARE

INSTALLER TO FURNISH
1. FOUNDATION

Everbrite 4949 SO. 110TH ST. P.O. BOX 20020 GREENFIELD, WI 53220 414-529-3500	INSTALLATION DRAWING					DRAWN BY	IMPACT-TDT	SITE
	THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, INC. IS PROHIBITED.					DATE	03/24/17	STANDARD DRAWING
						CHECKED BY	RHB	
		A	03/27/17	MICS	RHB	DATE	03/27/17	SCALE AS SHOWN REF
		REV	DATE	BY	CHK	RELEASED FOR INSTALLATION / DESCRIPTION		

TITLE		
TACO BELL 10' PORTAL @ 10'-0" OAH		
PROJECT NO.	DRAWING NO.	REV
360665	IN360665B	A

3 N.T.S. **CLEARANCE BAR (PORTAL)**



4 1"=1'-0" **BOLLARD DETAIL**

5 **NOT USED**

Applicant/Owner:
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NEW HOPE, MINNESOTA 55428

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Contact: Zach Zelickson
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40 SEATS / 2,867 S.F.

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ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DETAILS

A101

TACO BELL - RAMSEY, MN

Site Plan Approval

GENERAL NOTES:

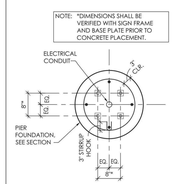
1. THE FOLLOWING CODES WERE USED IN DESIGN:
   ~~XXXXXXX UNIFORM BUILDING CODE, IBC 20XX AND ASCE-7 (20XX).~~ 2020 MINNESOTA STATE BUILDING CODE
2. STRUCTURAL LOADINGS:
   WIND:
   WIND (3 SECOND GUST).....V_{ULT} = 115 MPH
   V_{ASD} = 90 MPH
   EXPOSURE.....C
   RISK CATEGORY.....II
   WIND BASE SHEAR.....V_B = 400 LBS (PRE-SELL BOARD)
   V_B = 700 LBS (MENU BOARD)
   SEISMIC:
   SEISMIC IMPORTANCE FACTOR (Ie).....1.0
   MAPPED SPECTRAL RESPONSE ACCELERATIONS..S_S.....0.XXXg
   S_1.....0.XXXg
   DESIGN SPECTRAL RESPONSE ACCELERATIONS S_{DS}.....0.XXXg
   S_{D1}.....0.XXXg
   SITE CLASS.....D
   SEISMIC DESIGN CATEGORY.....B
   SEISMIC RESPONSE COEFFICIENT (C_s).....0.XXX
   COMPONENT RESPONSE MODIFICATION FACTOR (R_p)..3.5
   SEISMIC DESIGN FORCE (F_p).....0.XX KIPS (PRE-SELL BOARD)
   0.XX KIPS (MENU BOARD)
   FROST DEPTH.....X'-X"
3. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. PRESUMPTIVE MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE (S_p) OF 150 PSF. CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO CONFIRM AN ALLOWABLE BEARING PRESSURE (S_p) OF 1500 PSF AND SHALL SUBMIT GEOTECHNICAL REPORT TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. ALLOWABLE BEARING PRESSURE SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
5. FOUNDATION SHALL NOT BE PLACED ON OR AT THE TOP OF A SLOPE EXCEEDING 3:1 WITHOUT EVALUATION BY A PROFESSIONAL LICENSED IN THAT STATE. DO NOT PLACE FOUNDATION IN FILL MATERIAL.
6. DEPTH OF PIER FOUNDATIONS MAY BE LOWERED IF NEEDED TO OBTAIN LOCAL FROST DEPTH ELEVATIONS OR IF REQUIRED DUE TO POOR SOIL CONDITIONS. VERIFY FROST DEPTH ELEVATIONS WITH LOCAL CODE OFFICIAL.
7. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS AND CONTRACTOR (INSTALLER) SHALL COORDINATE PLACEMENT TO MAINTAIN 2" CLEAR TO ANCHOR BOLTS.
8. COORDINATE LOCATIONS OF SIGNS AND FOUNDATIONS WITH SITE PLAN.
9. CONTRACTOR SHALL CUT EXCESS SONOTUBE FROM AROUND THE PERIMETER OF THE PIER FOUNDATION AFTER PLACEMENT OF BOARD (PRIOR TO LEAVING SITE).
10. CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DRAWING WITHOUT PRIOR WRITTEN CONSENT AND INSTRUCTIONS REGARDING ANY CHANGE TO THE CONTRACT DRAWINGS. ANY DEVIATION FROM THIS DESIGN OR FROM ANY PART OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT OF THIS ENGINEER SHALL VOID ALL LIABILITY ASSOCIATED WITH THIS WORK.
11. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR THESE SIGN FOUNDATIONS.

CONCRETE NOTES:

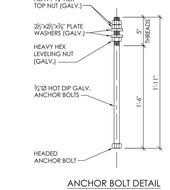
1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. A LICENSED GEOTECHNICAL ENGINEER SHALL CONFIRM SOIL CAPACITY PRIOR TO CONCRETE PLACEMENT.
2. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION. VERIFY WITH LOCAL BUILDING OFFICIAL.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301 "STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
5. ALL CAST-IN-PLACE CONCRETE SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH (f_c) OF 3000 PSI AT AN AGE OF 28 DAYS UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60 DEFORMED BARS, UNLESS OTHERWISE NOTED.
7. CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).
8. ALL CAST-IN-PLACE CONCRETE SHALL BE AIR-ENTRAINED TO 6% (±1½%). WATER/CEMENT RATIO SHALL NOT EXCEED 0.48.
9. THE MINIMUM CONCRETE COVER FOR THE PROTECTION OF REINFORCEMENT SHALL BE AS NOTED.
10. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE. NO "WET SETTING" IS ALLOWED.
11. AGGREGATES IN NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (HARDROCK).
12. PORTLAND CEMENT SHALL BE TYPE II FOR ALL CONCRETE CONFORMING TO ASTM C150, LOW ALKALI.
13. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 CLASS N OR F MAY BE USED AS A PARTIAL SUBSTITUTION FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% TOTAL CEMENTITIOUS MATERIALS BE WEIGHT IF THE MIX DESIGN IS PROPORTIONED PER ACI318, SECTION 5.3. CONTRACTOR SHALL FORWARD DESIGN MIX TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
14. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C94.
15. DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES. WATER USED IN MIX SHALL BE CLEAN AND POTABLE.

ANCHOR BOLT, NUT AND WASHER NOTES:

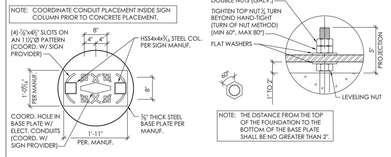
1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE ON TOP OF FOUNDATION.
2. USE F1554 GRADE 36 BOLTS MINIMUM.
3. USE HOT-DIP GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A-123.
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
5. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF FRAME.



TYPICAL ANCHOR BOLT PATTERN
1" = 1'-0"



ANCHOR BOLT DETAIL
NOT TO SCALE

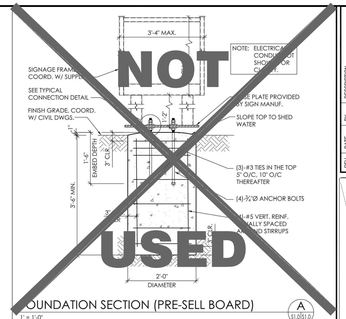


TYPICAL BASE PLATE DETAIL
NOT TO SCALE

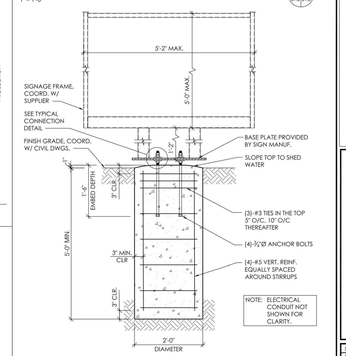
TYPICAL CONNECTION DETAIL
NOT TO SCALE

STEEL NOTES:

1. REINFORCEMENT: GRADE 60.
2. ALL HARDWARE SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123 UNLESS OTHERWISE NOTED.
3. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER. COORDINATE WITH MANUFACTURER.
   A. ANCHOR BOLTS: ASTM F1554, GRADE 36
   B. WASHERS: ASTM F-436
   C. NUTS: A563DH OR A194-2H
4. FIELD HEATING TO BEND STEEL SHALL NOT BE ALLOWED.
5. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
6. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
7. STRUCTURAL SIGN FRAME AND BASE PLATE DETAILS ARE PROVIDED BY SIGN MANUFACTURER. COORDINATE ALL ATTACHMENTS OF SIGN WITH MANUFACTURER. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.



FOUNDATION SECTION (PRE-SELL BOARD) A S1.01/1.2
1" = 1'-0"



FOUNDATION SECTION (MENU BOARD) B S1.01/1.2
1" = 1'-0"

1" = 1'-0" 0" 1" 2"

REV	DATE	BY	DESCRIPTION

NOT SITE SPECIFIC
- FINAL COORDINATE WITH STRATACACHE -

TACO BELL.
KEN XXXXX
SITE ADDRESS: STREET ADDRESS
CITY, STATE, ZIP

DATE	XX/XX/X
PROJECT	19459-03
DESIGNED	XXX
DRAWN	XXX
CHECKED	XXX

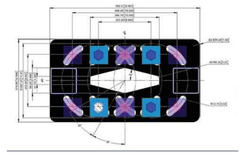
PRE-SELL / MENU BOARD FOUNDATIONS

S1.0

CONTRARY TO NOTE #5 (DWG S1.0)
- G.C. TO PROVIDE ANCHOR BOLTS, NUTS AND WASHERS.

INFORMATION THIS DETAIL FOR REFERENCE ONLY.

G.C. TO OBTAIN FINAL SPECIFICATIONS AND DETAILS FROM VENDOR/SUPPLIER PRIOR TO PROCEEDING WITH ANY CONSEQUENTIAL WORK.



1 N.T.S. **MENU BOARD**

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651.690.5525 // www.finn-daniels.com

TACO BELL.
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

HME® Concrete Foundation For SPP2 Speaker Post

INSTALLATION INSTRUCTIONS

The SPP2 Speaker Post requires a concrete foundation with four anchor bolts and one or more conduits embedded in it. One conduit must be installed for the audio cable. Additional conduit(s) may be required for a vehicle detection cable and/or for an AC electrical cable. These instructions are for installation of the SPP2 concrete foundation at new drive-thru sites.

CAUTION: All electrical connections must be made by a licensed electrical contractor.

If you have any questions regarding this installation, call HME Customer Support at 1-800-848-4468.

Equipment Provided

1 ea Template
4 ea Anchor bolt with 2 hexagonal nuts

Material Required

Concrete, 6 cubic feet

Procedure

1. Position the foundation so that water will drain away from the base of the speaker post. The top surface of the foundation must be six to ten inches above the surface of the drive-thru lane. The side of the foundation must be 2 feet or less from the side of the drive-thru lane, and parallel to the lane as shown in Figure 2.

   Build a 24 x 24 inch form with its top six to ten inches above the surface of the drive-thru lane. Dig a hole in the ground to a depth 18 inches below the top of the form for pouring the concrete foundation shown in Figure 1.

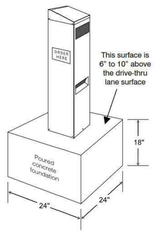


Figure 1. SPP2 Speaker Post on concrete foundation

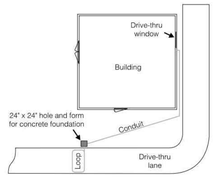


Figure 2. Typical site for concrete foundation

NOTE: In environments where permafrost is a problem, such as in northern Canada or Alaska, different concrete foundation measurements may be required than those shown in Figures 1 and 2. The foundation must be set below the frost line, which varies, depending on location. A fibre form can be used for pouring the concrete to the desired shape and size.

2. Remove one of the two hexagonal nuts from each of the anchor bolts.

   Be certain the second nut is all the way down to the bottom of the threaded area on the anchor bolt as shown in Figure 3.

   Put the threaded end of each anchor bolt through one of the ½ inch holes in the template, and replace the nut on the anchor bolt until it holds the template snugly between the two nuts.
   Position the "L" ends of the anchor bolts outward, away from each other. Place the anchor bolts into the hole in the ground with the template ¼" to ½" above the top of the form, as level as possible. Be certain to comply with the note on the template to place one edge of the template "TOWARD DRIVE-THRU LANE."

3. Route the conduit (one or more) so it/they will extend through the center of the hole, and upward approximately 6 inches through the center of the template as shown in Figure 4.

   NOTE: If a loop-type vehicle detector will be used, a separate conduit must be dedicated for the loop cable.

4. Hold the template steady, and fill the hole with concrete to the bottom of the template. Smooth the concrete, sloping it away from the template toward the form for proper drainage, and allow it to dry.

   After the concrete has dried, remove the upper nuts and template from the anchor bolts.

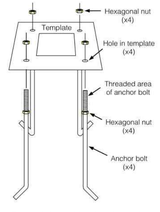


Figure 3. Assembly of anchor bolts with template

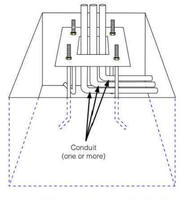


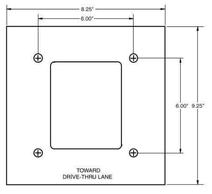
Figure 4. template, anchor bolt and conduit positions in hole

In the event of an electrical power outage —
Such as from a lightning storm or power generator failure, if you experience problems with your HME equipment after the electricity comes on again, unplug the AC power adapters from their electrical outlets, then plug them back in.

HM ELECTRONICS, INC. 14110 Stowe Drive, Poway, CA 92064 USA • Phone: 1-800-848-4468 Fax: (858) 552-0172

HME# 40002052
Rev D 8/8/06

SPP2 Speaker Post for Clear Drive-Thru Communication



Mounting Template Diagram

Specifications

Components:

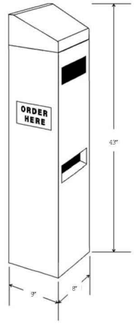
> Zinc-Plated Speaker Post and Speaker
> Mounting Kit*
> Lighting Kit**
> Microphone**

*Sold Separately
**Optional

Mechanical Dimensions:

> Height: 43" (1.09 M)
> Width: 8" (203 mm)
> Depth: 9" (229 mm)

SPP2 Speaker Post Dimensions



Call toll-free (800) 848-4468 or your authorized HME dealer for more information.

About HME
HM Electronics, Inc. (HME) is the leading provider of customer-focused solutions for quick service restaurants. Our wireless communication systems, drive-thru timers, security systems, and service programs have helped businesses worldwide improve operations and increase profits. Incorporated in 1971, HME develops, manufactures, markets and services a comprehensive line of drive-thru solutions in over 70 countries worldwide.

HME Customer Driven

HM Electronics, Inc. 14110 Stowe Drive, Poway, CA 92064 | USA | www.hme.com | TEL: (800) 848.4468 or (858) 535.6060 | FAX: (858) 552.0139

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LT03-08

Border Foods Digital Menu Board Checklist

Timeline-
DMB should be scheduled to be installed at least 3 business days before hand-off of restaurant to Ops team/Border Foods. This requires all prep work for completed 2 business days prior to install. (See below in SOW.) Example: If a store is being handed off on Friday the 28th the DMB install should be installed no later than Tuesday EOD the 25th. This would been prep work would need to be completed on Friday the 21st. (See below under SOW for details.)

Starting 4 weeks prior to DMB install we need weekly update from Project Manager/Contractor verifying site will be ready per scheduled dates and timeline. If not, we need to have updated schedule, so we can adjust installer's dates. Technology Dept. will coordinate with Stratacache and Technology installers to verify Network will be up day prior. (Please see Technology SOW so building is ready for Technology install in office day before DMB install.)

SOW-
****INSTALL CANCELLATION/RESCHEDULE/REVISIT FEE - Notification of install cancellation or reschedule is required no later than 4PM EST 2 business days before scheduled install date to avoid a $400 Cancellation Penalty. If the DMB install team arrives on site and the site is not ready or does not meet the DMB Installation Requirements on the day of your install, a $400 Revisit Penalty will be applied****

Stratacache requires a response to each item below no later than 4pm EST 2 business days prior to scheduled install. The contractor is responsible for verify all items are ready for Stratacache install team.

Outside DMB Requirements:
Here are the additional Requirement for Outside DMB.

1. **PHOTOS:** Have you emailed your Footers Job Prep Photos showing the outside Footers with Conduit runs set up per spec.? (these photos are required prior to the install team arriving onsite)? These should be emailed to idmbtacobell@stratacache.com and cc DMB@borderfoods.com .
2. **FOOTER PREP:** Are all footers and anchor bolts in place per plan?
3. **POWER:** Does the site have Permanent Power to the building and to the menu board? Must be dedicated always on circuit NOT shared with lot lights.
4. **CAT6:** (3) Cat6 cables run in continuous lines from network switch to and through conduit and sealed so they are not damaged before install.
5. **NETWORK:** Network will be up and installed no later than day before install.
6. **REVIEW:** Review the attached Site Readiness Requirements document to ensure the site is ready for your install.

INFORMATION THIS DETAIL FOR REFERENCE ONLY.

G.C. TO OBTAIN FINAL SPECIFICATIONS AND DETAILS FROM VENDOR/SUPPLIER PRIOR TO PROCEEDING WITH ANY CONSEQUENTIAL WORK.

PRELIMINARY FOOTING SIZE: 24"x24"x60"

OBTAIN FINAL REQUIREMENTS FROM SUPPLIER AND COORDINATE WITH LOCAL FROST DEPTH REQUIREMENTS

2 N.T.S. **SPEAKER BOX DETAIL**

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

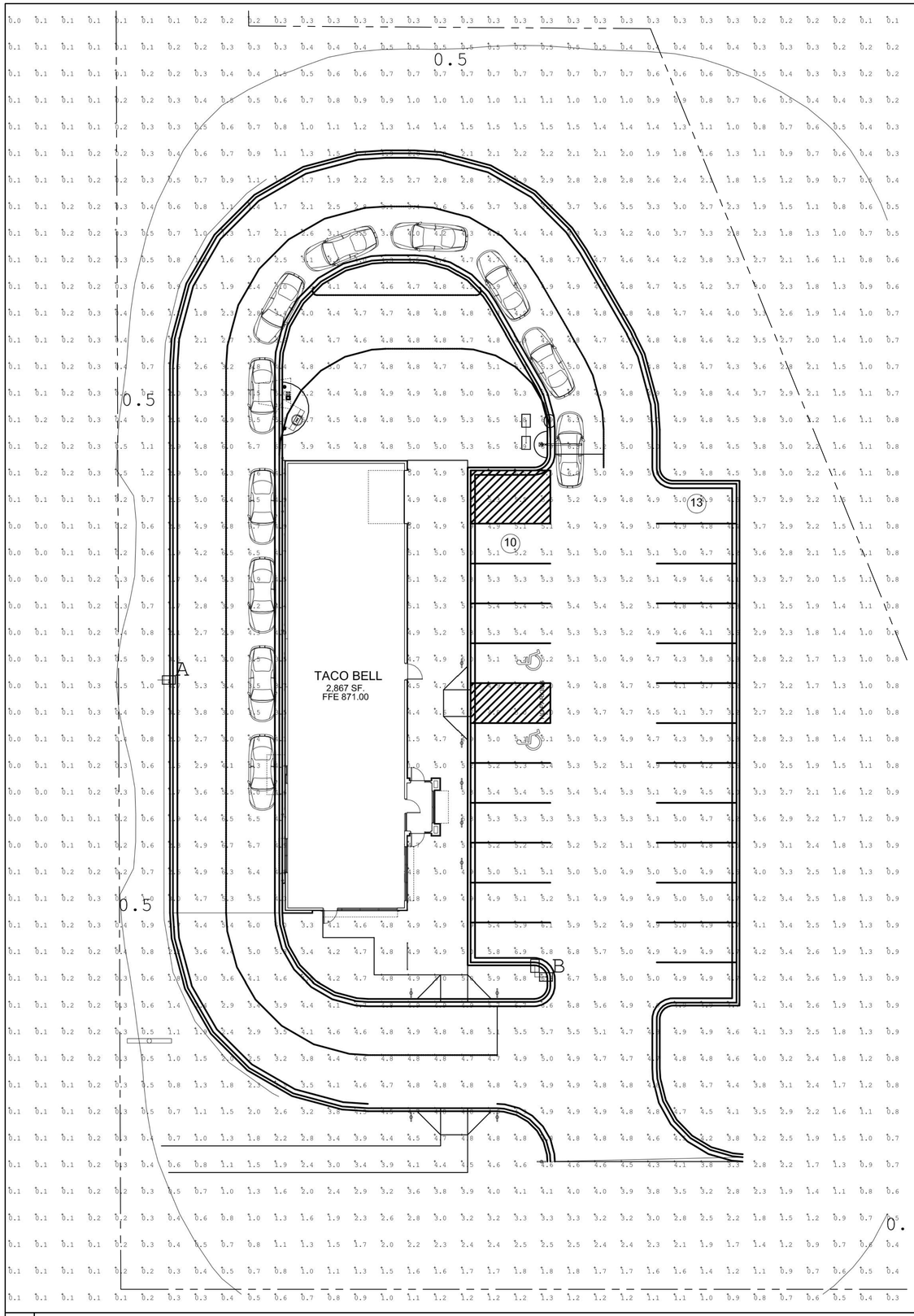
PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DETAILS

A102

TACO BELL - RAMSEY, MN



TACO BELL
14751 ARMSTRONG BLVD NW
RAMSEY, MN
MAY 13, 2025

ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
DESIGNED BY: JOHN BUJAKE
jbujake@accu-serv.com
QUOTATIONS BY: TESSA PARISE
tparise@accu-serv.com

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.63	6.9	0.0	N.A.	N.A.
PARKING LOT & DRIVE-THRU SURFACE	4.63	6.9	1.5	3.09	4.60

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description
	1	A	SINGLE	25019	0.900	4000K	321	27.5	VP-2-320L-315-4K7-2-UNV-A-DBT-BC / SES-25-40-01-F-B4-DBT
	1	B	2 @ 90 degrees	43479	0.900	4000K	321	27.5	(2) VP-2-320L-315-4K7-5QW-UNV-A-DBT / SES-25-40-01-F-B4-DBT
	1	C	Back-Back	43479	0.900	4000K	321	27.5	(2) VP-2-320L-315-4K7-5QW-UNV-A-DBT / SES-25-40-01-F-B4-DBT

POLES ARE 25'-0" ON 2'-6" BASES

1 N.T.S. **SITE LIGHTING PHOTOMETRIC**

Site Plan Approval

FINN DANIELS
ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL.
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RAMSEY, MN 55303

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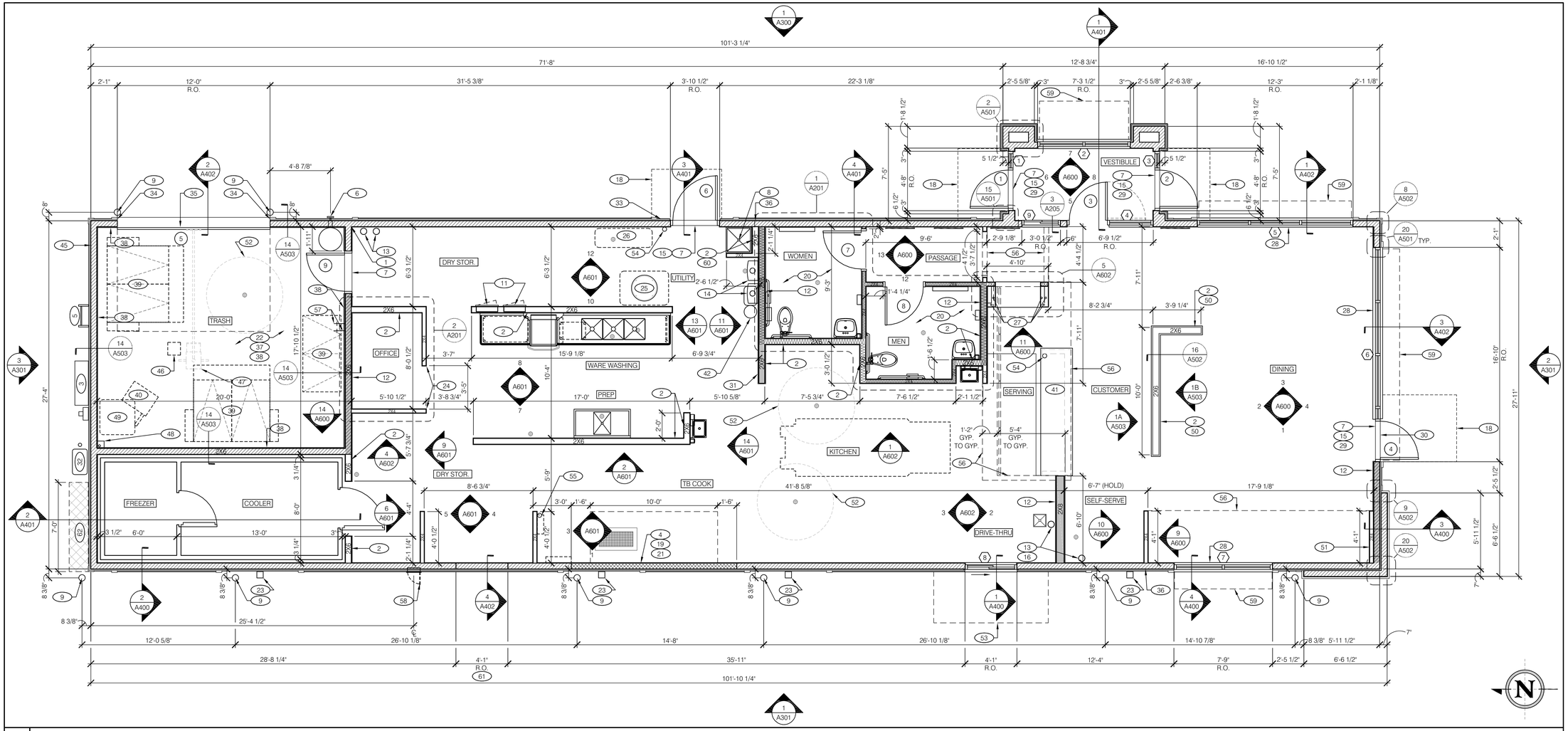
PRELIMINARY - NOT FOR CONSTRUCTION

SITE LIGHTING PHOTOMETRIC

A103

Site Plan Approval



1 1/4"=1'-0" **FLOOR PLAN**

TYPICAL EXTERIOR WALL: 2X6 WD. STUDS AT 16" O.C. WITH SHEATHING AS SCHEDULED (SEE STRUCTURAL DRAWINGS) AND R-21 FIBERGLASS BATT INSULATION U.N.O. FULLERTON SHALL PROVIDE EXTERIOR AIR BARRIER.

TYPICAL INTERIOR WALL: 2X4 WD. STUDS AT 16" O.C. (2X6 OR 2X8 WHERE NOTED).

INTERIOR SOUND-RATED WALL: TYPICAL INTERIOR WALL WITH 3 1/2" OR 5 1/2", UNFACED FIBERGLASS BATT INSULATION.

HOOD WALL: TYPICAL EXTERIOR WALL WITH METAL STUDS, 1/2" CEMENT WALL BOARD AND 20 GA. S.S. PANEL BEHIND HOOD.

SHEAR WALL: (SHOWN SHADED- VERIFY LOCATIONS WITH FULLERTON PLANS) PLYWOOD SHEAR WALL SHEATHING FROM SILL PLATE TO TOP PLATE PER FULLERTON PLANS. INSTALL SECOND LAYER OF SHEATHING PER WALL SUBSTRATE OUTLINE BELOW AS REQUIRED TO ACCOMMODATE FINISHES SCHEDULED. (WHERE WALL FACE EXTENDS BEYOND SHEAR WALL- EXTEND SECOND LAYER OF SHEATHING SO FINISHES RUN CONTINUOUS.

WALL SUBSTRATES: SEE FULLERTON DRAWINGS FOR ADDITIONAL INFORMATION

- DINING ROOM:
1/2" GYPSUM WALLBOARD FROM TOP OF SLAB TO 6" ABOVE CEILING HEIGHT U.N.O. SEE 17 & 19/A503. (NOTE: 1/2" CEMENT BOARD IS TO BE SUBSTITUTED FOR GYPSUM WALLBOARD FOR THE FIRST 5" A.F.F. FOR BASE TILE APPLICATION. (SEE ELEVATION DRAWING SHEET A600 FOR LOCATIONS)
- KITCHEN, OFFICE & WALK-IN COOLER/FREEZER WALLS:
1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO 12" A.F.F., SEE 20/A503. 1/2" CDX PLYWOOD WITH F.R.P. SURFACE FINISH FROM 12" A.F.F. TO 6" ABOVE CEILING HEIGHT U.N.O. 1/2" CEMENT WALLBOARD FULL HEIGHT ON METAL STUD WALLS AT HOOD WITH STAINLESS STEEL WALL PANEL LOCATIONS. SEE HOOD WALL LEGEND ABOVE.
- RESTROOM WALLS:
1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO TOP OF CERAMIC WALL TILE FINISH, WITH 1/2" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM TOP OF CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.N.O. (SEE SHEET A201 FOR HEIGHTS AND LOCATIONS) NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED. SEE 18/A503.
- TRASH ROOM WALLS:
WALLS TO RECEIVE 1/2" PLYWOOD FROM FINISHED FLOOR TO 6'-0" A.F.F. THEN 1/2" GYPSUM WALLBOARD FROM PLYWOOD TO CEILING. ALL WALLS TO RECEIVE WHITE F.R.P. FROM FINISHED FLOOR TO 3'-0" A.F.F. WITH HORIZONTAL F.R.P. TRIM CAP. (SEE KEY NOTE #38) (SEE 14/A503)
- ALL OTHER FRAME WALL CONDITIONS:
1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO HEIGHT OF CERAMIC TILE FINISH, WITH 1/2" GYPSUM WALLBOARD FROM TOP OF CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.N.O. FINISH AS SCHEDULED.

***** NO SUBSTITUTIONS PERMITTED FOR CEMENT WALLBOARD *****

WALL LEGEND

DIMENSIONS:
1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O. REFER TO FOUNDATION PLAN FOR FACE OF CONCRETE DIMENSIONS.
2. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MINIMUM REQUIRED NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES WITH VENDOR PRIOR TO INTERIOR WALL FRAMING.

WINDOWS / DOORS:
1. SEE SHEET A000 FOR WINDOW TYPES AND DOOR SCHEDULE.
2. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENINGS.

FINISH SUBSTRATES:
1. PROVIDE 1/2" THICK CEMENT WALL BOARD. FROM FLOOR SLAB TO 5' OR 12" A.F.F. MINIMUM (SEE WALL LEGEND) IN LIEU OF FINISHES SHEATHING AT WALLS EXCEPT SHEAR WALL SURFACES, U.N.O. (SHEAR WALL SHEATHING T.O. SLAB TO B.O. DECK)
2. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
3. ALL BACK OF HOUSE, OFFICE, AND WALK-IN COOLER/FREEZER WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.N.O.

DECOR:
1. SEE A203 FOR FLOOR FINISHES.
2. SEE A204 FOR CEILING FINISHES.
3. SEE A205 FOR SEATING PLAN AND DETAILS.
4. SEE A600, A601 AND A602 FOR WALL FINISHES.

GENERAL:
1. FULLERTON BUILDING SYSTEMS TO ENSURE THAT ALL NAIL / SCREW FASTENING POINTS ARE CLIPPED OFF / REMOVED WITHIN WALL CAVITY PRIOR TO INSTALL OF WALL INSUL. AND VAPOR BARRIER. G.C. TO COORDINATE.
2. FULLERTON BUILDING SYSTEMS TO ENSURE ALL "L" ROOF TRUSS CLIPS AND FASTENERS ARE INSTALLED CORRECTLY WITHIN THEIR RESPECTIVE CLIP SLOTS. G.C. TO COORDINATE.
3. G.C. TO PROVIDE UNFACED FIBERGLASS BATT INSULATION R-21 WITH POLY VAPOR BARRIER AT EXTERIOR WALL STUD CAVITY. TAPE AND SEAL ALL VAPOR BARRIER SEAMS.
4. OWNER TO PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 LB. ABC AND (1) K CLASS - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
5. THESE DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
6. ALL ATTACHMENTS MADE THROUGH WALLS SHALL BE SLEEVED OR GROMMET SET IN SEALANT TO PREVENT DAMAGE TO THE FINISH.
7. ALL PENETRATIONS THROUGH WALLS & CEILINGS SHALL BE SEALED USING MFR'S. APPROVED METHOD.
8. ALL WALL AND CEILING PENETRATIONS IN TRASH ROOM TO BE SEALED WITH A FIRE RATED SEALANT.
9. PAINT ALL EXTERIOR EXPOSED PIPING TO MATCH ADJACENT WALL.
10. PROVIDE 4" RIGID INSULATION R-20 WITH 1/2" BILDRITE PROTECTION BOARD ON EXTERIOR FACE OF RIGID INSULATION ON THE FOUNDATION, FROM TOP OF FOOTING TO TOP OF FOUNDATION CONTINUOUSLY AROUND PERIMETER OF FOUNDATION.

FLOOR PLAN NOTES

1. STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXTERIOR WALL STUDS).
2. 6" STUD INTERIOR WALL, FINISHED PER WALL LEGEND.
3. ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECTRICAL DRAWINGS.
4. HOOD WALL, SEE WALL LEGEND.
5. ALUMINUM ROOF LADDER AND SECURITY GATE. SEE DETAILS 9, 19 AND 20/A500.
6. INSTALL OWNER SUPPLIED CO2 FILL BOX. SEE EXTERIOR ELEVATIONS 1/A300 AND DETAIL 4/A502. COORDINATE LOCATION WITH OWNER.
7. ALUMINUM THRESHOLD, SEE DETAIL 1 AND 8/A501.
8. MOP SINK. REFER TO SHEET A002 AND A205.
9. PROVIDE STEEL PIPE BOLLARD AND INSTALL OWNER SUPPLIED YELLOW PROTECTIVE COVER. SEE CIVIL DRAWINGS. SEE DETAILS 4/A101.
10. NOT USED.
11. ELECTRICAL PANELS RECESSED IN WALL. SEE ELECTRICAL DRAWINGS.
12. SHEAR WALL LOCATION. SEE DETAILS 7 & 8/A503.
13. SYRUP BUNDLE THRU CEILING. CUT CEILING TILE TIGHT AROUND SYRUP BUNDLE. INSTALL SEALANT SO NO GAPS OR OPENINGS. (VERIFY LOCATION W/ OWNER.)
14. INSTALL OWNER SUPPLIED WALL MOUNTED WATER HEATER. CONTRACTOR TO PROVIDE REQUIRED FLUE VENTING.
15. PROVIDE DOOR SWEEPS AT ALL EXTERIOR DOORS. SEE SHEET A000.
16. KEEP CLEAR FOR UTILITIES AND SYRUP LINES. SEE DETAIL 3/A504.
17. NOT USED.
18. DASHED LINE INDICATES CONCRETE STOOP. SEE STRUCTURAL DRAWINGS.
19. WALL / BASE DETAIL AT HOOD WALL. SEE 9/A503.
20. WALL / BASE DETAIL AT TOILET ROOM WALLS. SEE 18/A503.
21. METAL STUDS AT WIDTH OF KITCHEN HOOD - EXTEND 1'-6" MIN. BEYOND EDGE OF HOOD.
22. INSULATE TRASH ROOM WALLS AND CEILING.
23. THRU WALL ROOF SCUPPER AND DOWNSPOUT.
24. 3'-4"X7'-0" FINISHED OPENING. G.C. TO INSTALL OWNER SUPPLIED STAINLESS STEEL WRAP AT JAMBS AND HEAD.
25. PROVIDE GREASE INTERCEPTOR. COVER PLATE TO BE FLUSH WITH FLOOR FINISH. SEE CIVIL AND PLUMBING DRAWINGS.
26. WATER METER AND FIRE SPRINKLER RISER LOCATION. TO BE LOCATED AS TIGHT AS POSSIBLE TO EXTERIOR WALL.
27. PARTIAL HEIGHT WALLS. SEE 5/A602 AND ELEVATIONS ON A600 FOR HEIGHT. PROVIDE 1/2" SHEATHING AS SCHEDULED AT ALL SURFACES AT CUBBY FIXTURE OPENING. FINAL COORDINATE FINISHED OPENING WITH DECOR VENDOR.
28. INSTALL OWNER SUPPLIED WINDOW SHADES AT LOCATIONS AND QUANTITIES VERIFIED THROUGH OWNER. WINDOW SHADES TO BE: MANUFACTURER: ROLL-A-SHADE. PHONE: 1.888.245.5077. MODEL: LEGACY SYSTEMS, MANUAL OPERATION. MATERIAL: MERMET KOOL BLACK, 5% OPENESS. COLOR: T.B.D. (BY OWNER). BRACKETS AND BOTTOM RAIL TO BE POWDERED COATED BLACK. CLUTCHES TO BE BLACK WITH STAINLESS STEEL CHAIN AND BLACK CHILD SAFETY TENSION DEVICE. VERIFY WINDOW DIMENSIONS.
29. PROVIDE NO SMOKING SIGNAGE ON ENTRY DOORS.
30. PROVIDE 8" H. WHITE VINYL ADDRESS NUMBERS ON WINDOW AT TOP. SEE 2/A301.
31. PULL STATION FOR HOOD FIRE SUPPRESSION SYSTEM.
32. GAS METER.
33. G.C. TO PROVIDE FIRE DEPARTMENT KNOX LOCK BOX. COORDINATE FINAL LOCATION WITH L.A.H.J.
34. PROVIDE STEEL PLATE JAMBS AND HEAD AT OVERHEAD DOOR. EPOXY PAINT. SEE 2/A402.
35. O.H. DOOR AS SCHEDULED.
36. HOT AND COLD WATER HOSE BIB. SEE PLUMBING DRAWINGS.
37. PROVIDE 1/2" PLYWOOD AND WHITE FRP WALL FINISH WITH TRIM FROM FINISHED FLOOR TO PLYWOOD BUMP RAIL. PAINT WALL AND BUMP RAILS ABOVE. SEE 14/A600.
38. PROVIDE TREATED 3/4" PLYWOOD BUMP RAIL. SEE 14/A600
39. RECYCLE AND TRASH CONTAINERS PROVIDED BY OWNER.
40. PROVIDE OVERHEAD CEILING MOUNTED GAS FIRED UNIT HEATER. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
41. SERVICE COUNTER PROVIDED BY OWNER'S DECOR VENDOR.
42. WATER CONDITIONING SYSTEM. SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. SEE EQUIPMENT PLAN AND SCHEDULE.
43. NOT USED.
44. NOT USED.
45. PROVIDE THRU WALL FRESH AIR IN-TAKE LOUVER AND SCREEN WITH BACK DRAFT DAMPER. SEE ELECTRICAL AND MECHANICAL DRAWINGS.
46. PROVIDE THRU CEILING / ROOF EXHAUST FAN. FAN CONTROLLED BY TIME CLOCK. SEE ROOF, REFLECTED CEILING, ELEC. AND MECH. DWG'S. COORDINATE LOCATION.
47. AUTOMATIC GARAGE DOOR OPENER MOUNTED TO CEILING AS SCHEDULED. SEE ALSO ELECTRICAL DRAWINGS.
48. IF GAS SHUT OFF REQUIRED BY LOCAL INSPECTOR TO BE INTERIOR OF BUILDING (VERIFY): PROVIDE PROTECTIVE PIPE GUARD OR SHEET ROCK ENCLOSURE WITH ACCESS PANEL TO GAS SHUT OFF FROM B.O. GAS PIPE TO CEILING AS REQUIRED.
49. GREASE COLLECTION SYSTEM TANK. PROVIDED AND INSTALLED BY OWNER.
50. PARTIAL HEIGHT WALL. SEE DETAILS FOR ADDITIONAL INFORMATION.
51. INSTALL VAPOR BARRIER ON FACE OF EXTERIOR 2X6 WALL STUDS TYP. FULL HEIGHT. INSTALL INTERIOR 2X4 WALL OVER VAPOR BARRIER TO BOTTOM OF SOFFIT FRAMING.
52. 6'-0" DIAMETER SLOPED FLOOR TO DRAIN. SEE A203 FLOOR FINISH PLAN.
53. DASHED LINE DENOTES METAL CANOPY ABOVE WITH LIGHTS.
54. PROPOSED LOCATION OF 'ABC' CLASS FIRE EXTINGUISHER. (PROVIDED BY OWNER, INSTALLED BY G.C.) COORDINATE FINAL LOCATION WITH LOCAL INSPECTOR PRIOR TO INSTALL.
55. PROPOSED LOCATION OF 'K' CLASS FIRE EXTINGUISHER. (PROVIDED BY OWNER, INSTALLED BY G.C.) COORDINATE FINAL LOCATION WITH LOCAL INSPECTOR PRIOR TO INSTALL.
56. DASHED LINES DENOTE GYPSUM BOARD CEILING OR BULKHEAD ABOVE. SEE REFLECTED CEILING PLAN A204.
57. OWNER SUPPLIED EASIWASH EQUIPMENT. INSTALL BY G.C.
58. INSTALL OWNER SUPPLIED EASIWASH (EQUIP. #B-500) REMOTE VALVE & CONTROL STAINLESS STEEL ENCLOSURE. SEAL WALL PENETRATION AIR & WEATHER TIGHT. FINAL COORDINATE LOCATION WITH OWNER. G.C. TO PROVIDE PVC SLEEVE EXPOSED AT INTERIOR SIDE OF EXTERIOR WALL TIGHT IN CORNER OF WALLS. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
59. DASHED LINE DENOTES METAL CANOPY ABOVE.
60. PLUMBING WALL AT SHEAR WALL. NOTE: INSTALL SHEAR WALL WITH REQUIRED SHEATHING EACH SIDE FIRST. THEN INSTALL PLUMBING WALL STUDS AND SHEATHING PER WALL LEGEND ON A200 AFTER SHEAR WALL SHEATHING INSPECTION.
61. PROVIDE FRAMING AND STRUCTURE AS REQUIRED FOR FUTURE DRIVE-THRU WINDOW R.O. AND BLOCKING FOR FUTURE CANOPY. SEE SECTIONS FOR ADDITIONAL INFORMATION.
62. AREA TO BE KEPT CLEAR OF UTILITIES TO ENSURE INSTALLATION OF DRIVE-THRU EQUIPMENT CAN BE INSTALLED PER PLAN.

FLOOR PLAN KEY NOTES

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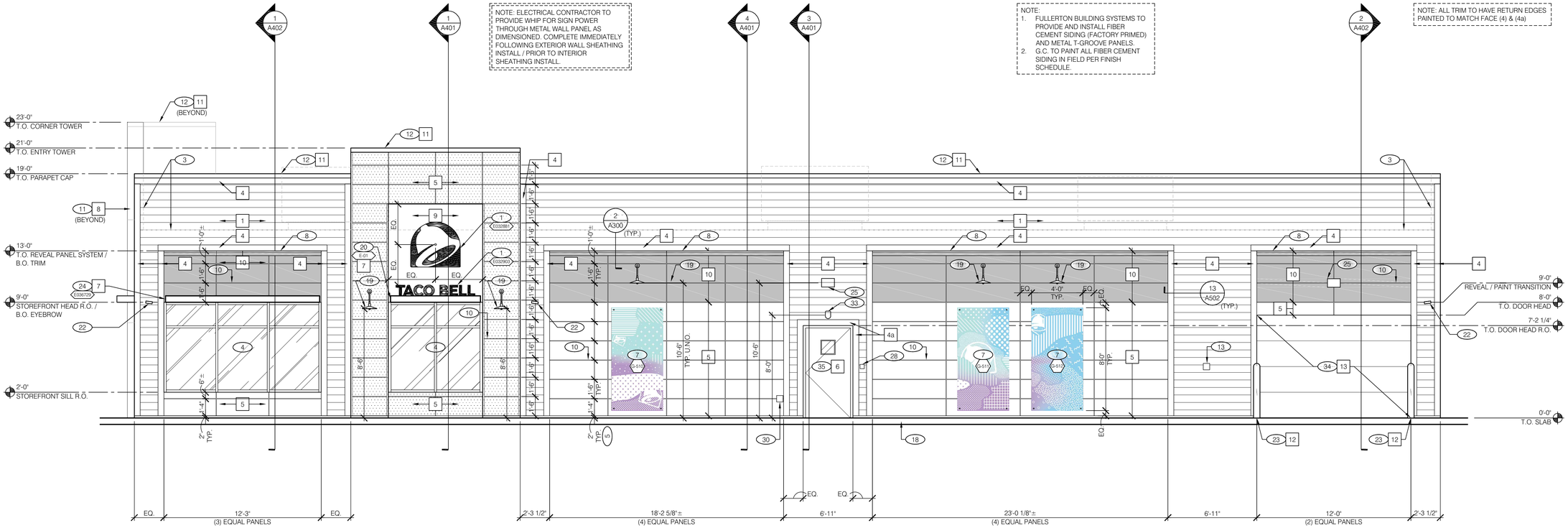
FLOOR PLAN

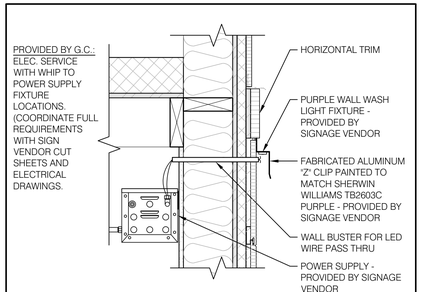
A200

TACO BELL - RAMSEY, MN

Site Plan Approval



1 1/4"=1'-0" **EAST ELEVATION**



2 1 1/2"=1'-0" **LED WALL WASHER DETAIL**

X	QTY.	ITEM (ART FAMILY "B")
G-510	2	CAMO PATTERN - PURPLE - EXPRESSION PANEL
G-511	2	CAMO PATTERN - PURPLE - EXPRESSION PANEL
G-512	2	CAMO PATTERN - PURPLE - EXPRESSION PANEL

NOTE: TYPICAL SIZE 4'-0" X 8'-0" (32 S.F.)

EXTERIOR ARTWORK SCHEDULE

MISCELLANEOUS:
1. SEE SHEET A000 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECIFICATIONS):
1. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
2. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.
3. APPLY NEOPRENE GASKET (CONTINUOUS) BETWEEN BUILDING AND CANOPY.

"CRITICAL" DIMENSIONS:
1. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE / BUILDING ELEMENTS DIMENSIONS.

PAINTING:
1. APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE. A-100 EXTERIOR LATEX SATIN.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

V-XXX	QTY	ITEM DESCRIPTION	ELEC.
E035643	1	DRIVE-THRU AWNING 9'-0" X 4'-0" BLACK	X
E036682	1	FRONT EYEBROW (WINDOW) 16'-7"L. X 6"H. X 1'-4"D. BLACK	X
E036683	1	D.T. EYEBROW (WINDOW) 7'-8"L. X 6"H. X 1'-4"D. BLACK	
E036729	1	SIDE EYEBROW (WINDOW) 12'-0"L. X 6"H. X 1'-4"D. BLACK	
E-01	1	VESTIBULE AWNING 7'-0"L. X 6"H. X 3'-0"D. BLACK (CUSTOM)	
8	10	PURPLE ACCENT WALL WASH LIGHT FIXTURE. LENGTH AS REQUIRED AT PURPLE ACCENT WALLS. PROVIDED AND INSTALLED BY SIGN VENDOR.	X

CANOPY AND BUILDING ACCENT SCHEDULE

V-XXX	QTY	ITEM DESCRIPTION	ELEC.
V-01.100	1	TACO BELL 'PYLON / DRIVE-THRU' SIGN 7'-11"W X 13'-4"H SIGN FACE - T.O. SIGN AT 25'-0" ABOVE GRADE (100 S.F.)	X
E032881	3	42" SWINGING BELL PURPLE LOGO. 3'-6"H. X 3'-10 1/2"W. (13.53 S.F.)	X
E032903	1	10" WHITE CHANNEL LETTERS - AWNING MOUNTED (5.01 S.F.)	X
E033072	2	14" WHITE CHANNEL LETTERS - WALL MOUNTED - STACKED (9.9 S.F.)	X

NOTE: SIGNAGE UNDER SEPARATE PERMIT

SIGN SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	JAMES HARDIE PLANK LAP SIDING - PRIMED FOR PAINT COLLECTION; 144"L. X 8.25"W. - 7" EXPOSURE. PAINT WORLDLY GRAY (SW7043) SEMI-GLOSS	-
2	SCUPPERS	-	PREFINISHED - BLACK, SEMI-GLOSS	-
3	DOWNSPOUTS	-	PREFINISHED - BLACK, SEMI-GLOSS	-
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" X 5.5" - PAINT CYBERSPACE (SW7076) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
4a	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"X5.5" - PAINT WORLDLY GRAY (SW 7043) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
5	HARDIE REVEAL PANEL	NICHIHA	NICHIHA ILLUMINATION DESIGNER SERIES; 17 7/8"H. X 71 9/16"L. (CUT TO PLAN DIMENSIONS) FACTORY PRIMED. PAINT CYBERSPACE (SW7076) SEMI-GLOSS	-
6	HOLLOW METAL DOOR / ELECTRICAL EQUIPMENT	-	PAINT WORLDLY GRAY (SW7043) SEMI-GLOSS	-
7	AWNINGS	SIGNAGE VENDOR	BLACK BY SIGNAGE VENDOR	-
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24 GA. PAINTED 18" PANEL - WEATHERED RUSTIC	SEE SHEET A001 FOR CONTACT INFORMATION
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24 GA. PAINTED 18" PANEL - WEATHERED RUSTIC	SEE SHEET A001 FOR CONTACT INFORMATION
10	HARDIE REVEAL PANEL	NICHIHA	NICHIHA ILLUMINATION DESIGNER SERIES; 17 7/8"H. X 71 9/16"L. (CUT TO PLAN DIMENSIONS) FACTORY PRIMED. PAINT SW PURPLE TB2603C SEMI-GLOSS	-
11	METAL PARAPET CAP	-	24 GA. GALVANIZED - CYBERSPACE (SW7076) KYNAR 500 COATING	-
12	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL	COVER PROVIDED BY OWNER, INSTALLED BY G.C.
13	OVERHEAD DOOR	-	PRE-FINISHED (COLOR TO MATCH CYBERSPACE (SW7076)) PROVIDE COLOR SAMPLE TO ARCHITECT FOR APPROVAL	-

EXTERIOR FINISH SCHEDULE

1. BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
2. DRIVE-THRU WINDOW. SEE SHEET A000 AND A200.
3. DASHED LINE INDICATES ROOF BEYOND.
4. STOREFRONT, TYPICAL.
5. HOLD FIBER CEMENT FINISH ABOVE FINISHED GRADE PER MANUFACTURER'S RECOMMENDATIONS. (2" MIN. AT CONCRETE / BITUMINOUS; 6" MIN. AT SOIL / TURF / LANDSCAPING).
6. SWITCH GEAR. PAINT TO MATCH WALL.
7. EXPRESSION PANEL. SUPPLIED BY OWNER, INSTALLED BY G.C.
8. PURPLE LED WALL WASH LIGHT FIXTURE FULL WIDTH BETWEEN TRIM BOARDS, AS SHOWN, PROVIDED AND INSTALLED BY SIGNAGE VENDOR.
9. ASSUME DRIVE-THRU LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING AND SITE PLAN.
10. TYPICAL REVEAL LOCATION AS DIMENSIONED. SEE 12/A502.
11. TOWER WITH METAL PANEL FINISH PROVIDED BY FULLERTON.
12. PREFINISH PARAPET COPING.
13. CO2 FILLER VALVE AND COVER. SEE DETAIL 4/A502 SIMILAR.
14. EASIWASH EXTERIOR ACCESS PANEL. SEAL AIR & WEATHER TIGHT TO WALL WITH SEALANT TO MATCH ADJACENT EXTERIOR WALL FINISH.
15. GAS SERVICE. DO NOT PAINT.
16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
17. SCUPPER, COLLECTOR, AND OPEN FACE DOWNSPOUT. PROVIDE WITH FACTORY POWDER COAT OR KYNAR 500 PAINT FINISH - COLOR AS SCHEDULED. (BOTTOM OF DOWNSPOUT TO BE 6"-8" ABOVE GRADE)
18. CONCRETE CURB.
19. SCONCE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
20. METAL AWNING OVER VESTIBULE WINDOW PROVIDED AND INSTALLED BY SIGN VENDOR.
21. PANEL SPLICE / TRANSITION TRIM LOCATION.
22. EXTERIOR SECURITY CAMERA MOUNTED AT 9'-0" A.F.F. SEE ELEC. DRAWINGS FOR ADDITIONAL INFORMATION.
23. BOLLARD, SEE DETAIL 4/A101.
24. METAL EYEBROW OVER WINDOWS PROVIDED AND INSTALLED BY SIGN VENDOR.
25. WALL PACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
26. NOT USED.
27. ADDRESS SIGN. 8" HIGH WHITE VINYL LETTERS APPLIED TO GLASS SURFACE.
28. FIRE DEPARTMENT KNOX BOX.
29. STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
30. HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 19/A502.
31. NOT USED.
32. DRIVE-THRU CANOPY BY VENDOR.
33. EMERGENCY LIGHT FIXTURE WITH BATTERY BACK UP, SEE ELECTRICAL DRAWINGS.
34. O.H. DOOR AS SCHEDULED.
35. INSULATED HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH WALL.
36. ALUMINUM ROOF ACCESS LADDER AND DOOR. (DO NOT PAINT) SEE DETAILS 9, 19 AND 20/A500.
37. 12"X12" FRESH AIR INTAKE METAL GRILL, PAINT TO MATCH WALL AND SEAL AIR AND WEATHER TIGHT. VERIFY LOCATION. PAINT TO MATCH WALL.
38. OVERFLOW SCUPPER. PROVIDE WITH FACTORY POWDER COAT OR KYNAR 500 PAINT FINISH - COLOR AS SCHEDULED. FULLERTON TO PROVIDE OPENING SIZED PER STATE PLUMBING CODE AT HEIGHT NOT TO EXCEED MAXIMUM PONDING WATER FOR WHICH THE ROOF STRUCTURE WAS DESIGNED FOR BY CODE.
39. PROVIDE FRAMING AND STRUCTURE AS REQUIRED FOR FUTURE DRIVE-THRU WINDOW AND BLOCKING FOR FUTURE CANOPY. SEE SECTIONS FOR ADDITIONAL INFORMATION.

EXTERIOR ELEVATION KEY NOTES

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

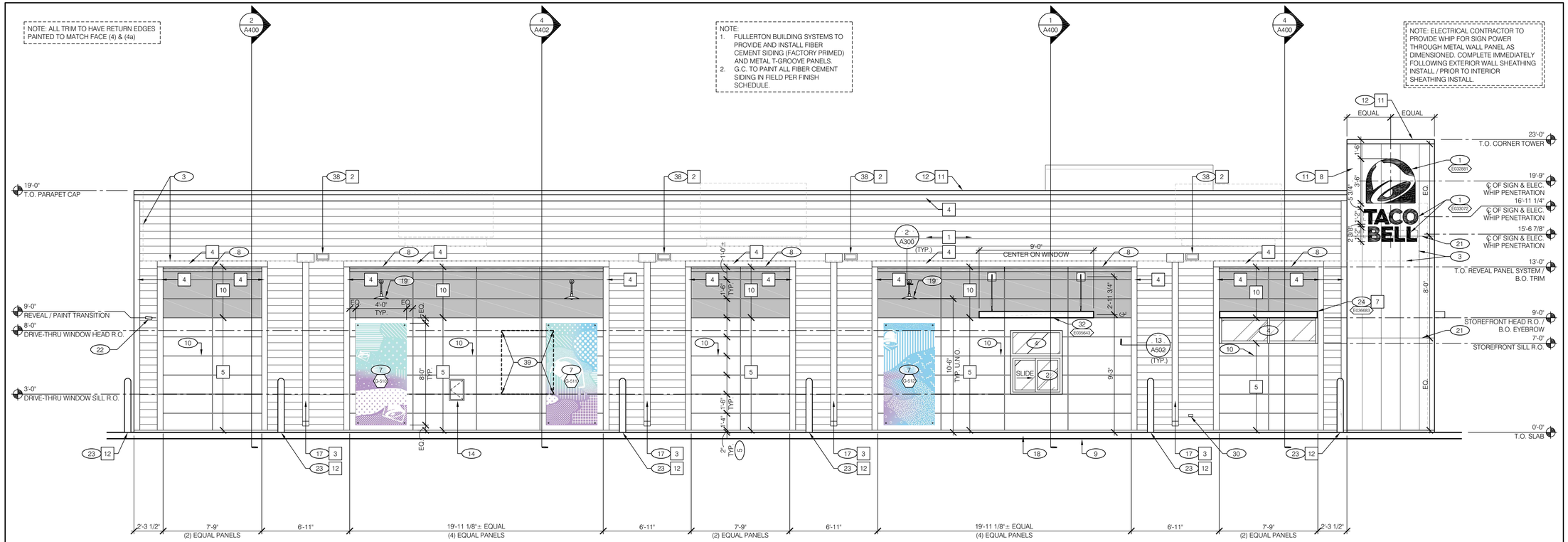
PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

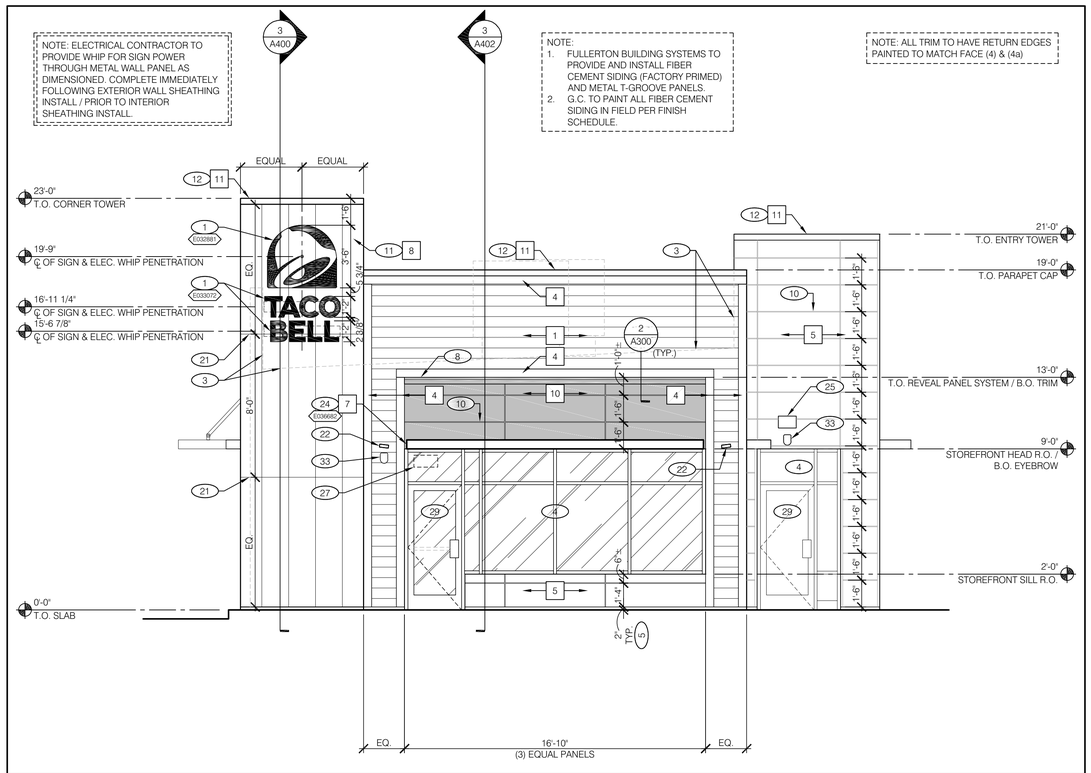
A300

TACO BELL - RAMSEY, MN

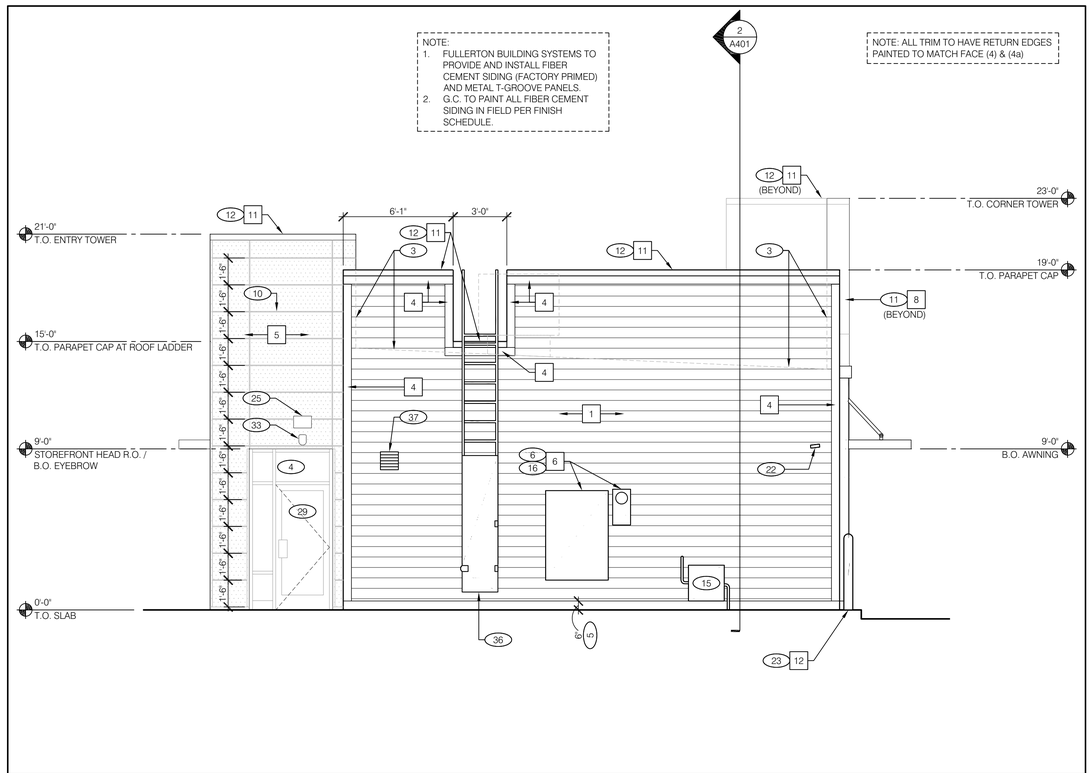
Site Plan Approval



1 1/4"=1'-0" **WEST ELEVATION**



2 1/4"=1'-0" **SOUTH ELEVATION**



3 1/4"=1'-0" **NORTH ELEVATION**

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

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PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

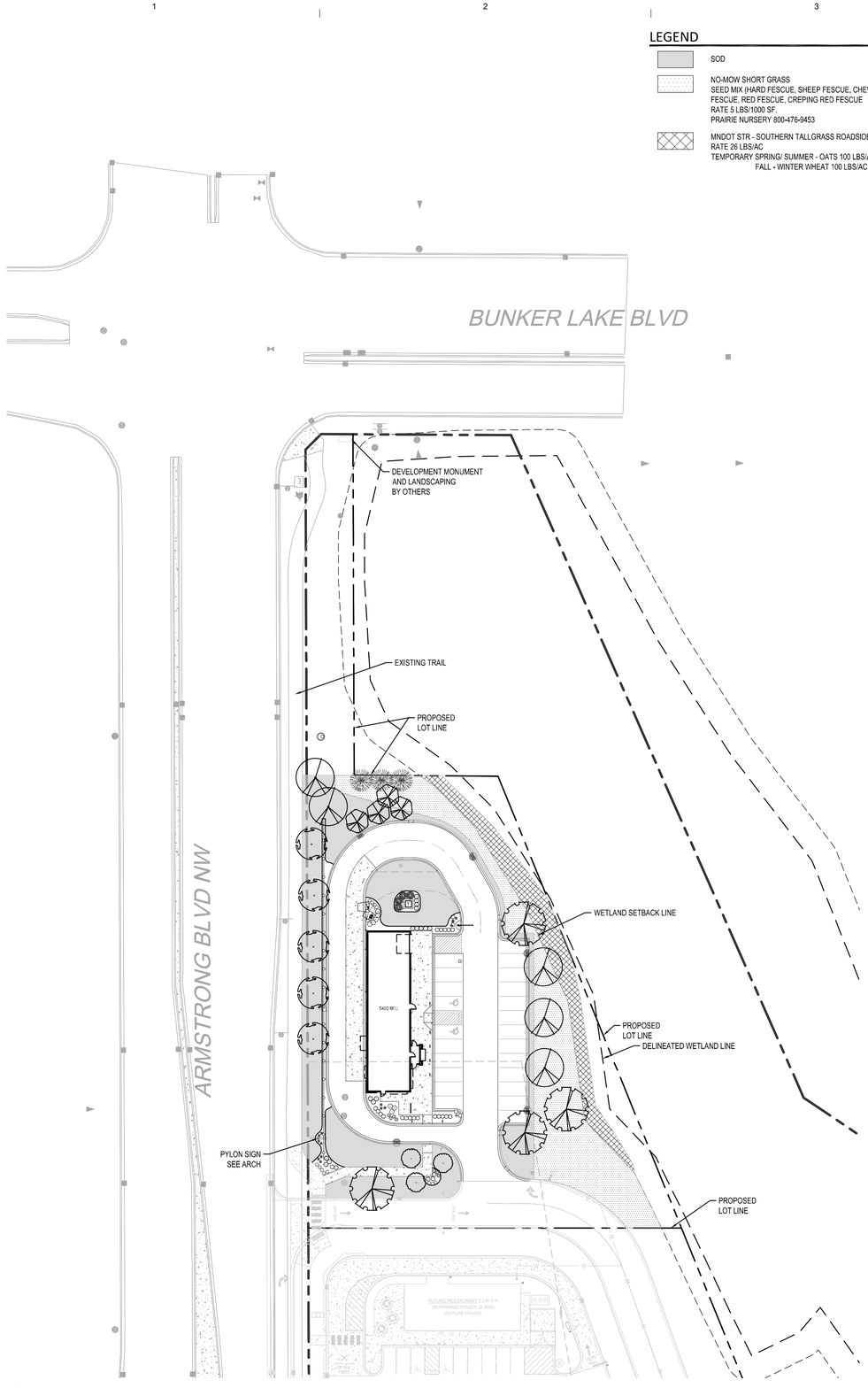
A301

TACO BELL - RAMSEY, MN

Site Plan Approval

LEGEND

- SOD
- NO-MOW SHORT GRASS
  SEED MIX (HARD FESCUE, SHEEP FESCUE, CHEWINGS FESCUE, RED FESCUE, CREPING RED FESCUE
  RATE 5 LBS/1000 SF.
  PRAIRIE NURSERY 800-476-9453
- MNDOT STR - SOUTHERN TALLGRASS ROADSIDE
  RATE 26 LBS/AC
  TEMPORARY SPRING/ SUMMER - OATS 100 LBS/AC
  FALL - WINTER WHEAT 100 LBS/AC



A1 OVERALL LANDSCAPE PLAN
1" = 40'

PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
	4	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.0" CAL.	B&B	45'H X 35'W
	5	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0" CAL.	B&B	50'H X 40'W
	5	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2.0" CAL.	B&B	55'H X 25'W
CONIFEROUS TREES						
	4	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	6' HT.	B&B	25'H X 6'W
	3	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT.	B&B	40'H X 20'W
ORNAMENTAL TREES						
	4	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL.	B&B	20'H X 15'W
	3	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	1.5" CAL.	B&B	25'H X 12'W
SHRUBS						
○	15	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	24" HT.	POT	3'H X 3'W
○	8	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	24" HT.	POT	3'H X 3'W
○	24	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	24" HT.	POT	2.5'H X 2.5'W
PERENNIALS						
*	13	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	POT	3'H X 2'W
○	12	STELLA D' ORO DAYLILY	HEMEROCALLIS 'STELLA D' ORO'	1 GAL	POT	1.5'H X 1.5'W
⋄	7	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'HERBSTFREUDE'	1 GAL	POT	2'H X 2'W

SUBSTITUTIONS: ANY SUBSTITUTION TO THE PLANT SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION. MAXIMUM 20% OF THE TOTAL TREE PLANTING CAN BE ONE GENUS.

LANDSCAPE SUMMARY

ZONED: COR-2b COMMERCIAL SUBDISTRICT

REQUIRED	PROPOSED
SURFACED PARKING FACED STREET FRONTAGE 3' MIN. - 4.5' MAX. SCREENING AT 40% OF FRONTAGE	3.5' HIGH ORNAMENTAL FENCE
TREE SPACING ON ARTERIAL STREET, N/A	OVERSTORY TREES ON DEVELOPABLE AREA

SEC 106-570 BUSINESS LANDSCAPING

REQUIRED	PROPOSED
1 TREE / 50 LF SITE PERIMETER = 1,396 LF = 28 TREES OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT = 2,867 SF = 3 TREES	4 OVERSTORY TREES + 7 CONIFEROUS TREES + 7 ORNAMENTAL TREES + 10 OVERSTORY TREES (CREDITED OF FRONTAGE & PARKING LOT PLANTING)
1 SHRUB / 30 LF SITE PERIMETER = 1,396 LF = 47 SHRUBS OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT = 2,867 SF = 10 SHRUBS	47 SHRUBS
ROAD FRONTAGE PLANTING 1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE = 500 LF ARMSTRONG BLVD FRONTAGE = 14 TREES = 294 LF WITHIN DEVELOPABLE FRONTAGE = 8 TREES	8 OVERSTORY TREES (CREDITED TOWARD DISTRICT REQUIREMENT)
PARKING LOT LANDSCAPING 1 DECIDUOUS OVERSTORY TREE / 10 STALLS = 23 STALLS = 2 TREES 162 SF PLANTING / 1 TREE	2 OVERSTORY TREES (CREDITED TOWARD DISTRICT REQUIREMENT) 162 SF (MIN.)

TOTAL PROVIDED EQUIVALENT 28 TREES

14 DECIDUOUS OVERSTORY TREES (50%) (REQ. 25% MIN.)
7 CONIFEROUS TREES (25%) (REQ. 25% MIN.)
7 ORNAMENTAL TREES (25%) (REQ. 25% MAX.)

LANDSCAPE NOTES

1. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
2. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
3. TOPSOIL TO BE MNDOT 3877.2B LOAM TOPSOIL BORROW FOR LANDSCAPED AREAS AND PLANTING BEDS. PROVIDE ROOTING TOPSOIL BORROW MNDOT 3877.2E FOR PLANT RESTORATION, WATER QUALITY AND INFILTRATION PLANTING. SPREAD TOPSOIL AT MINIMUM SIX (6) INCHES ON ALL AREAS DISTURBED BY CONSTRUCTION.
4. PLANTING SOIL TO BE CONSISTED OF 50% SELECT TOPSOIL BORROW (MNDOT 3877) AND 50% GRADE 2 COMPOST (MNDOT 3890). PLANTING SOIL TO HAVE A PH BETWEEN 6.5-7.5, BE FREE OF CHEMICAL CONTAMINANTS, DEBRIS, LARGE ROCKS GREATER THAN 1/ 2" DIAMETER, AND FRAGMENTS OF WOOD. SUBSOIL SHALL BE SCARIFIED TO A DEPTH OF 4" BEFORE PLANTING SOIL IS SPREAD.
5. SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING. THOROUGHLY WATER TWICE TO FACILITATE CONSOLIDATION PRIOR TO PLANTING. DO NOT OVERLY COMPACT SOIL.
6. SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MNDOT 3878.2A, DENSE, AND OF UNIFORM TEXTURE, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF SELECT TOPSOIL BORROW AND THOROUGHLY APPLY FERTILIZER TO TOP TWO (2) INCHES BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION UNTIL FIRMLY ROOTED.
7. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD MULCH IN FOUR (4) FOOT DIAMETER RING IN AROUND TREES OUTSIDE PLANTING BEDS.
8. WOOD MULCH TO BE SHREDDED HARDWOOD BARK MULCH (MNDOT 3882 TYPE 6), CONSISTED OF RAW WOOD MATERIAL FROM TIMBER AND BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMER MILL, OR TUB GRINDER. THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL NOT CONTAIN CHIPPED UP MANUFACTURED BOARDS OR CHEMICALLY TREATED WOOD, INCLUDING, BUT NOT LIMITED TO, WATER BOARD, PARTICLE BOARD, AND CHROMATED COPPER ARSENATE (CCA) OR PENTA TREATED WOOD. THE MATERIAL SHALL BE TWICE-GROUND/ SHREDDED, SUCH THAT, NO INDIVIDUAL PIECE SHALL EXCEED 2 INCHES IN ANY DIMENSION.
9. EDGE ALL SHRUB BEDS WITH 3/ 16" X 5.5" MILL FINISHED ALUMINUM EDGING WITH STAKES. ALL EDGING TO BE COMMERCIAL GRADE.
10. APPLY FOUR (4) INCH DEPTH OF 1 - 1 1/2 INCH BUFF LIMESTONE MULCH OVER WEED BARRIER FABRIC IN PLANTING BEDS AND AREAS INDICATED ON PLAN.
11. WEED BARRIER FABRIC TO BE BLACK POLYPROPYLENE SHEET 5 OZ/SQ.YD. TENSILE STRENGTH PER ASTM D-4632, PRODUCT BY DEWITT COMPANY OR APPROVED EQUAL.
12. FERTILIZER TO BE A COMMERCIAL FORMULA AND APPLIED PER MANUFACTURER'S RECOMMENDATION. PROVIDE FERTILIZER WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN 1 POUND OF ACTUAL NITROGEN PER 1,000 SQ.FT. OF LAWN AND 10 PERCENT OF POTASSIUM. NITROGEN MUST BE IN A FORM AVAILABLE TO LAWN DURING THE INITIAL ESTABLISHMENT. PROVIDE SLOW RELEASE FERTILIZER 20-10-5 FOR TREES AND SHRUBS.
13. ALL TREES, PLANTING BEDS AND TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASING AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY AND STATE PLUMBING CODES AND REQUIREMENTS.
14. IRRIGATION CONTROLLERS SHALL BE WATERSENSE-LABLED WEATHER-BASED (WBIC).
15. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS ONE FULL YEAR FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE. WARRANTY PERIOD FOR PLANT MATERIAL INSTALLED AFTER JUNE 1ST SHALL COMMENCE THE FOLLOWING YEAR.

Know what's below. Call before you dig.

40 120
SCALE IN FEET

BORDER FOODS, LLC

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT
TACO BELL

14751 ARMSTRONG BLVD
NW, RAMSEY,
MINNESOTA 55303

ISSUE
SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025
CITY COMMENTS	05/19/2025

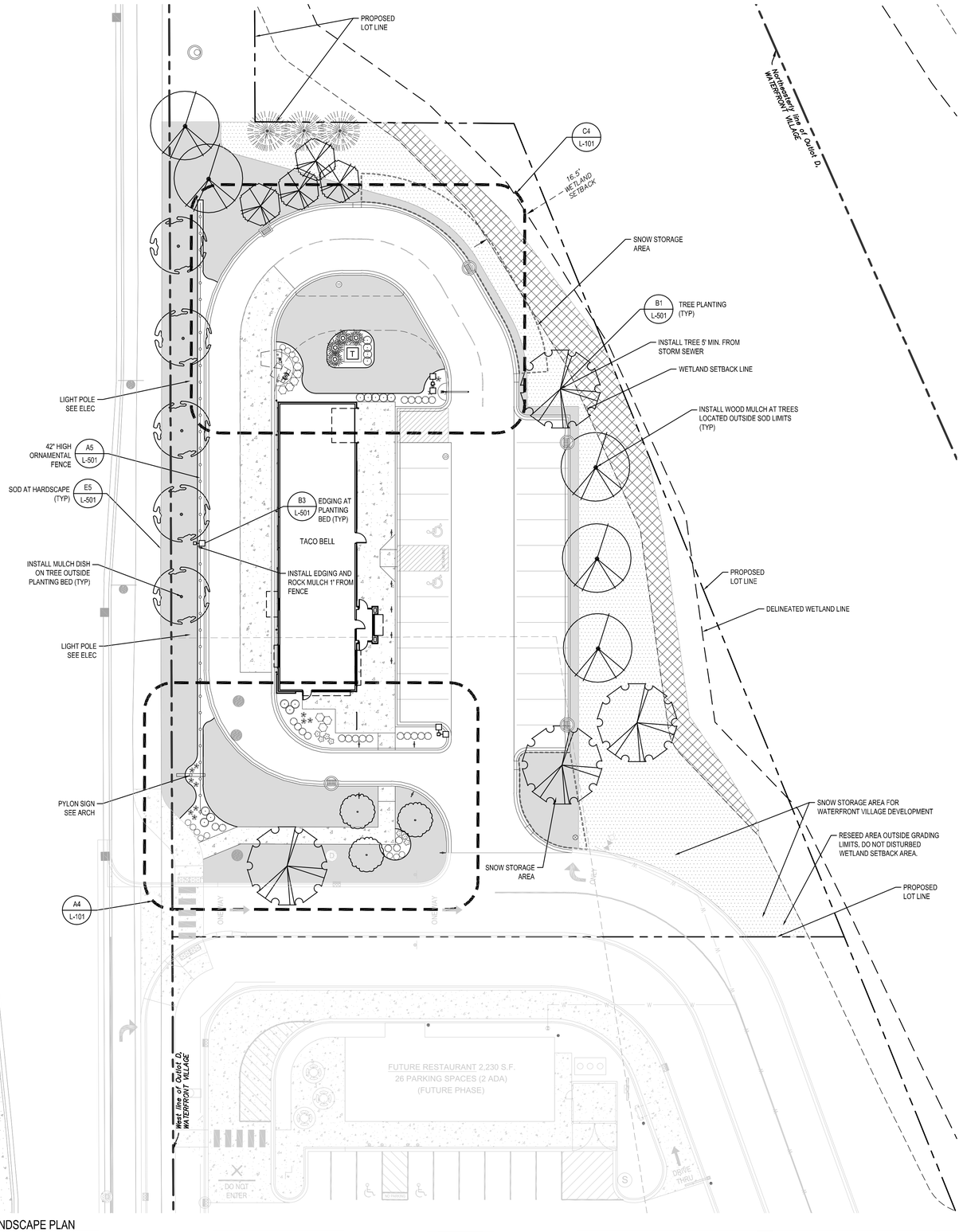
Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION
NOT FOR CONSTRUCTION

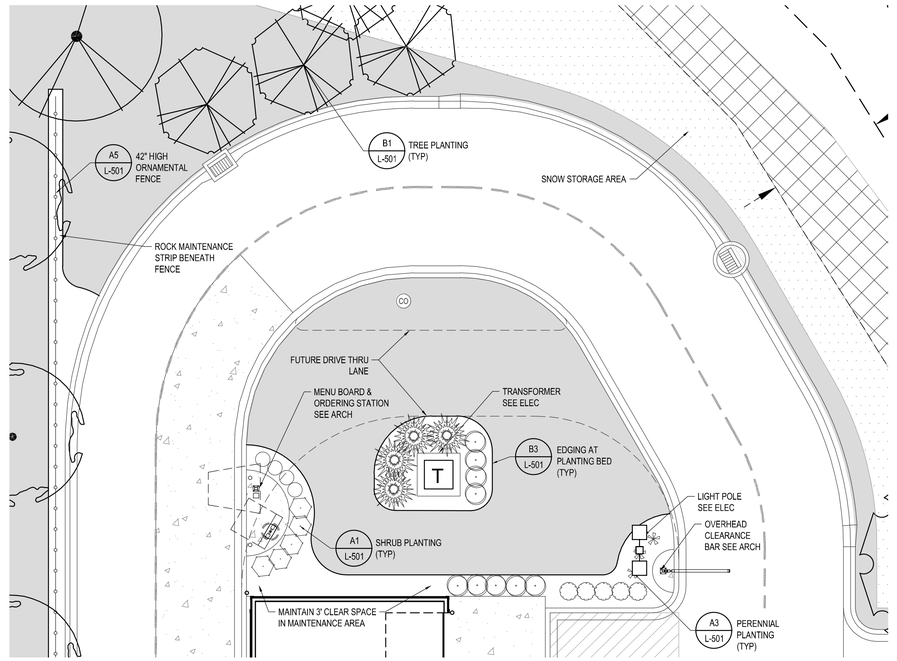
SHEET
OVERALL LANDSCAPE PLAN
L100

PROJECT NO.
BFO25001

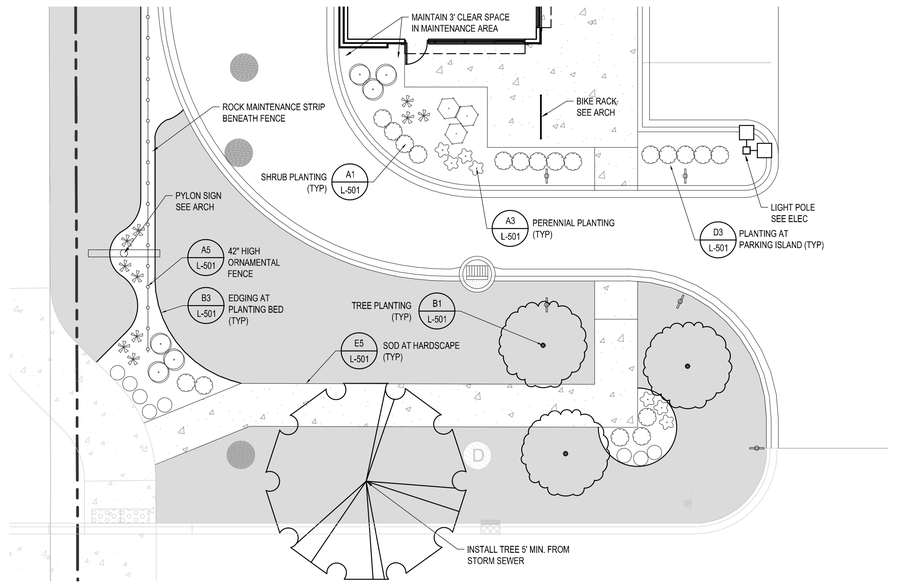
Site Plan Approved



A1 LANDSCAPE PLAN
1" = 20'



C4 ENLARGED LANDSCAPE PLAN
1" = 10'



A4 ENLARGED LANDSCAPE PLAN
1" = 10'

Know what's below. Call before you dig.

20 60
SCALE IN FEET

BORDER FOODS, LLC

BORDER FOODS

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE

SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025
CITY COMMENTS	05/19/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION

NOT FOR CONSTRUCTION

SHEET

LANDSCAPE PLAN

L101

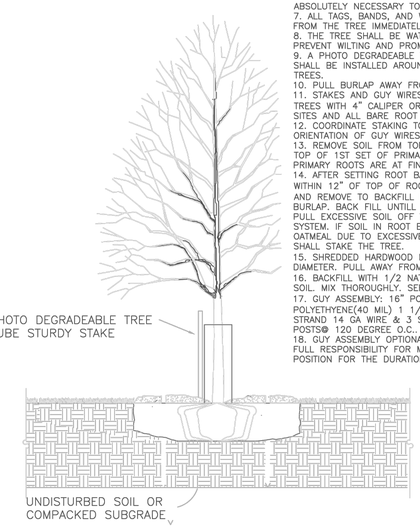
PROJECT NO.

BFO25001

Site Plan Approved

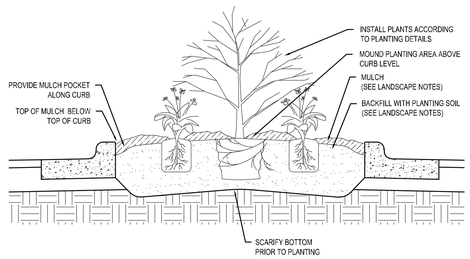
THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2" LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C..
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

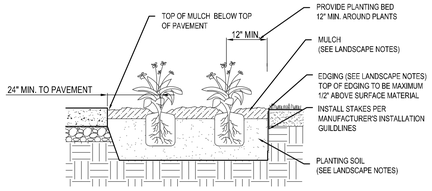


APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
		CITY PLATE No. PARK–2

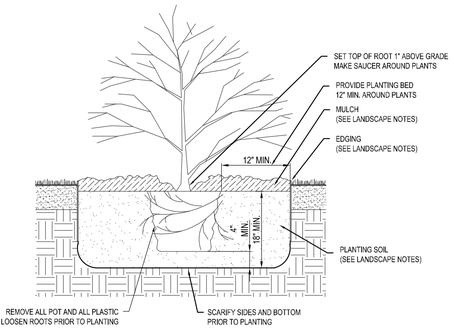
B1 DECIDUOUS TREE PLANTING — NO SCALE



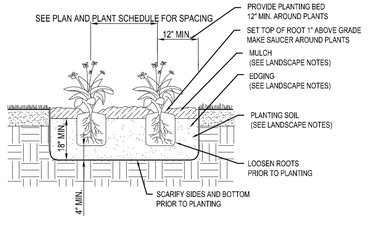
D3 PLANTING AT PARKING ISLAND — NO SCALE



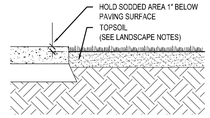
B3 EDGING AT PLANTING BED — NO SCALE



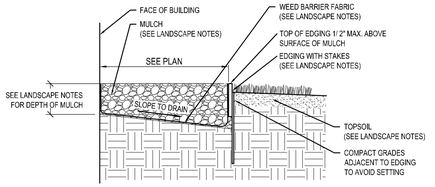
A1 SHRUB PLANTING — NO SCALE



A3 PERENNIAL PLANTING — NO SCALE



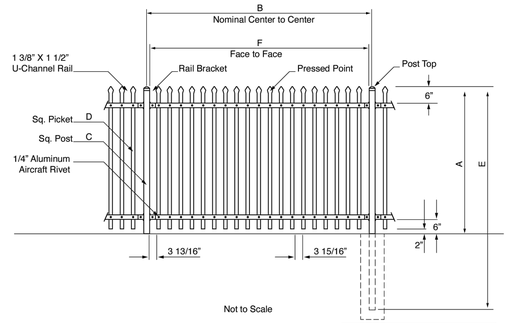
E5 SOD AT HARDSCAPE EDGE — NO SCALE



D5 MAINTENANCE STRIP — NO SCALE

IRON WORLD™
Residential, Commercial & Industrial Fencing Solutions

9390 Davis Avenue
Howard County, MD 20723
Phone: (301)776-7448
Fax: (301)776-7677
Toll Free: (866)310-2747
www.ironworldfencing.com



NOM HEIGHT (A)	POST OPTION (C)	PICKET OPTION (D)
3' - 0"	2" SQ.X14 GA	3/4"SQ OR 1" SQ — 14 GA, 16 GA, 18 GA
3' - 6"	2 1/2"SQ. X 12 OR 14 GA	
4' - 0"	3"SQ.X 12 GA	
5' - 0"	4"SQ.X 11 GA	
6' - 0"	6" SQ.X 3/16" WALL	
7' - 0"	U CHANNEL RAIL 11GA	
8' - 0"		
CUSTOM HEIGHTS AVAILABLE		

A 42" "NOM HEIGHT
B ____ "NOM SECTION LENGTH
C 2 1/2" "POST SIZE 14 GAUGE
D 3/4" "PICKET SIZE 18 GAUGE
E 8.5' "POST LENGTH
F 8.0' "FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. THE MAVERICK-I (INDUSTRIAL) UTILIZING AN 11 GAUGE CHANNEL FOR BOTH 3/4 AND 1 INCH STEEL PICKETS.

MAVERICK™ - I (INDUSTRIAL)
Barcelona 2 Rail Traditional Bottom

NOTE:
1. PYRAMID WROUGHT IRON POST TOP.
2. COLOR COATED BOTH INSIDE & OUT. COLOR TO BE BLACK.

A5 42" HIGH WROUGHT IRON FENCE — NO SCALE

BORDER FOODS, LLC

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT
TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE
SITE PLAN REVIEW SUBMITTAL
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p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION
NOT FOR CONSTRUCTION

SHEET
LANDSCAPE DETAILS
L501

PROJECT NO.
BFO25001

Commissioner Bauer introduced the following resolution and moved for its adoption:

RESOLUTION #25-110

A RESOLUTION GRANTING A VARIANCE FOR A DRIVE-THROUGH LANE IN THE FRONT YARD AT 14751 ARMSTRONG BLVD NW

RECITALS

1. The City of Ramsey received an application from Shannon Marcus of Border Foods, LLC (the "**Permittee**") requesting a **Variance** to the drive-through placement standards in Section 106-625 of Ramsey City Code on property legally described as follows:

   Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (**Variances**) of the Ramsey City Code on May 22, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the **Subject Property** is approximately 1.32 acres in size, which is similar to other commercial properties in the immediate surrounding neighborhood.

4. That the **Subject Property** is zoned COR-2b, Commercial Subdistrict.

5. That the parcels to the north and south of the **Subject Property** are also COR-2b, Commercial Subdistrict, and properties to the east are zoned COR-4b, Neighborhood Subdistrict, and properties to the west (across Armstrong Boulevard) are zoned B-2, Community Business District; and

6. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan.

7. That City Code Section 106-625 (**Performance Standards**) states that drive-through lanes are not permitted in the front yard or within the front build-to line.

8. That due to the presence and location of wetlands and utilities on the **Subject Property**, and that due to the lot dimensions of the **Subject Property**, the **Permittee** has significant constraints for development.

9. That the **Permittee** is proposing to construct a restaurant with a drive-through lane in the front yard to reduce the impervious surfacing footprint and efficiently use the buildable area of the **Subject Property** in accordance with all other standards of Ramsey City Code.

FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (**Variances**) of the Ramsey City Code.

2. That the **Variance** will allow the property owner to use the property in a reasonable manner not otherwise permitted by the zoning code, which includes placing the drive-through in the front yard between the building and the right-of-way to maximize stacking space on the property, limit the

potential for vehicular traffic to back up into the private access road or Armstrong Boulevard, and reducing the number of conflicts between vehicular and pedestrian traffic.

3. That the **Variance** is necessary because the plight of the landowner is due to circumstances unique to the property not created by the landowner, as the **Subject Property** is encumbered by wetlands and existing utility infrastructure that limit the size and shape of the buildable area.

4. That the **Variance** will not alter the essential character of the locality, as the **Applicant** has designed the site plan to allow for a blend of urban and suburban design elements to foster economic development while maintaining multi-modal connectivity, an urban streetscape, and a higher design standard.

5. That the **Variance** is not intended to solely satisfy economic considerations.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to deviate from the prohibition of drive-through lanes in the front yard of COR-2b-zoned properties as set forth in Section 106-625, to allow a drive-through lane to be located 12.5 feet from the west property line on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this variance is based off of plans dated May 7, 2025, designed by Elan Design Lab.

2. That the **Applicant** shall comply with all other regulations in Chapter 106 of City Code.

3. That the **Applicant** shall not expand the drive-through lane beyond the 12.5-foot setback of the on the **Subject Property** in any way unless in full compliance with City Code.

4. That the **Applicant** shall install a decorative fence along the drive-through lane as a mitigating feature.

5. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

6. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit.

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

Chairperson Gengler
Commissioner Bauer
Commissioner Musgrove
Commissioner Anderson
Commissioner Lubarski
Commissioner Rudack

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Commissioner VanScoy

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of May, 2025.

Planning Commission Chairperson

ATTEST:

City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

CC Regular Session

Meeting Date: 06/10/2025

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

Title:

The Waterfront - Approve Water-Play and Eastern Park Development Process

Purpose/Background:

As part of the city's community park system planning, a water-centric park known as The Waterfront has been envisioned for more than a decade in Ramsey's downtown. In 2023, the mass grading for the park was completed as part of the preparation of pad-ready development of the entire northwest quadrant of The COR. In 2024 the surrounding streets were constructed together with parking for the build-out of the park. Also last Fall, basic landscaping was completed, with a trail that circumnavigates the 7-acre deep-water pond, and connects the park to the adjoining residential areas and greater community.

Throughout and during the last 10 years of planning for the park, city leaders have simultaneously heard a common refrain from many residents that they desire more family destinations, more restaurants, a splash pad and a community center. These resident propositions were considered as the Park & Recreation Commission developed concept plans for the park that would address those aspirations. Over the last two years, the Commission performed a detailed analysis of how a park building could best serve the community— this process resulted in a concept for an approximate 36,000 square foot two-story building, consisting of mass timber construction; and including dining, balcony, patio and beer garden, room rental and fitness areas, large indoor play area, and banquet space. The proposed structure with indoor and outdoor program areas would essentially be a modern community center, with outdoor water-play elements replacing a traditional public swimming pool and gym. The Park & Recreation Commission also delved into concept planning for the proposed water-play at the east side of The Waterfront that would be closely aligned with the community building—with that planning work and case studies included as the second attachment as background information.

Earlier this year, City Council developed its 2025 Strategic Plan that included a high-level work plan for The Waterfront. That plan prescribes a fast-track process for the development of a quality, fully-functional water-play area of the park for July of 2026—and thus is the subject of this case.

Time Frame/Observations/Alternatives:

City Council's 2025 Strategic Plan calls for a plan and process to be implemented in June of this year in order to meet the goal of having the water-play park improvements completed and open to the public in July of next year, (an aggressive, but achievable schedule). Included with this case is a plan and scope of work that will deliver this new park amenity for Ramsey residents in this timeframe. As the 8-page proposal lays forth the sequences and complexity of all the work to be performed, that in-depth narrative and specifics are not copied into this case's text, please see Damon Farber's proposal as the first attachment.

For the meeting, staff will present background information, and additional detail on the scope and schedule of work to be performed over the next 13 months.

Funding Source:

The funding for the year-long work totaling an estimated $268,900, would be from the Park Trust Fund which has a present balance in excess of $7M.

The park construction budget would be determined as part of the bidding to be done in the Winter of 2025-26 and would be funded also by the Park Trust Fund, after separate and subsequent actions by the Park & Recreation Commission and City Council.

Note: while the recommendation is to authorize a not-to-exceed amount of $268,900 for the necessary planning, design development and ultimate construction administration for the park project, the work and associated fees may be stopped at any time, at the discretion of the city.

Recommendation:

Staff recommends acceptance of Damon Farber's proposal for professional services, and the Park & Recreation Commission is expected to enthusiastically acknowledge this investment at their June 12th, 2025 regular meeting.

Outcome/Action:

Motion to authorize engaging Damon Farber at a not-to-exceed amount of $268,900, for landscape architectural services for the development of the water-play and park development at The Waterfront.

Attachments

Design, development and construction proposal

Water play planning - P & R

2025 Strategic Plan Waterfront Park Objectives

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/05/2025 10:36 AM
Brian Hagen	Brian Hagen	06/05/2025 11:25 AM
Form Started By: Mark Riverblood		Started On: 06/03/2025 09:20 AM
Final Approval Date: 06/05/2025		

DF/

June 4, 2025

Mr. Mark Riverblood,
Parks & Asst. Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Design Proposal - *The Waterfront Water Play & Partial Park Site*

Dear Mark,

We understand the City of Ramsey is ready and excited to design, build, and enjoy a community architectural water play feature – one that brings families and children together to recreate on warm days in the center of the community they call home. This outdoor water play will be a key amenity within a larger park called *The Waterfront*.

The Waterfront, a long planned public parcel originally master planned as part of "*The COR at Ramsey*" is taking shape. Envisioned as an extension of *The Draw*, *The Waterfront* has an axial alignment with the Municipal Center to the south and *The Draw* to the east. The Waterfront's newly created central water feature functions as a critical 7+ acre stormwater management water body receiving runoff from surrounding parcels and roadways. Extending recreational opportunities for residents and visitors – we planned and developed construction documents for the trail system which now circumnavigates the pond and connects to surrounding neighborhoods including trails leading east to *The Draw*.

The long-term vision adds a community building at the southeast corner of *The Waterfront* and is intended to support a restaurant, community rooms, indoor play space, fitness, restrooms, changing rooms, and concessions. Immediately adjacent to this facility are planned outdoor amenities including a beer garden, small kayak/SUP marina, plaza, stormwater management features, earthen berms, landscaping, and gardens.

The water play feature will have a strong relationship with the future community building but will come online a year or more prior to the building. These contrasting timelines necessitate coordination and planning with your building architects to understand the desirable building site layout, approximate footprint and intended outdoor amenity spaces. That understanding and planning will provide the insights needed to locate the water play feature for 2026 construction, while allowing a buffer to construct the building at some point in the future. The building site development can then stitch the two projects together as seamlessly as possible.

WORK PLAN

On behalf of our team, and with the stated project understanding, we are excited to partner with the community once again to design the water play feature and immediate surrounding park context. This work plan includes services for schematic design through construction administration for a portion of *The Waterfront* including the water play and immediate surrounding context.

PROJECT TEAM

City of Ramsey

- Project Lead – Mark Riverblood – Parks & Asst. Public Works Director
- Consulting Planner – Bruce Jacobson
- Consulting Architect - Cunningham – Greg Houck, AIA

Prime Design Consultant

- Damon Farber Landscape Architects – Chuck Evens, PLA, Assoc. Principal & Project Manager

Subconsultants

- Civil Engineer – Rehder & Associates – Nick Adams, PE
- Electrical Engineer – Nelson Rudie & Associates – Jeffrey Piehl, PE
- Aquatics Engineer – Aquatic Design Solutions, LLC – Jody Dahms, PE

DESIGN PROGRAMMING VISION

PROJECT SCOPE

- 12,500 sq foot water play space
- Surrounding park context: including walkways, landscaping, seating, lighting, fencing, etc.
- Shaded pavilion/pergola space(s) for group rental
- Dozens of jets to accommodate water play for 400+ children
- Run-through system (not recirculated water)
- Vault for mechanicals – (in earthen berm with man door preferred or below ground with hatch)
- Site lighting
- LED lighting in water jets
- Power supply to site, mechanical vault, site lighting
- Dedicated and landscaped pad space for interim restrooms

OUR PROCESS – YOUR SUCCESS

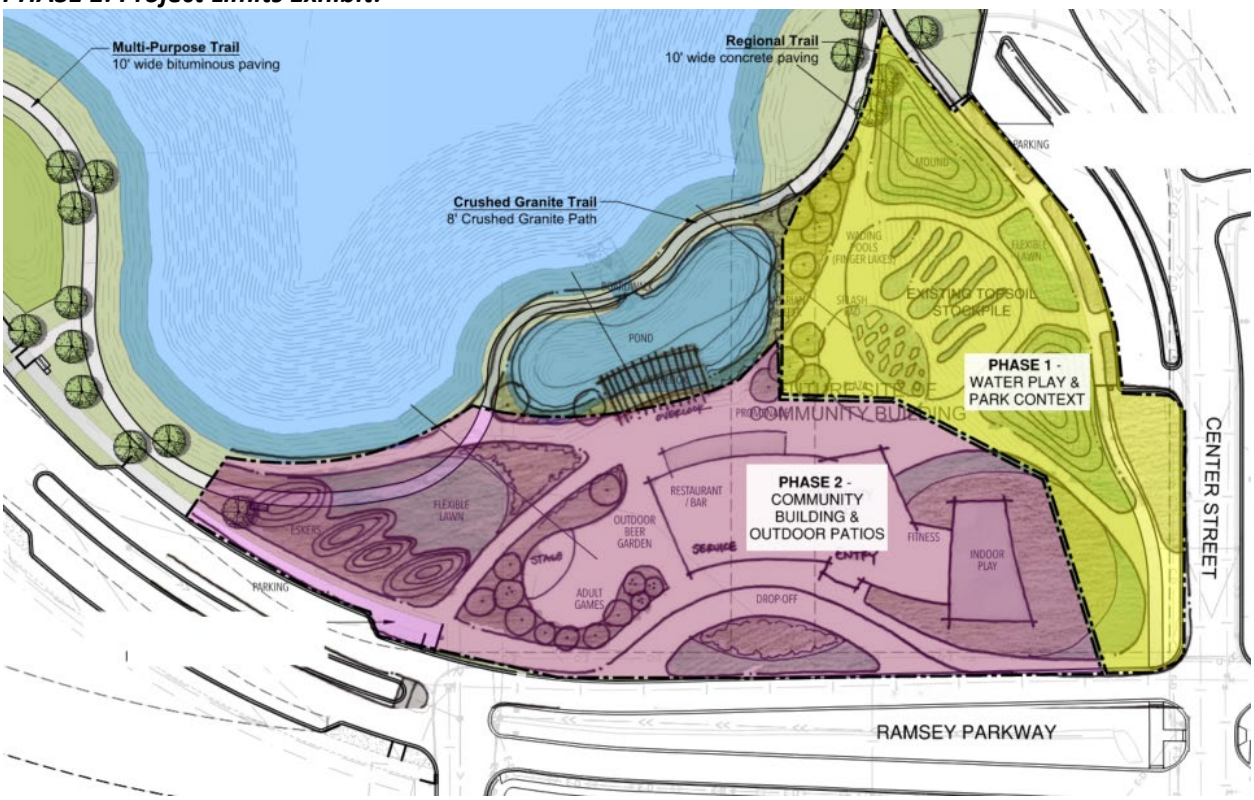
The Schematic Design phase serves as the critical first step in transforming the city's programmatic needs, vision, and project goals into a tangible design. This phase results in a set of preliminary design documents—including site plans, mechanical schematics, material palettes, preliminary grading plans, and architectural renderings—that begin to physically express the project's intent.

A key focus during this stage will be the integration and articulation of the proposed water play feature. The design will explore how this element supports the broader site narrative, contributes to user experience, and connects meaningfully to the future community building. Placement, scale, interaction zones, and seasonal adaptability of the features will be thoughtfully considered to ensure long-term functionality and community value.

Our process will be collaborative and iterative, involving close coordination among the design team, including architects, landscape architects, engineers, and the city. Stakeholder input and iterative feedback will shape the evolving design direction, ensuring alignment with both functional needs and aesthetic aspirations.

Deliverables at the end of the schematic design phase will provide a clear visual and technical framework that supports early cost estimating and scheduling. These documents serve as the foundation for the following phases of design development and construction documentation, setting the tone for a coherent and successful project execution.

PHASE 1: Project Limits Exhibit:



TASK 1: SCHEMATIC DESIGN (30%)

Services:

1. Design charette in collaboration with Cuningham, conduct a design charette - exploring past planning efforts, new site constraints, connectivity, utilities, elevations, and contextual influences. The charette will help establish parameters for future building placement – and begin to establish project boundaries. Additionally, the charette will generate options for restroom services for 2026 and beyond (interim restrooms or stand-alone building).

2. Develop Design & Preliminary Drawings Following the outcomes from the design charette our team will begin to draft a preliminary layout of the water play feature and surrounding immediate park context. This plan will translate concepts and programming into a defined plan with preliminary layout, sizing, and amenities.

3. Refine Design & Prepare Mechanical Schematics Develop materials plan and refined preliminary plan for water play. Prepare mechanical schematics including water jets, spray nozzles, drainage, mechanical system pumps and filtration, and size and locate the mechanical room/vault.

4. 3D Modeling & Illustrative Renderings 3D-Model and Illustrate the design to a level of artistry which helps others understand the vision and appreciate the design direction. Modeling is a useful design tool offering a realistic view prior to further design and construction efforts.

5. Finalize Drawings Finalize schematic design drawings and documents for the water play feature and park context allowing for Owner review, and for a construction firm to review, estimate the works value, and establish a construction timeline.

6. Issue Schematic Design for review and contractor pricing if desired.

Deliverables:

- Meeting notes
- Schematic design drawing set (30% Set)
- Presentation graphics
- SD narrative/outline specs

Meetings:

- SD Kickoff Meeting
- Design Progress & Review Meetings (2 in person / 4 virtual)

TASK 2 – DESIGN DEVELOPMENT (65%)

Upon approval of the Schematic Design (30%) set, our team will prepare Design Development (65%) drawings and specifications. The Design Development phase of the work will include further refinement of the placemaking, water play, landscape, artistic elements, park structures, stormwater management, planting design, grading and drainage, pedestrian circulation, shade structures, site furnishings, and site lighting. Specific tasks will include the following:

Services:

- Prepare Design Development (65%) drawings addressing the following: Public space and water play layout and materials
- Pedestrian circulation
- Interpretive elements
- Stormwater management
- Site/shade rentable structures
- Site lighting
- Site furnishings & fencing
- Artistic elements
- Planting design
- Grading and drainage
- Utility relocations (as needed)

1. Prepare plans, cross sections, and construction details.
2. Finalize material selections.
3. Prepare preliminary technical specifications.
4. Conduct city staff and agency coordination, and quality control review on the 65% set of drawings and specifications.
5. Provide necessary agency review and city submittal documents.
6. Refine drawings and specifications based on project coordination, city and agency review.

Meetings

- Bi-weekly city staff meetings (2 in person / 4 virtual)
- Stakeholder, agency and project partner meetings (as needed)

Deliverables

- Design Development (65%) package - plans, sections, elevations, construction details, and specifications
- Meeting notes

TASK 3 – CONSTRUCTION DOCUMENTATION (95%)

Upon approval of design development documents, we will prepare construction documents and technical specifications for all site design elements approved in the design development phase of the work. Specific tasks will include the following:

Services:

1. Prepare Construction Document (95%) drawings addressing the following:
    - Public space and water play layout and materials
    - Placemaking and public art opportunities
    - Pedestrian circulation
    - Interpretive elements
    - Stormwater management
    - Site/shade structures
    - Site lighting
    - Site furnishings & fencing
    - Planting design
    - Grading and drainage
    - Utility relocations
2. Prepare plans, cross sections, and construction details.
3. Prepare final technical specifications.

4. Conduct city staff and agency coordination, and quality control review on the 95% set of drawings and specifications.
5. Provide necessary agency review and city submittal documents.
6. Refine drawings and specifications based on project coordination, city and agency review.

Meetings

- Bi-weekly city staff meetings (2 in person / 4 virtual)
- Stakeholder, agency and project partner meetings (as needed)
- MN Department of Health meeting

Deliverables

- Construction Document (95%) package - plans, sections, elevations, and construction details
- Meeting notes

TASK 4 – BIDDING DOCUMENTS (100%)

Upon approval of Construction Documents (95%), our team will prepare all necessary Bidding Documents (100%) and assist the City of Ramsey with the selection of a Contractor(s) to construct the approved public space and water play design. Specifically, the following will be provided:

1. Prepare all necessary bidding documents including 100% construction drawings and technical specifications.
2. Documents shall conform to all applicable laws, statutes, City ordinances, building codes and other regulatory requirements.
3. Submit bid packet for public bidding.
4. Attend pre-bid meeting and issue any necessary addenda.
5. Attend bid opening, review received bids and provide letter of recommendation for bid award.

Meetings:

- Pre-bid meeting (1)
- Bid opening (1)

Deliverables:

- Meeting notes
- 100% drawings and technical specifications
- Bidding documents/project manual

TASK 5 – CONSTRUCTION ADMINISTRATION

Our team will assist City staff with construction observation and administration services including, but not limited to the following:

Services:

1. Participate in site meetings including pre-construction meeting, regular site construction meetings, on-site review, observation, and approval of all park design elements. To save the city money we anticipate participating in most construction meetings virtually.

2. Provide construction administration services including submittal review and consultant coordination, issuing RFIs, ASI's, pay application reviews, substantial completion punch list, final review, and warranty review.

Meetings:

- Pre-construction meeting (1)
- Construction meetings (weekly during construction/virtual)
- As-needed site observation

Deliverables:

- Meeting notes
- Construction observation reports
- RFI responses
- ASI's
- Submittal and shop drawing approvals
- Draft and final punch lists

ASSUMPTIONS

The scope of work and fees included in this proposal include the following assumptions:

- The previous water play programming document, and recent design charette form the basis for the scope and fee for this work.
- Fees are based on work tasks and gauged on a percentage of construction cost per the anticipated project budget of three-million dollars. If the project scope is reduced or the budget lowered making the project less complicated, we can renegotiate scope and fee with the city to bring scope and fee in line with the reduced scope of the project.
- Scope and fees include civil engineering, aquatic engineering, and electrical engineering.
- Submittal costs to MN Department of Health and permits will be by Owner

The above-mentioned scope of work does not include the services listed below. If necessary, we will contract with subconsultants to fill any gaps in professional expertise to complete the project on time and on budget:

- Architecture
- Irrigation design (assumes design build by contractor)

SCHEDULE OF WORK (Fast-tracked)

	June	July	Aug	Sept	Oct.	Nov	Dec	Jan	April	May	Jun	Jul
Schematic Design												
Design Development												
Construction Documents												
Advertise for Bid												
Bidding & Contracting												
Construction Admin												
Target Opening												*

FEES

The professional fees proposed below have been developed based on an estimated construction budget of $3,000,000**.** The total design and engineering team fees represent approximately 8.9% of this construction budget. This percentage is at or below industry standards for the scope and complexity of work anticipated, and includes all necessary services to deliver a complete, coordinated design through to construction documentation and administration.

Work Item	**Fee**
Task 1 – Schematic Design	67,255
Task 2 – Design Development	63,432
Task 3 – Construction Documents	77,638
Task 4 – Bid Documents	13,263
Task 5 – Construction Admin	45,412
Reimbursable Expenses	1,900
Total	$268,900

Mark, please let us know if you have any questions or concerns. Our team looks forward to furthering our relationship as we work collaboratively to help the City of Ramsey realize this long-planned community asset.

Sincerely,
Damon Farber Associates

Chuck Evens, PLA
Associate Principal

City of Ramsey

Mark Riverblood,
Parks & Assistant Public Works Director

THE WATERFRONT

RAMSEY, MN

DECEMBER 14, 2023

DF/ DAMON FARBER LANDSCAPE ARCHITECTS

CONCEPT DEVELOPMENT

BACKGROUND - MASTER PLAN

BACKGROUND - PROGRAM ELEMENTS

PICNIC MOUND

REFLECTION POND / SHOAL

BOARDWALK

WATER PLAY & LIGHTING

BEER GARDEN

PLAZA

FLEXIBLE LAWN

DINING TERRACE

PROCESS - REGULATIONS & CODES

WADING POOL:

Wading pools are shallow pools that are usually less than two feet deep. They're best for young children to splash around and cool off without having to worry about swimming. Wading pools are governed by the MN pool code.

- **Defining Features:** 2' standing water depth, can also incorporate fountains, jets, structural play elements
- **Seasonal Interest:** Open when the temperature is 65 degrees and higher.
- **Depth**
  Min: 2" **Max:** 24"
- **Fencing:** Yes - code now requires a 48" high perimeter fence.
- **Rules:** Requires the direct supervision by an adult caregiver.
- **Revenue:** Possible - Staff could monitor access at fence gate.
- **Capacity:** Varies depending on size. 15 square feet per bather.
- **Approximate Days of Use:** 100

SPLASH PAD:

Traditional splash pads are fountain/water features intended for recreational use and designed to contain no more than 1 inch of water depth. Splash pads vary greatly in design, scale and features, but in general they allow users interact with bubblers, water nozzles and sprinklers and fountains.

- **Defining Features:** 1" max standing water depth with interactive fountains, jets, structural play elements
- **Seasonal Interest:** Open when the temperature is 65 degrees and higher.
- **Depth**
  Min: 0" / Zero Entry **Max:** 2"
- **Fencing:** Fencing is not required
- **Rules:** Not required, but recommended for caregivers to accompany and supervise children
- **Revenue:** If the design includes a fenced area - revenue generation is possible.
- **Capacity:** Varies depending on size. 15 square feet per bather.
- **Approximate Days of Use:** 100

ARCHITECTURAL WATER PLAY:

Custom experience for users. Artistic/sculptural features provide outdoor interest for users throughout all seasons. Contextually unique design affords users a sensory destination even when water features are not available.

- **Defining Features:** Integrated sculptural/interpretive water features
- **Seasonal Interest:** Open when the temperature is 65 degrees and higher. Lights and artistic/sculptural features provide 4 season interest.
- **Depth**
  Min: 0" / Zero Entry **Max:** 24"
- **Fencing:** Not required, but recommended for caregivers to accompany and supervise children
- **Rules:** If the design includes a fenced area - revenue generation is possible.
- **Revenue:** Somewhat (private/reserved private events)
- **Capacity:** Varies depending on size. 15 square feet per bather.
- **Approximate Days of Use:** 365

CASE STUDY - WATER FEATURE

CENTRAL PARK
MAPLE GROVE, MN

- Equipment/Features: 49 Jet Sprays And 18 Arching Sprays

- Chlorinated: Fountain water is chlorinated and recycled through a filtration system in the lower level of the community building.

- Surrounding Area: Concrete & Unit Paver Hardscape Patio

- Water Depth: 0" / Spray Only

- Lighting: Led Lights Turn The Fountain Into A Light Show Once The Sun Goes Down

- Targeted Age Group: All Age Groups

- Seasons of Use: Open year-round (water in warmer temps)

WATER PLAY USER CAPACITY 150

Project Design By Damon Farber

CASE STUDY - WATER FEATURE

WABUN PARK WADING POOL
MINNEAPOLIS, MN

- **Equipment/Features:** Wading Pool With Spraying Rock Structure

- **Chlorinated:** Fountain water is chlorinated and recycled through a filtration system and the water is reused just like in a swimming pool

- **Surrounding Area:** Concrete with Furnishings & Umbrellas

- **Water Depth:** Zero-Depth Entry To 24" Depth @ Deepest

- **Fencing:** Yes - 42" perimeter fencing per MN wading pool code.

- **Targeted Age Group:** Tot - 12 Years

- **Seasons of Use:** Summer Only

WATER PLAY USER CAPACITY 140

CASE STUDY - WATER FEATURE

ELEPHANT PARK
LONDON, UK

- **Equipment/Features:** "Village" Pumps, Jets, Water Cascades, Rock Channels, Babbling Stream, Sand Pits

- **Surrounding Area:** Sand Play, Lawn, Stone Paving, Landscaping

- **Water Depth:** Zero-Depth Entry To 3"

- **Lighting:** Perimeter Post Lights

- **Targeted Age Group:** Tot - 18 Years

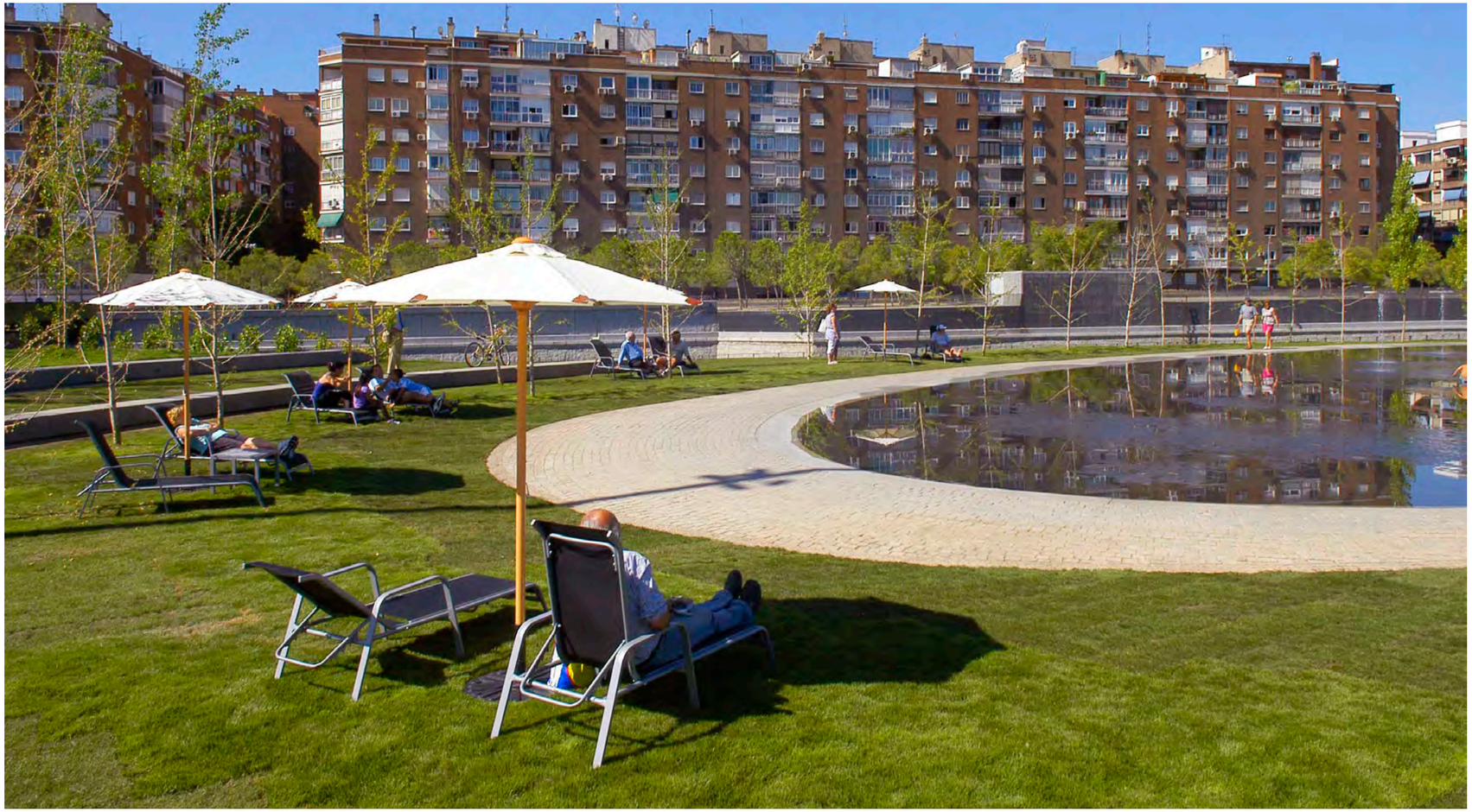
- **Seasons of Use:** Open year-round (water in warmer temps)

WATER PLAY USER CAPACITY 400

CASE STUDY - WATER FEATURE

MADRID RIO PARK
MADRID, SPAIN

- **Equipment/Features:** Splash Pads with Water Jets
- **Surrounding Area:** Unit Pavers, Lawn, Landscaping
- **Water Depth:** Zero-Depth Entry To 1”
- **Lighting:** Park Lamp Posts
- **Targeted Age Group:** All Ages
- **Seasons of Use:** Open year-round (water in warmer temps)



WATER PLAY USER CAPACITY 900

SUMMARY - CASE STUDIES

4,000 SF OF WATER PLAY

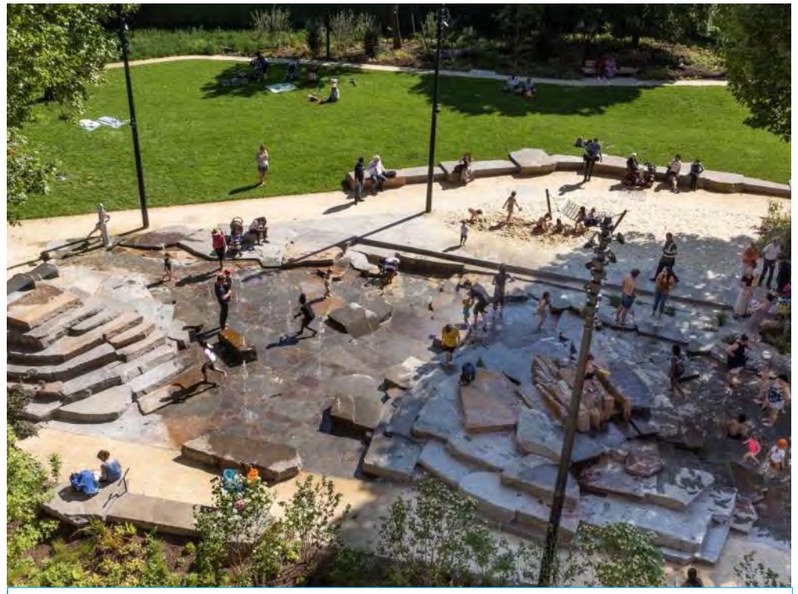
CENTRAL PARK -
MAPLE GROVE, MN

- Jet & Arching Spray Pad
- Recycled Water Via Filtration System
- Hardscape Perimeter Patio w/ Seatwalls
- 0" Depth Water -Spray Only
- Integrated LED Fountain Lighting
- No Fencing
- All Age Groups

6,500 SF OF WATER PLAY

WABUN WADING POOL -
MINNEAPOLIS, MN

- Wading Pool With Spraying Rock Structure, Sprayers
- Recycled Water Via Filtration System
- 2 Umbrellas @ Patio
- Zero-Depth Entry To 24" Depth @ Deepest
- 42" Fencing
- Tot - 12 Years Targeted Age Group



10,000 SF OF WATER PLAY

ELEPHANT PARK -
LONDON, UK

- "Village" Pumps, Jets, Water Cascades, Rock Channels, Babbling Stream, Sand Pits
- Chlorinated: Unknown
- Lush Planted Edges
- Zero-Depth Entry To 1"

Perimeter Post Lights

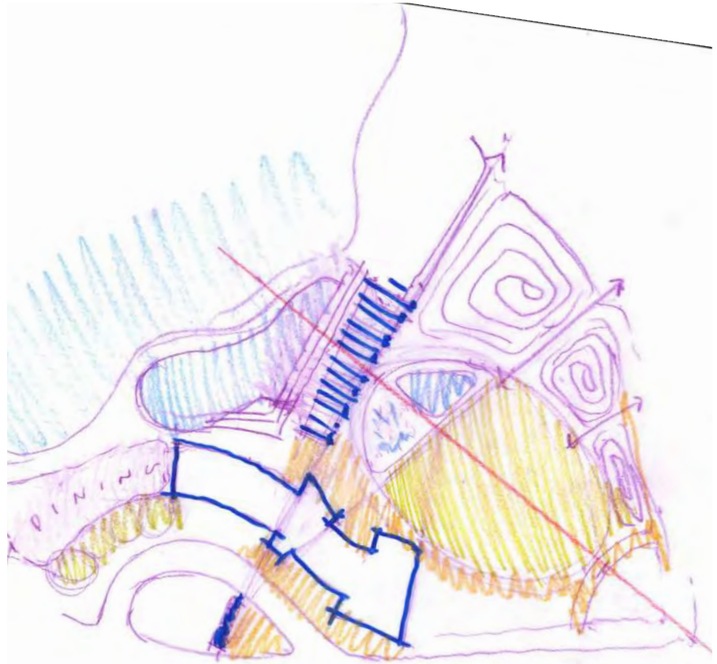
- Fencing: Unknown
- Tot - 12 Years Targeted Age Group

25,500 SF OF WATER PLAY

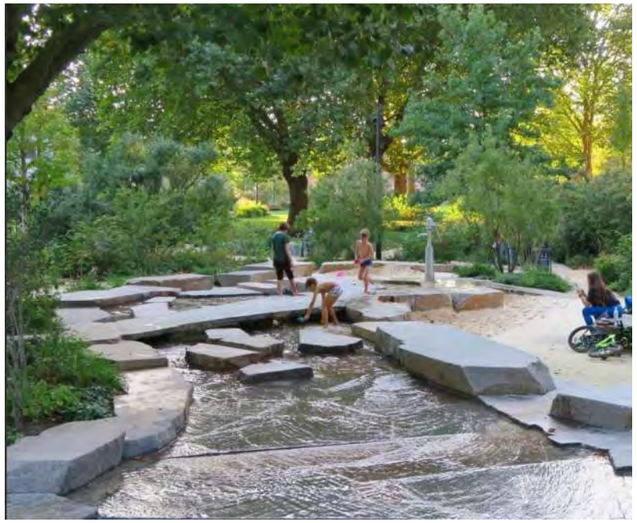
MADRID RIO PARK -
MADRID, SPAIN

- Wading Pool Series (3), Jets
- Chlorinated: N/A
- Hardscape Perimeter With Grass And Planted Canopy
- Zero-Depth Entry To 24"
- Park Lamp Posts
- No Fencing
- All Age Groups

PROCESS - CONCEPT DEVELOPMENT



CONCEPT 1



VIEWS
VIEWS
VIEWS
VIEWS
PARKING
BERM
STORMWATER POND
BOARDWALK
POND
BRIDGE
SPLASH PAD
FLEXIBLE LAWN
LAWN
RIPARIAN BUFFER
PROMENADE
OUTDOOR DINING
PLAZA
FITNESS
COMMUNITY CENTER
STAGE
OUTDOOR BEER GARDEN
RESTAURANT / BAR
ADULT GAMES
SERVICE
ENTRY
INDOOR PLAY
PARKING
DROP-OFF
ADDED PARKING FOR RESTAURANT
DROP-OFF

CONCEPT 1 **PROGRAM**

SPACE PROGRAMMING

FLEXIBLE LAWN	6,670 SF
PICNIC MOUND	7,650 SF
WATER PLAY	5,820 SF
PLAZA	7,775 SF
DINING TERRACE	2,285 SF
BEER GARDEN	5,640 SF
STAGE	900 SF

WATER PLAY USER CAPACITY 375

DF/

CONCEPT 1A

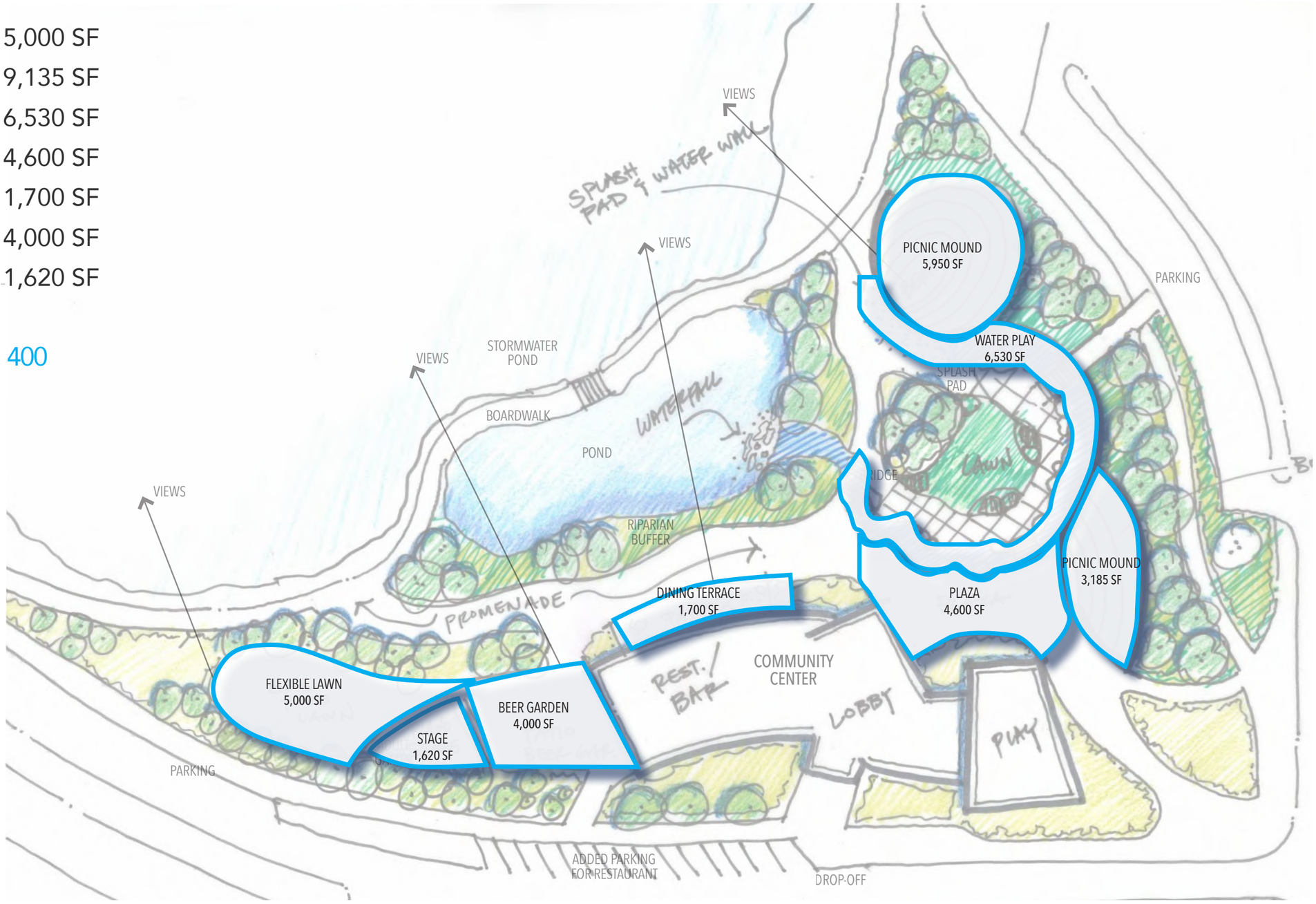
VIEWS
SPLASH PAD & WATER WALK
VIEWS
PARKING
STORMWATER POND
VIEWS
SPLASH PAD
BOARDWALK
WATERFALL
POND
BRIDGE
LAWN
VIEWS
RIPARIAN BUFFER
PROMENADE
PLAZA
PATIO
REST./ BAR
COMMUNITY CENTER
LOBBY
PLAY
BAG TOSS LAWN
ADULT GAMES
PIANO STAGE
PATIO BEER GAR.
PARKING
ADDED PARKING FOR RESTAURANT
DROP-OFF

CONCEPT 1A **PROGRAM**

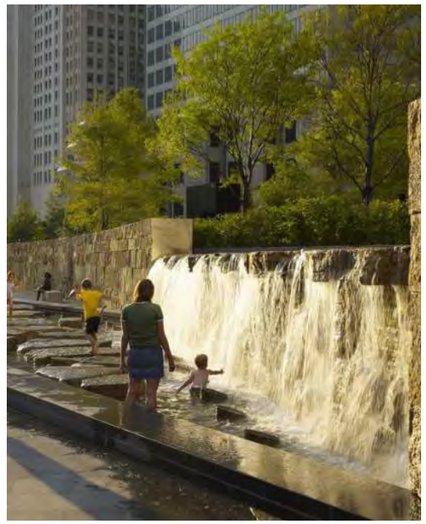
SPACE PROGRAMMING

FLEXIBLE LAWN	5,000 SF
PICNIC MOUND	9,135 SF
WATER PLAY	6,530 SF
PLAZA	4,600 SF
DINING TERRACE	1,700 SF
BEER GARDEN	4,000 SF
STAGE	1,620 SF

WATER PLAY USER CAPACITY 400



CONCEPT 2



VIEWS
VIEWS
VIEWS
VIEWS
PARKING
MOUND
BOARDWALK
POND
STORMWATER POND
SPLASH PAD
RIPARIAN BUFFER
PROMENADE
PLAZA
DINING
FITNESS
COMMUNITY CENTER
RESTAURANT / BAR
INDOOR PLAY
OUTDOOR BEER GARDEN
LAWN
STAGE
SERVICE
ENTRY
ADULT GAMES
PARKING
DROP-OFF

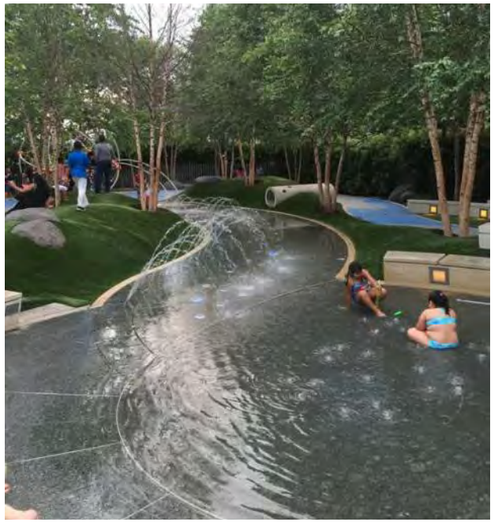
CONCEPT 2 **PROGRAM**

SPACE PROGRAMMING

FLEXIBLE LAWN	9,730 SF
PICNIC MOUND	20,770 SF
WATER PLAY	1,800 SF
PLAZA	9,400 SF
DINING TERRACE	1,265 SF
BEER GARDEN	4,530 SF
STAGE	1,200 SF

WATER PLAY USER CAPACITY 120

CONCEPT 3



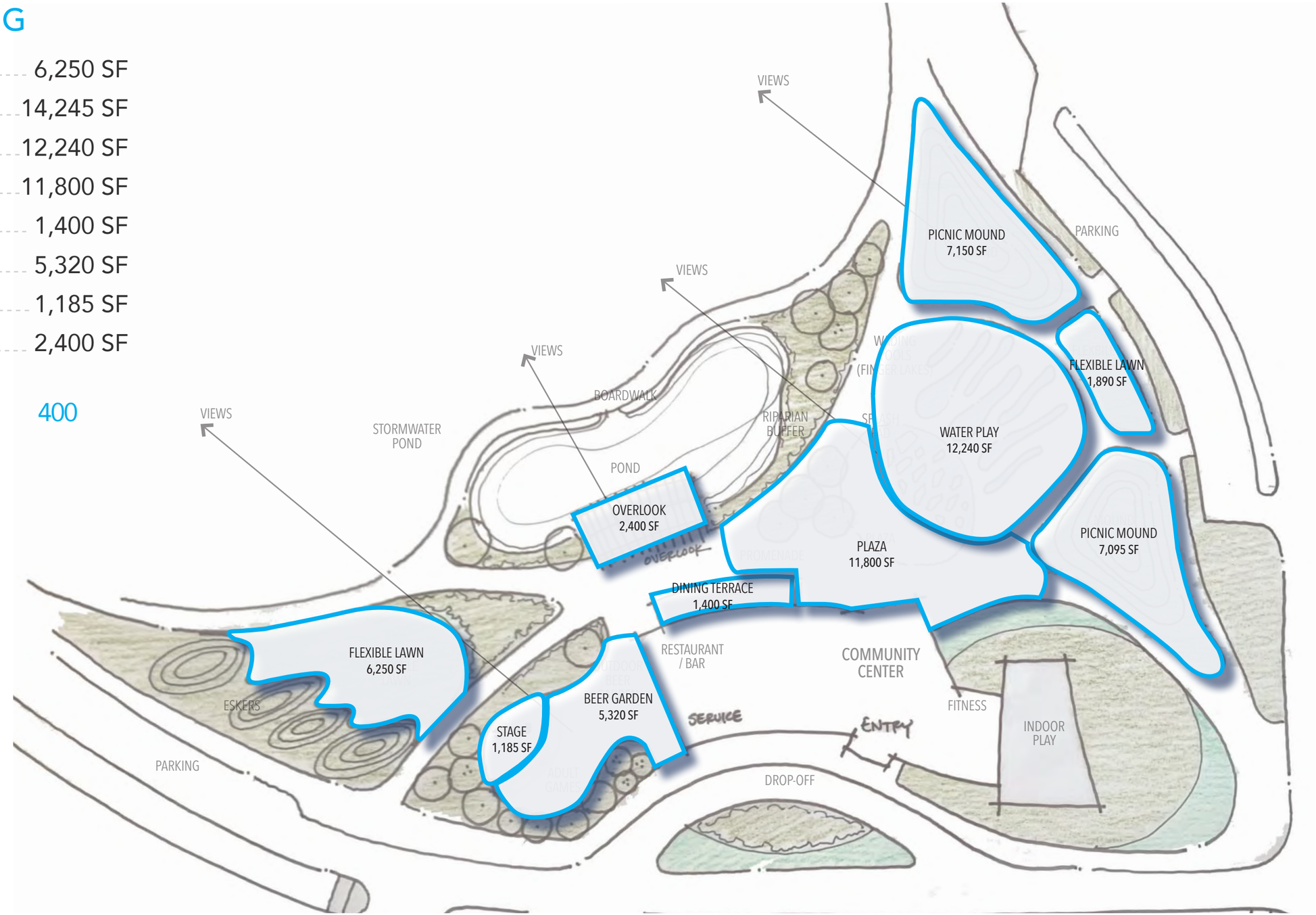
VIEWS
VIEWS
VIEWS
VIEWS
MOUND
PARKING
WADING POOLS (FINGER LAKES)
FLEXIBLE LAWN
BOARDWALK
STORMWATER POND
POND
RIPARIAN BUFFER
SPLASH PAD
OVERLOOK
OVERLOOK
PLAZA
PROMENADE
MOUND
RESTAURANT / BAR
COMMUNITY CENTER
FITNESS
INDOOR PLAY
SERVICE
ENTRY
OUTDOOR BEER GARDEN
STAGE
ADULT GAMES
DROP-OFF
FLEXIBLE LAWN
ESKERS
PARKING

CONCEPT 3 **PROGRAM**

SPACE PROGRAMMING

FLEXIBLE LAWN	6,250 SF
PICNIC MOUND	14,245 SF
WATER PLAY	12,240 SF
PLAZA	11,800 SF
DINING TERRACE	1,400 SF
BEER GARDEN	5,320 SF
STAGE	1,185 SF
OVERLOOK	2,400 SF

WATER PLAY USER CAPACITY 400



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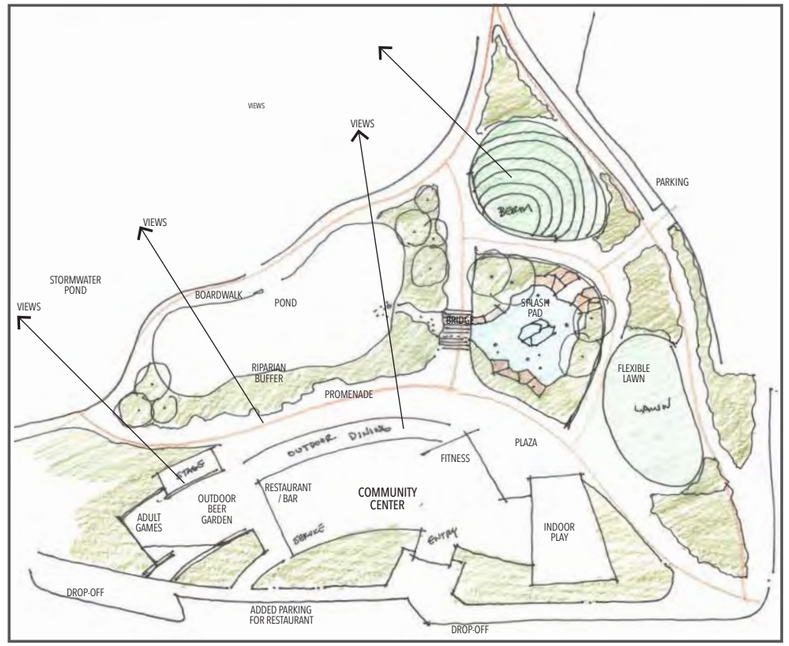
SUMMARY - PROPOSED CONCEPTS



CONCEPT 1	SPACE PROGRAM
FLEXIBLE LAWN	5,000 SF
PICNIC MOUND	9,135 SF
WATER PLAY	6,530 SF
PLAZA	4,592 SF
DINING TERRACE	1,700 SF
BEER GARDEN	4,000 SF
STAGE	1,620 SF

CONCEPT 1A	SPACE PROGRAM
FLEXIBLE LAWN	6,670 SF
PICNIC MOUND	7,650 SF
WATER PLAY	5,820 SF
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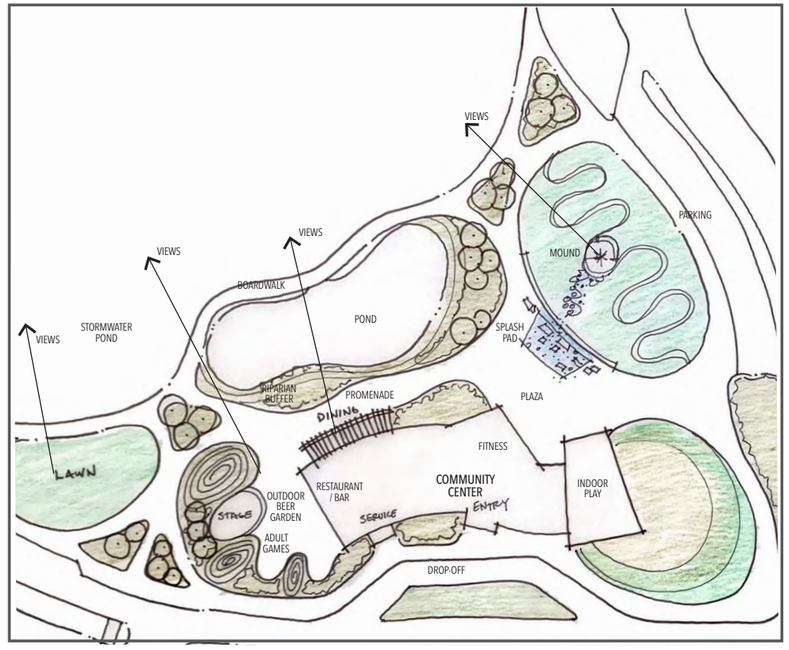
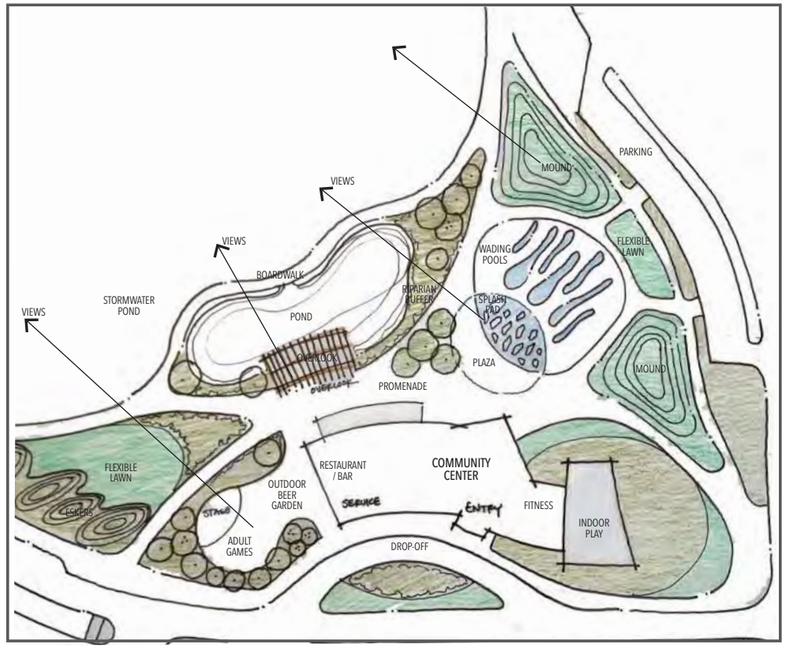
DINING TERRACE	2,285 SF
BEER GARDEN	5,640 SF
STAGE	900 SF



CONCEPT 2	SPACE PROGRAM
FLEXIBLE LAWN	9,730 SF
PICNIC MOUND	20,770 SF
WATER PLAY	2,000 SF
PLAZA	9,400 SF
DINING TERRACE	1,265 SF
BEER GARDEN	4,530 SF
STAGE	1,200 SF



CONCEPT 3	SPACE PROGRAM
FLEXIBLE LAWN	6,250 SF
PICNIC MOUND	14,245 SF
WATER PLAY	12,240 SF
PLAZA	11,800 SF
DINING TERRACE	1,400 SF
BEER GARDEN	5,320 SF
STAGE	1,185 SF
OVERLOOK	2,400 SF

WATER FEATURE COSTS

Costs for water features vary dramatically and are driven by the following factors:

> Size of the Water Feature
> Equipment and Filtration System
> Programming & Control Systems
> Lighting & Sound Systems
> Construction Materials
> Amenities
> Bidding Climate & Number of Bidders

The conceptualized water features included in this presentation have an estimated probable cost of $1m to $3m.

- *Performance Indicator:* Reduce blighted properties along Hwy 10
- *Completion Timeframe:* Q4 2025

- ***Objective 3:*** Rehabilitate Historic Townhall
  - *Responsible Parties:* Economic Development (Sullivan, Hanson)
  - *Key Areas:* Historic Townhall
    - *Action 2.1:* Complete preliminary design of rehabilitation improvements
    - *Action 2.2:* Apply for large grant opportunity
    - *Action 2.3:* Apply for small grant opportunities if needed
    - *Action 2.4:* Identify user/renter
  - *Performance Indicator:* Acquire grant funds to fund remaining allowed construction costs
  - *Completion Timeframe:* Q1 2026

Strategy 5. **Improve the safety and mobility of transportation corridors**

- ***Objective 1:*** Improve street lighting and pedestrian facilities
  - *Responsible Parties:* Engineering, Public Works (Westby)
  - *Key Areas:* Existing and future roadways and pedestrian facilities
    - *Action 1.1:* Evaluate and construct street lighting improvements
    - *Action 1.2:* Evaluate and construct pedestrian trail safety improvements
  - *Performance Indicator:* Reduction in reported safety concerns
  - *Completion Timeframe:* Ongoing

Strategy 6. **Connect the community through parks, trails and recreational programming**

- ***Objective 1:*** Construct Phase 1 of The Waterfront Park
  - *Responsible Parties:* Parks Division (Riverblood)
  - *Key Areas:* COR Community Park and Downtown Destination
    - *Action 1.1:* Approve schematic design work of water play area and future community building June 10, 2025
    - *Action 1.2:* Authorize preparation of plans/specs August 12, 2025
      - Review comparative case studies of comparable community buildings/parks
      - Review comprehensive proforma of The Waterfront Park (revenue/O&M costs)
      - Identify funding and community benefits
      - Approve schematic design and phasing plan
    - *Action 1.3:* Approve plans/specs and authorize bids September 2025 (3 month process)
    - *Action 1.4:* Award contract January 2026
  - *Performance Indicator:* Water play open July 1, 2026
- *Completion Timeframe:* Phase 1 completed Q2 2026

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- ***Objective 2:*** Develop and commit to a final plan for The Waterfront Park
  - *Responsible Parties:* Parks Division (Riverblood)
  - *Key Areas:* COR Community Park and Downtown Destination
    - *Action 2.1:* This objective runs in conjunction with Strategy 6, Objective 1, Action items 1.1 and 1.2.
    - *Action 1.2:* Establish future community building amenities
    - *Action 1.3:* Establish phasing plan for completing the Waterfront Park
    - *Action 1.4:* Authorize preparation of plans/specs for community building – date TBD
    - *Action 1.5:* Approve plans/specs and authorize bids for awarding a construction contract – date TBD
  - *Performance Indicator:* Approved schematic design for entire Waterfront Park and phasing plan.
  - *Completion Timeframe:* Q3 2025

Strategy 7. **Strengthen and enhance our identity, brand and image**

- ***Objective 1:*** Secure Ramsey Zip Code
  - *Responsible Parties:* Administration (Hagen)
  - *Key Areas:*
    - *Action 1.1:* Identify key personnel at USPS to discuss obtaining a unique zip code
    - *Action 1.2:* Identify other influential parties to support Ramsey's efforts
    - *Action 1.3:* Host critical meetings to develop the timing and formal application procedure to prevent an immature application from occurring
  - *Performance Indicator:* Known metrics are understood on what USPS uses when considering a new zip code.
  - *Completion Timeframe:* Formal request may be submitted to district manager in 2026

- ***Objective 2:*** Enhance City brand
  - *Responsible Parties:* Communications (Johnson)
  - *Key Areas:* Branding and communications strategy
    - *Action 2.1:* Create City Moto
    - *Action 2.2:* Create Branding Guide for staff to use with templates and logos
  - *Performance Indicator:*
  - *Completion Timeframe:* Q1 2026

Strategy 8. **Enhance City's communication through transparency and accountability**

- ***Objective 1:*** Identify and advertise a cost savings measure
  - *Responsible Parties:* Administration (Hagen)
  - *Key Areas:* All city operations
    - *Action 1.1:* Advertise through newsletter or social media an area of improvement that decreased cost through direct savings or improved efficiency.
  - *Performance Indicator:* Public engagement reaction to the advertised measure

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CC Regular Session

Meeting Date: 06/10/2025

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

Title:

Legislative Update

Purpose/Background:

The 2025 Minnesota Legislative Session closed on May 19, 2025 without completion of final bills. Lawmakers have been holding working groups prior to reconvening for final passage of bills. No date has been shared on when a special session may occur. Furthermore, information on what has been supported by the working groups has been limited. Since the May 27, 2025 City Council meeting, staff has not received any note worthy update on Ramsey's legislative efforts.

Recommendation:

Outcome/Action:

This case is for informational purposes only. Staff are available to answer any questions, but do not plan to review each item in detail.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 12:46 PM
Form Started By: Brian Hagen		Started On: 06/05/2025 12:43 PM
Final Approval Date: 06/05/2025		