City of Ramsey
Agenda
Regular City Council
Tuesday, July 8, 2025
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Approve Agenda

3. Presentation

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 & Investments for the Period Ending June 30, 2025

2. Receive May 2025 Financial Reports _ General Fund, EDA and Enterprise Funds

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

- Planning Commission Meeting Minutes - May 22, 2025
- Public Works Meeting Minutes - May 20, 2025
- Park and Rec Commission Meeting Minutes - May 8, 2025

4. Approve the Following Meeting Minutes:

1. City Council Work Session dated June 24, 2025
2. City Council Regular Session dated June 24, 2025

5. Approve Business License Applications

6. Approve the City Administrator's Annual Performance Evaluation

7. Authorization to promote a Community Service Officer to Police Officer

8. Authorization to Hire a Community Service Officer/Law Enforcement Program Student (CSO/LEPS)

9. Authorize Request for Proposals for Civil Legal Services

10. Adopt Resolution #25-151 Denying a Massage Establishment and Massage Therapy License

11. Adopt Resolution #25-153 Approving the Final Plat and Development Agreement for Trott Brook Crossing Third Addition.

12. Adopt Resolution #25-154 Approving the Final Plat and Development Agreement for Parkside Townhomes 2nd Addition (Project No. 25-107); Case of Ramsey at COR, LLC

13. Adopt Resolution #25-155 Authorizing the City to enter into a Commitment to Purchase with NEOGOV for Cloud-based Human Resources Software

14. Adopt Resolution #25-156 Accepting Sewer Cleaning and Televising Proposals for 2026 Pavement Management Program Projects

15. Adopt Resolution #25-159, Approving a Development Agreement for Taco Bell at 14751 Armstrong Blvd NW

16. Adopt Resolution #25-160 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 19, 2025 through July 2, 2025.

6. Public Hearing

7. Council Business

1. Adopt Resolution #25-148, Approving a Conditional Use Permit and Site Plan in the COR-2b Zoning District for Chipotle at 14701 Armstrong Blvd NW

2. Adopt Resolution #25-128 Approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative:

Title:

Receive Cash & Investments for the Period Ending June 30, 2025

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending June 30, 2025.

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending June 30, 2025

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:15 PM
Form Started By: Diana Lund		Started On: 07/01/2025 07:16 AM
Final Approval Date: 07/03/2025		

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

	June-25 CURRENT MONTH	2025 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 Bond Proceeds)	$ 77,507,164.09	$ 88,846,329.91
CASH INFLOWS:		
Daily Deposit	1,090,269.72	5,337,957.86
Tax Settlements	7,204,245.72	7,456,405.37
U/B Receipts	39,778.81	995,289.99
Credit Cards (Includes Utility Billing)	377,104.79	3,806,556.19
Interest Earnings [Net of Interest Paid on Investments]	163,662.43	867,554.33
Bond Proceeds-int	-	3,610.76
TOTAL CASH INFLOW	$ 8,875,061.47	$ 18,467,374.50
TOTAL CASH AVAILABLE	$ 86,382,225.56	$ 107,313,704.41
CASH OUTFLOWS:		
Prepaid Checks	776,221.23	6,130,878.84
Bills Lists	1,265,669.26	7,956,881.67
Pay Estimates	2,436,284.60	8,062,960.06
Credit Cards	21,033.94	84,078.47
Payroll - Net	587,905.80	3,748,215.68
Flex Reimbursement	-	315.04
Void Checks/Dormant Checks Paid	(2,975.00)	(8,254.33)
Debt Service	600,244.38	639,325.63
Miscellaneous [Bank Charges; etc.]	282.00	1,744.00
TOTAL CASH OUTFLOW	$ 5,684,666.21	$ 26,616,145.06
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 80,697,559.35**	**$ 80,697,559.35**
MEMO - NET 2025 CASH INFLOW (OUTFLOW)	**3,190,395.26**	**(8,148,770.56)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 65,405,817.06**	**72,720,097.99**
Purchases	11,596,228.67	13,108,802.57
Maturities/Sales	-	(8,826,854.83)
ENDING BALANCE	**$ 77,002,045.73**	**$ 77,002,045.73**

Prepared by the City of Ramsey Finance Department
7/1/2025

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
250626A	1/26/2026	4M	4M TERM SERIES				6,000,000.00	0.00	6,000,000.00
250626B	6/24/2026	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
									26,000,000.00
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

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
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		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
260630		UBS	UBS TREASURY FUND (FORMERLY PRIME)				1,596,228.67	0.00	1,596,228.67
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
						-			
									45,322,045.73
	TOTAL INVESTMENTS					72,720,097.99	13,108,802.57	8,826,854.83	**77,002,045.73**
			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	29,245,234.82	29,733,201.88	3,284,785.14
			Bond Proceeds			2,211,399.18	3,610.76	2,215,009.94	-
			Money Market Accounts			12,726,157.62	268,647.94	10,000,000.00	2,994,805.56
			Net Cash and Investments			88,846,329.91	42,626,296.09	50,775,066.65	80,697,559.35

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative:

Title:

Receive May 2025 Financial Reports _ General Fund, EDA and Enterprise Funds

Purpose/Background:

Purpose: Receive 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

May 2025 General Fund Financial Report - Budget to Actual

May 2025 EDA Fund - Budget to Actual

May 2025 Enterprise Funds Financial Reports - Budget to Actual

May 2025 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:17 PM
Form Started By: Diana Lund		Started On: 07/02/2025 10:56 AM
Final Approval Date: 07/03/2025		

CITY OF RAMSEY
FINANCIAL STATEMENT

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

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2025 BUDGET	2025 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,392,483.00	599,833.45
Building Inspections	888,040.00	331,823.95
Council/Commissions (incld charter, council contingen	245,486.00	62,494.27
Data Processing	1,097,132.00	488,425.88
Engineering	644,812.00	478,978.56
Finance (incld assessing)	666,692.00	336,005.69
Fire (incld Civil Defense)	2,096,484.00	1,100,816.63
Gen Govt Buildings	804,616.00	264,521.92
Parks	2,224,661.00	795,101.36
Planning & Zoning	1,149,903.00	472,410.15
Police (incld animal control & comm orient)	6,356,700.00	2,615,443.51
Streets (incld traffic eng & snow/ice)	2,806,601.00	941,215.34
Grand Total	**20,373,610.00**	**8,487,070.71**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Capital Outlay	577,000.00	417,346.09
Other Services & Charges	3,602,860.00	1,226,672.37
Personal Services	14,484,111.00	6,294,102.63
Supplies	1,603,266.00	548,949.62
Transfers out	106,373.00	-
Grand Total	**20,373,610.00**	**8,487,070.71**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Taxes	16,874,046.00	-
Charges for Services	780,700.00	462,581.21
Business Licenses/Permits	86,350.00	68,747.72
Fines and Forfeits	48,000.00	21,995.39
Federal Intergovernmental	500.00	-
State Intergovernmental	755,500.00	132,157.75
Interest	50,000.00	-
Miscellaneous	20,600.00	10,573.45
Non-Business Licenses/Permits	874,520.00	454,638.54
Transfers in	883,394.00	-
Grand Total	**20,373,610.00**	**1,150,694.06**

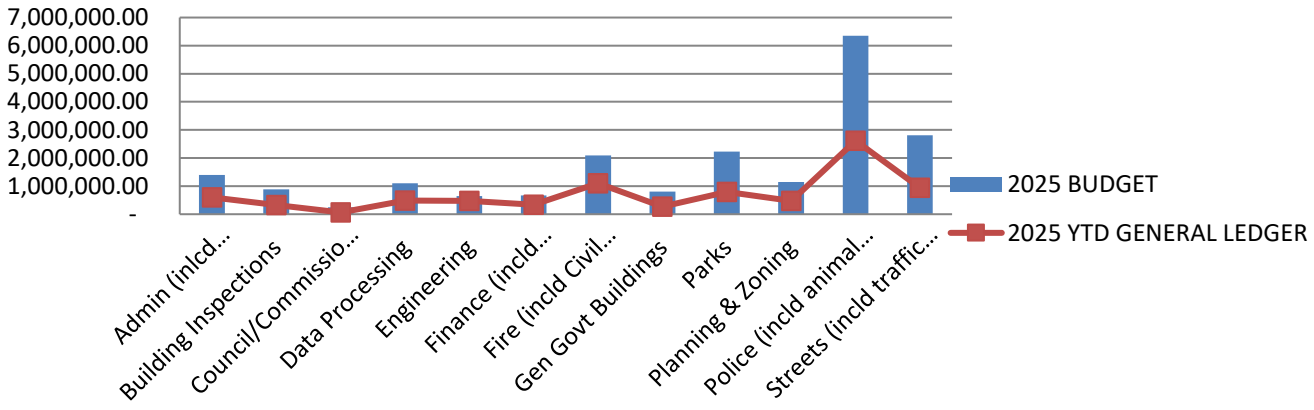
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

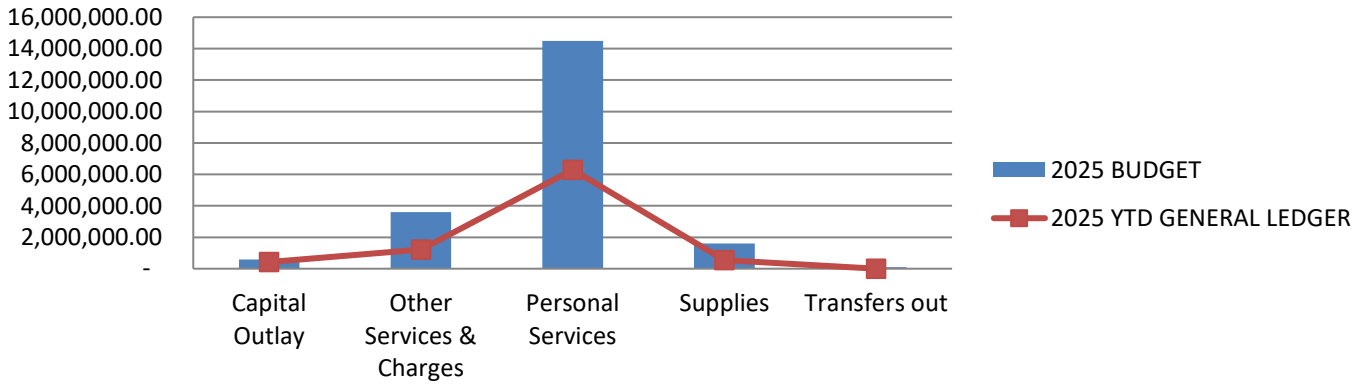
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **May 31, 2025**

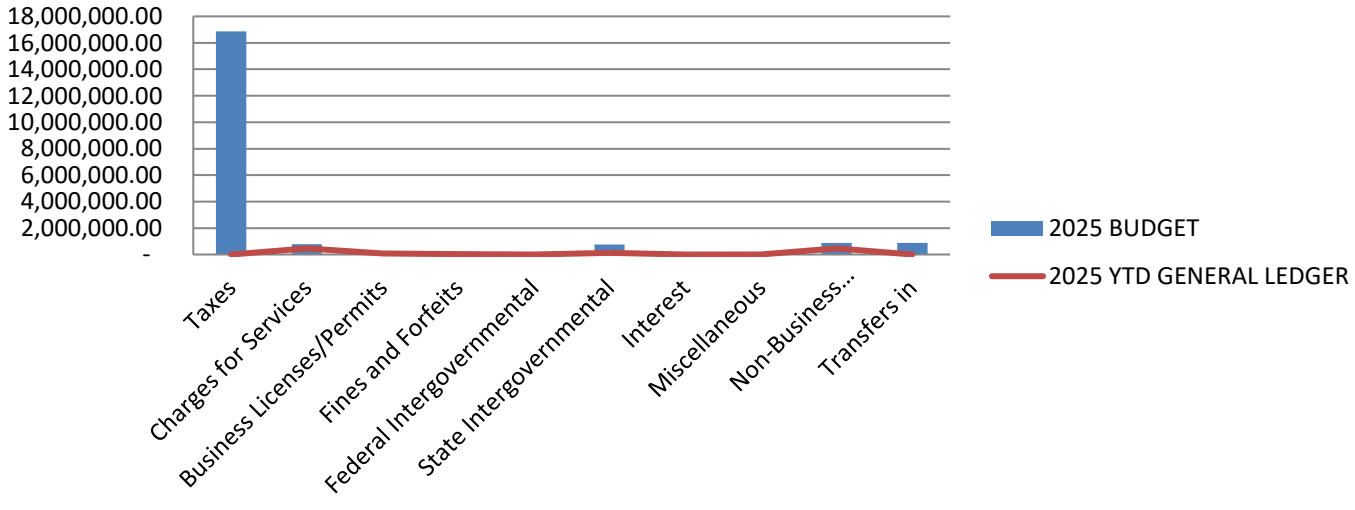
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **May 31, 2025**

REVENUES

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

EXPENDITURES

BUSINESS UNIT	9230	EDA		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105	TEMPORARY-WAGES & SALARIES	1,000.00	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	8,718.10	45.88%
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	2,530.48	115.02%
6246	MARKETING & PROMOTIONS	25,000.00	11,455.13	45.82%
Grand Total		**91,367.00**	**27,769.59**	

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: May 31, 2025

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(32,000.00)	(9,244.31)	28.89%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	5,974.49	59.74%
4651	WATER REVENUE	-	195.50	0.00%
4652	WATER SALES - RESIDENTIAL	2,128,123.00	376,033.97	17.67%
4653	WATER SALES-COMMERCIAL	1,187,930.00	97,294.54	8.19%
4654	WATER PENALTIES	50,618.00	17,090.14	33.76%
4655	WATER METER INSTALLATION	30,000.00	13,950.00	46.50%
4656	WATER METERS	60,000.00	32,933.25	54.89%
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	391,496.50	108.02%
4601	MISCELLANEOUS REVENUE		711.47	0.00%
Grand Total		**3,837,248.00**	**926,585.55**	

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	110,632.21	26.22%
6103	FULL TIME-REGULAR-OVERTIME	25,000.00	7,993.93	31.98%
6105	TEMPORARY-WAGES & SALARIES	29,221.00	3,649.81	12.49%
6121	PERA CONTRIBUTIONS	62,862.00	9,865.18	15.69%
6122	FICA/MEDICARE CONTRIBUTIONS	35,142.00	10,712.13	30.48%
6131	GROUP INSURANCE	56,245.00	20,792.86	36.97%
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	3,081.27	32.43%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,200.00	714.91	59.58%
6231	UNIFORMS & TURN-OUT GEAR	5,000.00	4,024.49	80.49%
6239	FIRST AID SUPPLIES	100.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	4,111.48	26.53%
6257	OTHER VEHICLE PARTS	12,000.00	3,095.29	25.79%
6273	UTILITY SYSTEM MAINT SUPPLIES	675,000.00	42,335.02	6.27%
6281	SMALL TOOLS & MINOR EQUIPMENT	12,000.00	3,756.19	31.30%
6292	WATER METERS FOR RESALE	125,000.00	138,267.50	110.61%
6315	MISCELLANEOUS PROFESSIONAL SER	58,000.00	800.00	1.38%
6322	POSTAGE	2,000.00	200.94	10.05%
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	36,497.49	18.25%
6372	WATER/IRRIGATION	2,500.00	262.27	10.49%
6373	GAS	9,000.00	3,648.88	40.54%
6374	REFUSE/RECYCLING	1,800.00	522.66	29.04%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	5,293.67	31.08%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00	-	0.00%
6439	OTHER MISCELLANEOUS	67,000.00	2,636.76	3.94%
6451	MEMBERSHIP DUES	1,000.00	425.00	42.50%
6489	OTHER CONTRACTED SERVICES	84,000.00	16,341.99	19.45%
6722	DEPRECIATION	1,758,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	59,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		1,092.17	0.00%
Grand Total		**3,833,257.00**	**490,395.72**	

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: May 31, 2025

REVENUES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(35,000.00)	(9,160.44)	26.17%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	2,286.20	32.66%
4661	RESIDENTIAL-SEWER CHARGES	1,912,050.00	499,834.36	26.14%
4662	COMMERCIAL-SEWER CHARGES	484,000.00	121,008.11	25.00%
4663	SEWER PENALTIES	40,000.00	23,338.13	58.35%
4701	INTEREST ON INVESTMENTS	38,600.00	-	0.00%
4606	DEVELOPER FEES (WAC)	138,900.00	35,265.00	25.39%
4601	MISCELLANEOUS REVENUE		1,862.19	0.00%
Grand Total		**2,585,550.00**	**674,433.55**	

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	65,326.29	22.99%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	-	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	1,241.08	0.00%
6121	PERA CONTRIBUTIONS	40,545.00	5,308.52	13.09%
6122	FICA/MEDICARE CONTRIBUTIONS	22,258.00	5,677.08	25.51%
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	368.30	8.57%
6225	DIESEL FUEL	3,500.00	648.60	18.53%
6229	SHOP MATERIALS	500.00	71.40	14.28%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	4,629.17	30.86%
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	1,260.38	63.02%
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	8,787.18	29.29%
6372	WATER/IRRIGATION	2,000.00	262.27	13.11%
6373	GAS	7,500.00	3,340.64	44.54%
6374	REFUSE/RECYCLING	1,500.00	522.66	34.84%
6377	SEWER SERVICE CHARGE	1,277,649.00	638,824.74	50.00%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	2,958.66	27.31%
6489	OTHER CONTRACTED SERVICES	45,000.00	11,712.61	26.03%
6722	DEPRECIATION	793,692.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	53,000.00	-	0.00%
Grand Total		**2,708,938.00**	**782,496.53**	

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(6,000.00)	(1,515.46)	25.26%
4681 CHARGES FOR STREET LIGHTS	179,000.00	47,908.03	26.76%
4683 STREET LIGHTING PENALTIES	4,994.00	2,778.65	55.64%
4701 INTEREST ON INVESTMENTS	2,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	58,000.00	15,216.10	26.23%
Grand Total	**237,994.00**	**64,387.32**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	140,000.00	43,110.99	30.79%
6489 OTHER CONTRACTED SERVICES	20,000.00	7,542.78	37.71%
6722 DEPRECIATION	40,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	31,000.00	-	0.00%
Grand Total	**231,000.00**	**50,653.77**	

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: **May 31, 2025**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(9,000.00)	(2,260.90)	25.12%
4287	OTHER LOCAL GOVERNMENT GRANTS	75,000.00	-	0.00%
4609	OTHER MISCELLANEOUS REVENUES	1,200.00	937.30	78.11%
4671	RECYCLING CHARGES	468,000.00	117,489.17	25.10%
4672	RECYCLING PENALTIES	9,400.00	5,119.92	54.47%
4701	INTEREST ON INVESTMENTS	4,000.00	-	0.00%
Grand Total		**548,600.00**	**121,285.49**	

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	12,246.58	37.83%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	742.49	74.25%
6104	PART TIME-WAGES & SALARIES	200.00	124.65	62.33%
6105	TEMPORARY-WAGES & SALARIES		213.18	0.00%
6121	PERA CONTRIBUTIONS	2,182.00	1,036.97	47.52%
6122	FICA/MEDICARE CONTRIBUTIONS	2,487.00	1,058.56	42.56%
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	15,713.45	49.10%
6322	POSTAGE	100.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	483,000.00	201,857.14	41.79%
Grand Total		**556,609.00**	**233,068.98**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2025 THROUGH PERIOD ENDING: **May 31, 2025**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(16,000.00)	(4,229.86)	26.44%
4693 STORM WATER-RESIDENTIAL	732,900.00	190,639.43	26.01%
4694 STORM WATER-COMMERCIAL	786,600.00	200,701.43	25.52%
4695 STORM WATER-PENALTIES	26,250.00	12,435.92	47.37%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
4722 SALE OF GENERAL FIXED ASSETS		43,000.00	0.00%
Grand Total	**1,532,750.00**	**442,546.92**	

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	38,935.54	13.85%
6121 PERA CONTRIBUTIONS	40,831.00	2,943.29	7.21%
6122 FICA/MEDICARE CONTRIBUTIONS	21,538.00	3,079.83	14.30%
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	3,378.70	32.18%
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	2,322.30	21.11%
6257 OTHER VEHICLE PARTS	12,500.00	5,959.41	47.68%
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	4,039.51	33.66%
6372 WATER/IRRIGATION	3,500.00	262.27	7.49%
6373 GAS	7,200.00	3,340.62	46.40%
6374 REFUSE/RECYCLING	1,500.00	386.37	25.76%
6451 MEMBERSHIP DUES	65,000.00	1,440.00	2.22%
6489 OTHER CONTRACTED SERVICES	55,000.00	11,407.26	20.74%
6722 DEPRECIATION	549,096.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	49,000.00	-	0.00%
Grand Total	**1,221,433.00**	**93,480.57**	

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: **May 31, 2025**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	5/12 ADOPTED BUDGET (May)	% of Budget Used (41.66% is 5/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,392,483.00	599,833.45	580,201.25	43.08%	792,649.55
Building Inspections	886,040.00	331,823.95	369,183.33	37.45%	554,216.05
Council/Commissions (incld charter, council contingency)	245,486.00	62,494.27	102,285.83	25.46%	182,991.73
Data Processing	1,097,132.00	488,425.88	457,138.33	44.52%	608,706.12
Engineering (personnel costs allocated after year-end)	644,812.00	478,978.56	268,671.67	74.28%	165,833.44
Finance (incld assessing) (personnel costs allocated after year-end)	666,692.00	336,005.69	277,788.33	50.40%	330,686.31
Fire (incld Civil Defense)	2,096,484.00	1,100,816.63	873,535.00	52.51%	995,667.37
Gen Govt Buildings	804,616.00	264,521.92	335,256.67	32.88%	540,094.08
Parks	2,224,661.00	795,101.36	926,942.08	35.74%	1,429,559.64
Planning & Zoning	1,149,903.00	472,410.15	479,126.25	41.08%	677,492.85
Police (incld animal control & comm orient)	6,356,700.00	2,615,443.51	2,648,625.00	41.14%	3,741,256.49
Streets (incld traffic eng & snow/ice)	2,806,601.00	941,215.34	1,169,417.08	33.54%	1,865,385.66
TOTAL	*20,371,610.00*	*8,487,070.71*	*8,488,170.83*	*41.66%*	*11,884,539.29*

ENTERPRISE EXPENDITURES BY FUND	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	5/12 ADOPTED BUDGET (May)	% of Budget Used (41.66% is 5/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2025 BUDGET")
Water (budgeted depreciation not booked until after year-end)	3,833,257.00	490,395.72	1,597,190.42	12.79%	3,342,861.28	*$ 1,758,000.00*
Sewer (budgeted depreciation not booked until after year-end)	2,708,938.00	782,496.53	1,128,724.17	28.89%	1,926,441.47	*$ 793,692.00*
Street Light (budgeted depreciation not booked until after year-end)	231,000.00	50,653.77	96,250.00	21.93%	180,346.23	*$ 40,000.00*
Recycling	556,609.00	233,068.98	231,920.42	41.87%	323,540.02	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,221,433.00	93,480.57	508,930.42	7.65%	1,127,952.43	*$ 549,096.00*
TOTAL	*8,551,237.00*	*1,650,095.57*	*3,563,015.42*	*19.30%*	*6,901,141.43*	$ 3,140,788.00

EDA FUND EXPENDITURES	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	5/12 ADOPTED BUDGET (May)	% of Budget Used (41.66% is 5/12)	BUDGET AMOUNT REMAINING
Economic Development	91,367.00	27,769.59	38,069.58	30.39%	63,597.41

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission Meeting Minutes - May 22, 2025
- Public Works Meeting Minutes - May 20, 2025
- Park and Rec Commission Meeting Minutes - May 8, 2025

Purpose/Background:

Approve the Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC May 2025 Minutes
PWC May Minutes
P&R May 2025 Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	07/01/2025 01:03 PM
Brian Hagen	Brian Hagen	07/03/2025 02:14 PM
Brian Hagen	Brian Hagen	07/03/2025 02:55 PM
Form Started By: Kalia Lor		Started On: 07/01/2025 10:54 AM
Final Approval Date: 07/03/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 22, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer Commissioner Jeffrey Lubarski Commissioner Debra Musgrove Commissioner Nichole Rudack
Members Absent:	Commissioner Gary VanScoy
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Lubarski, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, Bauer, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

5. CONSENT AGENDA

5.01: Approve the April 24, 2025, Planning Commission Meeting Minutes

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 25-106); Case of Dean Strande

Public Hearing

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

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the variance. Items discussed within the staff report included a brief history of the property, a review of the site plan, and a review of the variance criteria submitted by the applicant.

Commissioner Bauer commented that the structure is practically on the side of the house, not the front of the house. He stated that the structure is ten feet from the property line, where five feet is required. He noted that if the address were on Nowthen Boulevard rather than the side street, it would appear a variance would not be needed.

City Planner Martin confirmed that is true.

Commissioner Musgrove stated that she drove by the property and believes that this will look good in the proposed location. She noted the narrative that the structure in the back would be removed and asked if the white structure on the property would remain or be removed.

Dean Strande, applicant, commented that those structures would be removed.

Commissioner Musgrove commented that she believes that this will help to contain other items on the property. She agreed that this is a unique property, and the proposed location seems ideal.

Councilmember Peters commented that he drives past the property twice a day and has noticed the improvements. He commended the property owner on their efforts.

Commissioner Rudack appreciated the forethought and thoughtfulness of the applicant.

Commissioner Anderson asked what was redacted in the letters.

City Planner Martin replied that the telephone numbers were redacted.

Commissioner Anderson asked why the shed could not be moved back further away from the home.

City Planner Martin explained the different measurements they were trying to meet: the setback from the septic and the setback from the home. He stated that the applicant is seeking a variance from the orange line shown on the plan. He also provided clarification on the setback needed from the street if an accessory building is on the side of a home. He stated that with the proposed improvements, they are getting close to reaching the maximum impervious surface, and if the accessory structure were moved further back, it would require more driveway, which could trigger a second variance.

Commissioner Anderson asked if the second driveway would impact the drainage.

Mr. Strande stated that he was told that the storm drain goes under the ditch, through the cul-de-sac, to the swamp behind that area. He stated that his driveway goes over the storm drain. He provided additional details on the path drainage flows.

City Planner Martin stated that 164th Lane drains towards the west, and that if any drainage concerns arise in the future, the resident would work with City Engineering staff to mitigate the concerns.

Citizen Input

No additional comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Rudack, Anderson, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 7:20 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Rudack, to adopt Resolution #25-108, Granting a Variance to Accessory Structure Placement at 6819 164th Lane NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Rudack, Anderson, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

6.02: Public Hearing: In the Game MN LLC. – Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Boulevard NW, Suite 100

Public Hearing

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

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP). Items discussed within the staff report included existing conditions of the site and building, future expansion plans, parking supply and demand, the unfinished parking lot along the east edge of the subject property, and conditions of approval.

Commissioner Musgrove asked for information on the hours of operation.

Emmet Hanratty and Mike Langmade, representing the applicant, stated that the hours of operation would be 6:00 a.m. to 10:00 p.m., seven days per week.

Councilmember Peters asked if patrons could bring food and drink to the site.

Mr. Hanratty commented that they would work with local restaurants to cater food for events. He commented that they will have vending machines with water and soda. He commented that no alcohol would be allowed on-site. He commented on their desire to create a community space for those of all ages.

Commissioner Rudack asked about the timeframe for construction if approved.

Mr. Hanratty replied that they are attempting to open on October 1st, but recognized that they could move a month in either direction based on construction and approval timelines.

Matt Kuker, PSD, stated that they will come right in for permits, subject to the proper approvals.

Commissioner Anderson asked if the parking on the other side that was not going to be used, as it could encourage parking in the dirt, could be made usable by installing a fence.

Planning Manager Larson replied that the spaces would be double stacked, and they would not want the eastern row to drive into the dirt. He noted that a drive aisle would need to be paved to make those spaces usable.

Mr. Kuker commented that there will be shared parking in the future once the adjacent site is developed. He noted that they could mark that area to prevent parking until the time that the next building is developed.

Chairperson Gengler commented that there are four suites in the building and asked if parking could be an issue once the other tenant spaces are filled.

Mr. Kuker commented that there are eight bays within the building. He noted that some tenants need more parking and others require less. He commented that generally, the tenants do a good

job of staying in their own area for parking. He commented that many of the other users require much less parking, noting that one of the other tenants in this space only has three employees.

Chairperson Gengler referenced the rear entrance and asked if there would be signage.

Mr. Kuker confirmed that he would recommend signage at that door.

Mr. Langmade commented that they do have plans for signage.

Commissioner Anderson asked if there would only be signage on the building.

Mr. Hanratty confirmed that they would have two signs, one on the front and one on the south side, facing Highway 10.

Mr. Langmade provided details on the court surfacing that will provide a comfortable experience for users.

Commissioner Rudack asked about the plans for illumination of the signs, being mindful of the nearby residential property.

Mr. Kuker explained how the illumination is done to ensure people can see it at night while not being intrusive.

Mr. Hanratty replied that the lit sign would face the industrial area and not the residential.

Commissioner Musgrove asked if there would be parking lot lights.

Mr. Kuker confirmed that there are parking lot lights already.

Citizen Input

No additional comments.

Motion by Commissioner Musgrove, seconded by Commissioner Anderson, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Anderson, Bauer, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

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

Commission Business

Commissioner Musgrove asked a clarifying question regarding whether the conditions listed in the staff report needed to be stated as part of the motion, or if they were included in the resolution.

Planning Manager Larson replied that the conditions are included in the draft resolution.

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to recommend City Council approval of a Conditional Use Permit for commercial indoor recreation at 8500 Bunker Lake Boulevard NW, Suite 100.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

6.03: Public Hearing: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at 8040 Bunker Lake Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:42 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP). Items discussed within the staff report include an explanation of the Final Plat and Easement Vacation that were previously approved by City Council, multi-modal access to the site, parking, signage, the traffic pattern for the car wash, the dedicated loading space for semi-trucks, various site amenities, and building architecture.

Commissioner Rudack asked if there are already drainage ponds adequately equipped to manage the hardcover or whether additional ponds would be constructed.

City Planner Martin replied that the applicant designed the ponds adequately, and the site is large enough that it would need review of the stormwater plans by the Lower Rum River Water Management Organization.

Commissioner Musgrove asked if the ponds accommodate both lots.

City Planner Martin replied that they are only focused on the Kwik Trip lot, and those ponds were designed for just this site. He commented that future development on the second lot would need to provide its own stormwater management.

Citizen Input

Dean George, representing the applicant, commented that this is a straightforward development of the Gen Three model, which is a quality product with a cleaner look on the interior. He commented that this would serve the industrial area well. He stated that at any given hour, they have about 14 employees on staff, which, along with their customers, is why they desire additional parking than what would be required. He commented that there are two ponds at the rear of the site, as the fuel island requires its own separate drainage and treatment.

Councilmember Peters asked if there would be any electrical charging stations.

Mr. George replied that they would not install that with construction but would provide an option to add that in the future.

Commissioner Musgrove stated that she is excited that this project is coming to Ramsey. She asked if this site would accommodate semis, similar to the Anoka location.

Mr. George replied that the Anoka location does have a separate canopy for diesel, whereas this location would not. He commented that diesel would be available under the main canopy, but would not be intended to handle semi traffic.

Matt Kuker, PSD, commented that this has been a great transaction from the landowner's point of view. He thanked the City for its great work with the applicant.

Motion by Commissioner Anderson, seconded by Commissioner Rudack, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Rudack, Bauer, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 7:56 p.m.

Commission Business

Commissioner Bauer commented that he has pushed for getting a Kwik Trip in Ramsey, and he is excited that it is coming to fruition.

Motion by Commissioner Bauer, seconded by Commissioner Lubarski, to recommend that City Council 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: Chairperson Gengler, Commissioners Bauer, Lubarski, Anderson, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6.04: Public Hearing: Rivenwick Village 4th Addition – Revised Site Plan Review

Public Hearing

Chairperson Gengler called the public hearing to order at 7:57 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the amended Site Plan Review. The primary item discussed within the staff report was the modification of the floor plan to be constructed, thus changing the grading on the property.

Commissioner Musgrove referenced the retaining wall and range of height, asking for more information on the height and appearance of the wall.

Planning Manager Larson replied that most of the retaining wall would not be visible because of the landscaping and drainage swale. He commented that it would be a standard block retaining wall, and the wall height would remain a consistent height in appearance, but would contour with the land.

Commissioner Anderson asked if there is a retaining wall and swale onsite already.

Planning Manager Larson replied that the site is graded for the plan presented. He explained that the retaining wall will be needed to raise the backs of the units, as there would not be sufficient space to taper away.

Adam Brouwer, LGI Homes, provided details on the acquisition of this property. He noted that they have moved away from the split entry product as there is more demand for slab-on-grade homes. He stated that they have been building these as twinhomes in other developments and have had success with that model.

Citizen Input

No additional comments.

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:04 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to recommend that City Council approve the amended Site Plan Review for Rivenwick Village 4th Addition.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

6.05: Public Hearing: Consider a Preliminary Plat for Bunker Lake Crossing at the Northeast Corner of Sunwood Drive and Armstrong Boulevard

Public Hearing

Chairperson Gengler called the public hearing to order at 8:05 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Preliminary Plat.

Commissioner Anderson asked about the difference between a trail and a sidewalk.

City Planner Martin replied that a trail is typically built with more durable material and is wider to accommodate bicycles and pedestrians. He stated that a sidewalk is typically six feet wide, whereas a trail is typically ten feet wide. He confirmed that generally, sidewalks are concrete, and trails are asphalt.

Commissioner Anderson asked why trails are not concrete, as that would provide a longer lifespan.

City Planner Martin stated that the existing trail along the east side of Armstrong is already asphalt. He noted that the plans for Waterfront Village included a trail extension that would connect to the north side of this development, and Centra would provide the connection along Bunker Lake Boulevard to tie everything together.

Commissioner Anderson stated that the trail on the north side of Bunker Lake Boulevard is unsafe, and he did not want to see a new building constructed with a trail that would have the same problem.

Councilmember Peters stated that he is aware of the safety concerns on that trail and is working on a solution.

Commissioner Rudack asked when a decision is expected from Anoka County.

Commissioner Bauer commented that typically, the County recommends a right-in/right-out. He asked if the right-out would not be allowed because of the high speed on Armstrong.

City Planner Martin confirmed that the County determined that a right-in would be the safest option.

Commissioner Anderson asked and received confirmation that there would not be enough room to accommodate a right-out onto Bunker Lake Boulevard.

Allison Morgan, Capital Real Estate, stated that she spoke with Anoka County and that the vacation of the drainage easement and break in the access easement would be expected in mid-June. She referenced the 30-foot drainage easement and noted that there are certain improvements proposed within that area. She asked that they reserve the right to review that easement placement with staff in the case that needs to change.

City Planner Martin confirmed that staff agree with that.

Commissioner Anderson commented that he was glad to see they are considering no illumination on the tall sign, as he lives across the street from this development and would not like to see a lit sign from his home.

Ms. Morgan commented that they did hear the comments at the sketch plan review and made appropriate revisions.

Commissioner Bauer asked if the third tenant would also be a food establishment.

Ms. Morgan commented that they have no commitments yet, but would be looking for a food or service user.

Citizen Input

No additional comments.

Motion by Commissioner Anderson, seconded by Commissioner Rudack, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Musgrove, Bauer, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:22 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #25-107, Approving a Preliminary Plat for "Bunker Lake Crossing".

Further discussion

Commissioner Musgrove appreciated that the staff and the developer had worked through the traffic pattern and believed this would be a nice flow for traffic and the safety of pedestrians. She also appreciated that the businesses are coming to Ramsey, as this type of development has been desired by residents.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, Bauer, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6.06: Public Hearing: Consider a Conditional Use Permit, Site Plan, and Variance for a Drive-Through Lane in the Front Yard in the COR-2b Zoning District for Taco Bell at 14751 Armstrong Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 8:24 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommend approval of the Conditional Use Permit (CUP), Site Plan, and Variance. Items discussed within the staff report include the proposed site plan, traffic circulation around the site, trail connection, decorative fencing for screening, trash enclosure within the building, signage, architecture, and the drive-through details.

Commissioner Rudack asked what would ensure the increased safety of pedestrians with the drive-through lane.

City Planner Martin replied that pedestrian crossing signs would be posted on both sides of the drive-through, which tends to be adequate for other locations. He commented that the crosswalk would have signs on all four corners. He stated that the site plan includes signage to direct traffic internally to the site as well.

Zach Zelickson, representing the applicant, stated that they have worked closely with staff and Capital Real Estate for this proposal and are excited to come to Ramsey.

Chairperson Gengler asked for more information on the fencing along the drive-through lane.

Mr. Zelickson replied that would be a metal fence.

Chairperson Gengler asked about the height of the fence.

City Planner Martin replied that the fence would be about three feet in height, which meets the standard. He commented that all three lots within this development would have the same fencing along the roadway for consistency.

Chairperson Gengler asked about the hours of operation.

Mr. Zelickson replied that they intend to mimic the hours of the Anoka locations, which are open from 7:00 a.m. to 2:00 a.m.

Chairperson Gengler commented that she appreciates the inclusion of the bike racks on the plan.

Commissioner Anderson commented that his only concern is that semi-trucks may want to stop along Armstrong Boulevard and asked if there is a plan to address that.

City Planner Martin replied that, overall, the COR was not designed for truck traffic. He commented that there are Taco Bell locations nearby that would better accommodate that type of traffic. He did not foresee that it would be a concern.

Citizen Input

No additional comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Anderson, Lubarski, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:40 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to recommend that City Council adopt Resolution #25-110, Granting a Variance for a Drive-Through Lane in the Front Yard for Taco Bell at 14751 Armstrong Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council 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 Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Lubarski, Anderson, Bauer, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

The Staff Update was noted.

Commissioner Bauer commented that Commissioner VanScoy is recovering from an injury and was unable to attend the meeting. He commented that it is exciting to see the development coming to Ramsey.

9. ADJOURNMENT

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

The regular meeting of the Planning Commission adjourned at 8:46 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Adam Martin
City Planner

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, May 20, 2025, in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve April 5, 2024, Meeting Minutes

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

Regular Meeting Minutes dated April 5, 2025

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

5. COMMITTEE BUSINESS

5.01: Consider Design Options for Sunwood Drive Crosswalk Repairs, Improvement Project #25-08

Assistant City Engineer Feriancek presented the staff report and staff recommendation to recommend that the City Council order plans and specifications for Sunwood Drive Crosswalk Repairs, Improvement Project #25-08, including replacement of the colored concrete pavement within standard concrete pavement and standard pedestrian crosswalk markings.

Councilmember Riley commented that he supports option one.

Councilmember Specht asked if this is the next highest priority project for municipal state aid (MSA) funding.

Assistant City Engineer Feriancek reviewed the 2025 MSA projects planned, and staff are working on the design for the 2026 MSA projects.

Councilmember Specht agreed with option one. He asked if there is a way to eliminate the additional $25,000 related to removing the parking bay on Sunwood Drive.

Councilmember Riley commented that perhaps no parking signage is added, noting that the space could still be useful for dropping someone off who has mobility issues.

City Engineer/Public Works Director Westby commented that the curb could be painted yellow, similar to other curbs painted along Sunwood Drive to prevent parking.

Councilmember Riley referenced the section that is buckling and asked if that would be addressed.

Assistant City Engineer Feriancek replied that staff are looking at the option to address that with this project.

Chairperson Olson agreed that option one seems the most appropriate.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council order plans and specifications for Sunwood Drive Crosswalk Repairs, Improvement Project #25-08, including replacement of the colored concrete pavement within standard concrete pavement and standard pedestrian crosswalk markings.

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

6. COMMITTEE / STAFF INPUT

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

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

6.02: Review Future Topics Calendar

City Engineer/Public Works Director Westby reviewed the future topics calendar.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:02 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 Thursday, May 8, 2025, at the Loral I Delany Central Park, 7925 161st Avenue NW, Ramsey, Minnesota.

Commission Members Present:	Chair Megan Ealain Vice Chair Nathan Barten Commissioner Garth Anderson Commissioner Todd Arts 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 6:34 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes dated April 10, 2025

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

5. COMMISSION BUSINESS

5.01: 2025 Playground Replacement – Central Park

Parks & Assistant Public Works Director Riverblood provided background information on the replacement of the Central Park playground, which is substantially completed. He reported that the project came in slightly under budget. He stated that the playground appears to be a success, noting the large number of children in attendance playing on the equipment tonight.

Chair Ealain commented on the positive comments the Commission members have received tonight.

Parks & Assistant Public Works Director Riverblood highlighted pieces of equipment within the playground as well as the two diggers still to be reinstalled.

6. COMMISSION/STAFF INPUT

6.01: Recreation Program Update

Recreation Coordinator Proulx reviewed the recreation program update. She also provided a brief update on the community art program and explained how the input they gather will be used to shape the program going forward. She highlighted information on the upcoming Two Rivers Art Fair event.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 6:43 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: 07/08/2025

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated June 24, 2025
2. City Council Regular Session dated June 24, 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 June 24, 2025
2. City Council Regular Session dated June 24, 2025

Attachments

06-24-25 CCWS b

06-24-25 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:17 PM
Form Started By: Katie Schmidt		Started On: 07/03/2025 01:00 PM
Final Approval Date: 07/03/2025		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 24, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Finance Director Diana Lund
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: Review Gravel Road Elimination Program Funding Options

City Engineer/Public Works Director Westby reviewed the Staff report in regard to the gravel road elimination program funding options.

City Administrator Hagen shared that they will be requesting to increase engineering Staff and decrease contracted work in the future so they may be able to utilize Staff for the design and work of these projects.

Councilmember Specht asked how much it would cost if they tried to get one of these roads done in 2026, with outsourcing the work.

City Engineer/Public Works Director Westby explained that going with a contractor would add around 10% to the project costs.

Mayor Heineman asked which road the Staff considers the highest priority.

City Engineer/Public Works Director Westby said they would recommend starting with area A, then area F, then area E, then area D, then area C, and lastly, area B. He said this order is based on the number of calls they receive and the maintenance required on the roads.

Councilmember Buscher asked what kind of calls they are receiving about these roads and how many calls they are receiving. She asked what other projects they would be giving up so they could complete these roads.

City Engineer/Public Works Director Westby explained that gravel roads can wash out easily and can also have large potholes. He noted they do not get a lot of complaints about the dust. He said if they only paved one of these roads every few years, then it would have a minimal impact on their ability to complete other jobs. He added that if they wanted to complete all of these segments in one year, then this would interfere with the number of pavement management projects they could get to. He explained that they typically receive a call about area A every two to three weeks, about area F a few times a month, and about area E once a month. He noted that the other areas get random calls.

Councilmember Stewart asked how many houses are on the segments in areas A and F. She asked if the homes on these roads are on private wells and septic or City sewer.

City Engineer/Public Works Director Westby said all of these homes are on private wells and septic systems. He stated there are about eight or nine homes on these segments.

Councilmember Stewart asked if they are considering putting in City sewer in these areas. She said she is afraid that they will pave these areas, then a few years down the line, they will have to tear up the roads to install sewer lines.

City Engineer/Public Works Director Westby stated that sewer and water are nowhere near most of these areas. He noted some of them may be within the MUSA.

Councilmember Olson asked if the priority list for these segments ties in with any other road projects in the area.

City Engineer/Public Works Director Westby said there is no correlation between these projects and other road projects.

Councilmember Specht shared that he hears from residents about these gravel roads. He said he is looking forward to getting these done.

Councilmember Buscher asked how the number of calls they receive about area A compares to the number of calls that they receive about other roads throughout the City.

City Engineer/Public Works Director Westby explained that when he started working with the City, they were getting constant calls about the roads. He said they are at a much better place with the bituminous roads, and they receive very few calls. He shared that they receive more calls about the gravel roads than they do for all of the paved roads combined.

Mayor Heineman noted that the residents who live on the segments are paying the same taxes as everyone else for road maintenance.

Councilmember Stewart asked which segments are in the MUSA.

City Administrator Hagen said areas F, E, D, and B are all within the MUSA; however, the likelihood of any of these redeveloping and needing water and sewer is relatively low.

Councilmember Buscher asked if they would be able to send out letters to the residents on the segments and ask if paving the road would still be a priority if the City were to assess them.

City Administrator Hagen asked if they wanted to look at assessing these property owners.

Councilmember Specht stated it would be in the City's best interest to pave all of the gravel roads for maintenance purposes. He noted that these residents who live on these segments are already paying taxes into the pavement management fund, and he does not think they should be treated differently and assessed to have their road paved. He added that the special assessment process can be very cumbersome and costly.

Councilmember Riley noted that, considering the low number of houses in these areas, they would not be able to assess a lot of the costs.

Finance Director Lund added that they assessed the last gravel road that they paved.

Councilmember Buscher shared that they still care about the residents who live on these roads; however, they need to make decisions on what is best for the greatest number of residents. She suggested working these roads into the existing pavement management system rather than prioritizing these and putting the other roads behind schedule. She said she is in favor of assessing these roads, as this is what they have historically done.

Councilmember Stewart agreed with Councilmember Buscher and shared her support for doing a special assessment.

Mayor Heineman shared that he moved into his home in 2019, and his road will be redone, and he will not have to pay a special assessment on it. He asked when they stopped using assessments for all road projects.

City Engineer/Public Works Director Westby said it was December of 2014.

Mayor Heineman noted that they are using a policy that was created during a time when assessments were used across the board for everyone. He added that they do not make decisions on what is best for the most people, but rather what protects the rights of individuals.

Councilmember Specht explained that when the Council discussed special assessments in the past, no residents were supportive of this.

Councilmember Buscher suggested they update their gravel road policy before they begin these projects.

City Administrator Hagen shared that if it is the Council's direction that they do not want special assessments for these roads, then Staff would work on the policy and come back with changes.

City Engineer/Public Works Director Westby reviewed the current assessment policy and shared that the amount of the assessment must not exceed the special benefit to the property. He noted that in the past, all assessments have been less than $10,000. He added that subgrade corrections are not assessable.

City Administrator Hagen asked if they could do a pre-project assessment to get a general idea of how much the assessments would be.

City Engineer/Public Works Director Westby said they have done that in the past, and they would hire an appraiser to complete a project report that would give a range of realistic assessments that would hold up in court if someone were to petition their assessment.

Councilmember Specht stated that he would like to see these projects spread out every few years.

Councilmember Peters said he lived in a city that charged assessments and other fees for all road projects, and he does not like the idea of having to assess these property owners.

Finance Director Lund reviewed the potential funding sources for these projects, including TIF 1 and 2 for segments E and F, and the general levy, the PIR fund, or bonds for the other segments.

Mayor Heineman asked about their current fund balance to do the TIF area projects.

City Administrator Hagen said the 2026 year-end fund balance is projected to be $516,000.

Councilmember Riley stated he would be supportive of spreading these projects out over a number of years. He noted that a few of the first projects could be funded through TIF.

Councilmember Specht noted that if they already have enough dedicated funds to cover the first few segments, then he would like to see them move forward with the higher priority segments.

Councilmember Buscher asked how frequently they would be paving these segments.

City Engineer/Public Works Director Westby said he does not want to jeopardize the existing pavement management program, so these projects would need to be spread out. He noted they could probably do one of these areas a year.

Mayor Heineman asked if they were able to do the TIF fund projects first, and which area they would want to start with.

City Engineer/Public Works Director Westby said they would start with area F, then E.

Councilmember Riley asked when they will have some money freed up through TIF 14.

Finance Director Lund said this fund currently holds land sales that they have done and the transfers of the value.

City Administrator Hagen asked if they could choose how quickly they could back internal loans.

Finance Director Lund said yes.

Councilmember Riley asked when they will be able to put more money in the PIR fund.

City Administrator Hagen explained that there is a certain amount of the money they take in that has to go to other places; however, with the remaining balance, they have the ability to look at all ideal repayment amounts and shift things around.

Councilmember Stewart asked if there is a benefit to waiting a year to start the area F and E projects.

City Administrator Hagen said they would be able to do the work in-house and could save around $30,000.

The consensus of the Council was to direct Staff to not pursue assessments for these projects, to start with areas F and E using TIF funds, but to wait until engineering has Staff in place to handle this in-house, and to look at alternative funding sources for the other project areas.

2.02: Consider Request for Proposals - Civil Legal Services

City Administrator Hagen reviewed the Staff report concerning civil legal services and whether they want to renew the existing contract or consider requests for proposals.

Councilmember Riley said it never hurts to find out what else is out there.

Councilmember Buscher agreed.

Councilmember Specht said he is happy with the current services being provided by City Attorney Knaak; however, he is not opposed to a request for proposals.

Mayor Heineman asked what kind of Staff time would be involved in a request for proposals.

City Administrator Hagen said they would do a three-week proposal period and then have a Staff review period before presenting the candidates to Council and interviewing them. He stated it would not be a huge time commitment for Staff.

The consensus of the Council was to move forward with requests for proposals for civil legal services.

2.03: Discussion Regarding the Annual Performance Review of the City Administrator, an Individual Who is Subject to the City Council's Authority - May be Closed to the Public

City Administrator Hagen reviewed the Staff report in regard to his annual performance review as City Administrator. He requested to move to a closed meeting.

Motion by Councilmember Riley, seconded by Councilmember Stewart, to recess to Closed Session at 6:40 p.m.

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

The meeting reconvened to Open Session at 6:53 p.m.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a Closed Session on Tuesday, June 24, 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 Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Heineman called the Closed Session of the City Council to order at 6:40 p.m.

2. COUNCIL BUSINESS

2.01: Discussion Regarding the Annual Performance Review of the City Administrator, an Individual Who is Subject to the City Council's Authority - May be Closed to the Public

City Administrator Hagen reviewed the Staff report concerning the performance review for the City Administrator.

3. ADJOURNMENT

Motion by Councilmember Stewart, seconded by Councilmember Peters, to adjourn the Closed Session

Motion carried.

The Closed Session was adjourned at 6:53 p.m.

Respectfully submitted,

_____
Brian S. Hagen

City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
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, June 24, 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
Police Chief Brad Bluml
Fire Chief Matt Kohner
City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Heineman called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Heineman.

Mayor Heineman took a moment to recognize Mark and Melissa Hortman, who were killed in an act of political violence, and John and Yvette Hoffman, who were both attacked on June 14. He offered a moment of silence for the Hortmans.

Representative Harry Niska came forward and thanked the Council for their recognition of the events on June 14. He called for peaceful political conflict and a stand against political violence. He shared that he worked with Representative Hortman for three years, and he expressed his deepest sympathies for their family. He thanked the Ramsey Police for their response to his home that day to ensure that he and his family were safe after this event.

State Auditor Julie Blaha came forward and shared that she is heartbroken by the events of June 14. She expressed her gratitude for all law enforcement officers across the State who worked tirelessly to apprehend this shooter. She shared that she received a knock at her door that morning by Ramsey Police to inform her of the situation and ensure she was safe. She said Representative Niska had asked law enforcement to check on her that morning and thanked him for doing so. She thanked the Ramsey Police for being a light in such a dark time.

2. APPROVE AGENDA

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

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

3. PRESENTATIONS

3.01: Annual Fire Department Update and Review of 2024 Activity

Fire Chief Kohner reviewed the 2024 Fire Department report with the Council. He highlighted fire calls for service data, fire response trends, and updated the council on Fire Department activities in 2024.

The Council thanked Fire Chief Kohner for his presentation and the work done by the Fire Department.

3.02: Annual Police Department Report to City Council and Review of 2024

Police Chief Bluml reviewed the 2024 Police Department report with the Council. He highlighted police department activities, updates, and calls for service trends for 2024.

Crime Data Analyst Jamie Hedburg reviewed the 2024 crime data.

The Council thanked Police Chief Bluml and Crime Data Analyst Hedburg for their presentation and the work done by the Police Department.

4. CITIZEN INPUT

None.

5. CONSENT AGENDA

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

5.01: Adopt Resolution #25-152 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 5, 2025, through June 18, 2025.
5.02: Approve the Following Meeting Minutes:
1) City Council Work Session dated June 10, 2025
2) City Council Regular Session dated June 10, 2025
5.03: Approve Business License Applications

5.04: Adopt Resolution #25-125 Ordering Plans and Specifications for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08
5.05: Adopt Resolution #25-127 Approving Partial Payment to FlowSeal Surface Maintenance, Inc. for Improvement Project 25-09, 2025 Crack Seal Improvements.
5.06: Adopt Resolution #25-131 Approving Partial Payment to Douglas-Kerr Underground, LLC. for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions.
5.07: Adopt Resolution #25-132 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-02, MSA Sunwood Drive Reconstruction.
5.08: Adopt Resolution #25-133 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-05, High Point Street Reconstruction.
5.09: Adopt Resolution #25-136 Ordering Plans and Specifications for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02
5:10: Adopt Resolution #25-137 Ordering Plans and Specifications for Carol-Rose Acres & Sports Haven Street Reconstructions, Improvement Project #26-03
5:11: Adopt Resolution #25-138 Ordering Plans and Specifications for Countryside Estates Street Reconstructions, Improvement Project #26-04
5:12: Adopt Resolution #25-139 Ordering Plans and Specifications for Flintwood Hills 2nd & 3rd Street Reconstructions, Improvement Project #26-05
5:13: Adopt Resolution #25-140 Ordering Plans and Specifications for Riverside West Street Reconstructions, Improvement Project #26-06
5:14: Adopt Resolution #25-141 Ordering Plans and Specifications for Section 01 Unplatted (S. CR 27) Street Reconstructions, Improvement Project #26-07
5:15: Adopt Resolution #25-142 Approving Partial Payment to Park Construction Company for Improvement Project #25-06, Sorteberg's Street Reconstruction.
5:16: Adopt Resolution #25-144 Approving Change Order No. 43 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements
5:17: Adopt Resolution #25-145 Accepting Bids and Awarding Contract for 2025 MSA Pavement Marking Improvements, Improvement Project #25-11
5:18: Adopt Resolution #25-146 Approving Plans and Authorizing Advertisements for Bids for 2025 Pavement Skim Patching, Maintenance Project #25-56
5:19: Adopt Resolution #25-147 Authorizing partial payment #24 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.
5:20: Adopt Resolution #25-150 Approving First Amendment to Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot D, Waterfront Village; Capital Real Estate (Chipotle)

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

None.

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Legislative Update

City Administrator Hagen shared that this will be the last legislative update of the year as the legislative session has officially ended. He said they had a handful of bills introduced that were a part of the legislative priorities; however, only one was passed. He stated they received special legislation regarding the TIF-14 district. He shared that bills that contained concerns from cities with local zoning control were not passed, but they are hopeful they can work through this during the legislative off-season. He added that the Staff will continue to work with Northstar Commuter Rail staff for the future of the City's public transportation. He announced upcoming meetings and events.

Councilmember Specht encouraged residents to stay up to date on the City website and on Facebook for upcoming events.

Councilmember Buscher noted that Senator Hoffman has been an advocate for Ramsey and wished him and his wife a speedy recovery.

Councilmember Specht added that Senator Hoffman did a lot for Ramsey on the Highway 10 project and thanked him for all he has done for Ramsey and shared that his prayers are with him and his family.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:50 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____

Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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: 07/08/2025

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

Title

Approve Business License Applications

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license applications (not including Rental or BRC).

Background: Certain businesses or groups in the City of Ramsey are required to apply for a business license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC, may also be included in this approval. Those new license requests and/or renewals are attached for City Council approval.

Notification:

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

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of business license applications.

OutcomeAction:

Motion to approve the attached business license applications.

Attachments

Business Licenses

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	07/02/2025 02:09 PM
Brian Hagen	Brian Hagen	07/03/2025 02:17 PM
Form Started By: Wendy Schlueter		Started On: 07/02/2025 11:19 AM
Final Approval Date: 07/03/2025		

Report Name: License Report - License Types
Council Dates: 7/8/2025 to 7/8/2025
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, 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							
Northeast Pretzels			Jurgen Jass		9/30/2025	7/8/2025	A
Grumpy's Mini Donuts LLC			Bruce Bachler		10/31/2025	7/8/2025	A
					Mobile Food Unit–90 Days License Count: 2		
Transient Merchant/Peddler/Solicitor							
Sunburn Construction	Everlight Solar	Leif Erik Sicora	Leif Erik Sicora		12/31/2025	7/8/2025	A
Sunburn Construction	Everlight Solar	Nathaniel Leistico	Leif Erik Sicora		12/31/2025	7/8/2025	A
Sunburn Construction	Everlight Solar	Wyatt Sander	Leif Erik Sicora		12/31/2025	7/8/2025	A
					Transient Merchant/Peddler/Solicitor License Count: 3		
					Total Licenses: 5		

CC Regular Session

Meeting Date: 07/08/2025

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

Title:

Approve the City Administrator's Annual Performance Evaluation

Purpose/Background:

The purpose of this case is for the City Council to accept the City Administrator's annual performance evaluation.

As part of the City Administrator's annual performance evaluation, direct reports, members of the City Council and City Administrator Brian Hagen independently participated in the performance evaluation. Subsequently, the results were compiled and the Mayor and City Administrator met to discuss the results of the evaluation.

At the June 25, 2024, City Council work-session, the Council met in a closed session to conduct the annual performance evaluation of City Administrator Hagen, as required by his employment agreement. The session was closed pursuant to Minnesota Statutes § 13D.05, subdivision 3(a) which states, in part “A public body may close a meeting to evaluate the performance of an individual who is subject to its authority. At its next open meeting, the public body shall summarize its conclusions regarding the evaluation." The City Council concluded, by consensus, that Mr. Hagen's performance meets expectations and that his annual performance evaluation would be accepted and formally adopted at the July 9, 2024, City Council meeting.

Funding Source:

Not Applicable

Recommendation:

To accept City Administrator Hagen's annual performance evaluation.

Outcome/Action:

Motion to accept City Administrator Hagen's annual performance evaluation.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:15 PM
Form Started By: Colleen Lasher		Started On: 06/26/2025 11:08 AM
Final Approval Date: 07/03/2025		

CC Regular Session

Meeting Date: 07/08/2025

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

Title:

Authorization to promote a Community Service Officer to Police Officer

Purpose/Background:

The purpose of this case is to request the City Council to Promote a Community Service Officer to the position of Police Officer, filling a current Patrol Officer vacancy.

Ms. Abby Spitzer, a current CSO/LEPS (community service officer / law enforcement program student) completed her schooling and is now eligible to become a sworn police officer. Ms. Spitzer met the necessary training and experience threshold and was invited to take part in the City's physical agility fitness testing and interview, followed by the necessary psychological assessment and pre-employment physical and drug screen. At this time, staff is recommending Ms. Spitzer for the position of Police Officer with the City of Ramsey.

With the City Council's authorization, Ms. Spitzer's start date as a new Patrol Officer will be on or near July 28, 2025. As with all new Police Officers, Ms. Spitzer will serve a 1-year probationary period and will be subject to the City's Personnel Policy and the LELS Patrol Labor Agreement.

Note, with approval to promote Ms. Abby Spitzer, there is still one remaining Police Officer vacancy which staff continues to work toward filling. The recruitment process to fill the CSO/LEPS position left vacant due to this promotion is also underway.

Funding Source:

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

Recommendation:

To promote Ms. Abby Spitzer to a full-time Police Officer, effective on or near July 28, 2025, at $37.786 per hour, which is step 1 of the 2025 wage scale.

Outcome/Action:

Motion to promote Ms. Abby Spitzer to a full-time Police Officer, effective on or near July 28, 2025, at $37.786 per hour, which is step 1 of the 2025 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:15 PM
Form Started By: Colleen Lasher		Started On: 06/26/2025 11:41 AM
Final Approval Date: 07/03/2025		

CC Regular Session

Meeting Date: 07/08/2025

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

Title

Authorization to Hire a Community Service Officer/Law Enforcement Program Student (CSO/LEPS)

Purpose/Background:

The purpose of this case is for the City Council to consider backfilling a vacant C.S.O. position. The full title of the vacant position is Community Service Officer / Law Enforcement Program Student (C.S.O./L.E.P.S); it is essentially a long-term paid internship. The purpose of this position is to increase the likelihood of hiring future Police Officers that have worked in this role. The position requires applicants to be enrolled in law enforcement school, as well as provide evidence of continued schooling while employed as a C.S.O/L.E.P.S.; or have received a Post Eligibility letter, showing proof of meeting the requirements to become a sworn officer in Minnesota. The length of employment as a C.S.O./L.E.P.S. is limited to a maximum of five years, or one-year post eligibility, whichever comes first.

The primary objective of this position is to perform a variety of non-sworn law enforcement support duties in the Police Department. This position provides cost-effective public safety and superior customer service while performing regularly scheduled community service work, high priority unanticipated calls for service, public protection and crime prevention.

The previous employee in this role resigned. Staff proceeded with a recruitment process to fill the vacancy. Staff interviewed many candidates, including Ms. Clara Giese, who was selected to advance in the recruitment process. Ms. Giese completed the necessary pre-employment background checks and staff recommends her for the part-time C.S.O./L.E.P.S. position. Ms.Giese will be subject to the AFSCME contract, the Personnel Policy and a 6-month probationary period.

Funding Source:

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

Recommendation:

To hire Ms. Clara Giese as a part-time Community Service Officer, effective on or near July 14, 2025, at $24.93 per hour, which is step 2 of the 2025 wage scale,

OutcomeAction:

Motion to hire Ms. Clara Giese as a part-time Community Service Officer, effective on or near July 14, 2025, at $24.93 per hour, which is step 2 of the 2025 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:15 PM
Form Started By: Colleen Lasher		Started On: 06/26/2025 11:21 AM
Final Approval Date: 07/03/2025		

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Authorize Request for Proposals for Civil Legal Services

Purpose/Background:

In 2021, the City issued a Request for Proposals (RFP) for civil legal services. Following the evaluation process, the City Council selected Fritz Knakk from the firm Holstad & Knaak, PLC and entered into a two-year agreement commencing on November 1, 2021. On October 24, 2023, the City Council approved the renewal of the Civil Legal Services agreement with Mr. Knaak for an additional two-year term, beginning November 1, 2023, and expiring October 31, 2025.

City Code Sec. 2-275 - Purchasing alternatives, addresses professional service contracts via a request for proposal (RFP). Within that, it generally states that the city conducts an RFP for legal services every three years. A clause is present that would allow the City Council, at its discretion, to formally extend a current contract upon the recommendation of city staff.

Time Frame/Observations/Alternatives:

The timeframe to conduct an RFP, hold interviews and ultimately select a final firm would span approximately two and a half months. A tentative timeline would be as follows:

- July 9 - City Council Authorize advertisement for RFP
- August 1 - Submittal deadline for proposals
- August 15th - Complete proposal evaluations
- August 26 or September 9 - City Council interviews (may need a special work session to conduct interviews)
- September 23 - City Council formal approval of firm
- November 1 - Contract begins in correlation to the expiration of the current contract

Recommendation:

Staff recommend an RFP process.

Outcome/Action:

Motion to authorize request for proposals for civil legal services.

Attachments

2025 Civil Legal Services RFP

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:56 PM
Form Started By: Brian Hagen		Started On: 07/01/2025 08:01 AM
Final Approval Date: 07/03/2025		

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

July 9, 2025

Subject: City of Ramsey Legal Services Request for Proposals

Dear Recipient:

The Ramsey City Council is seeking proposals for civil Legal Services. Enclosed is a Request for Proposal (RFP) packet.

I encourage you to submit a proposal per the enclosed guidelines should you be interested in serving the City of Ramsey in the areas of general civil and legal services. If you have any questions regarding the RFP process or the RFP itself, please contact City Administrator Brian Hagen, 763-433-9845 or bhagen@cityoframsey.com.

Thank you in advance for your consideration of the City's Legal Services RFP.

Sincerely,

Brian Hagen
City Administrator

CITY OF RAMSEY

REQUEST FOR QUALIFICATIONS AND PROPOSALS

FOR LEGAL SERVICES

JULY 2025

7550 SUNWOOD DRIVE NW
RAMSEY, MN 55303

CITY OF RAMSEY
REQUEST FOR QUALIFICATIONS AND PROPOSALS
FOR LEGAL SERVICES
JULY 2025

Introduction

The City of Ramsey is inviting interested law firms with experience representing cities that have a similar complexity in municipal civil matters to submit written proposals to provide City Attorney services. Municipal experience is defined as representing and/or advising cities on issues that are regularly encountered in the course of municipal activities. ***Proposals are requested for Civil Legal Services.*** The City Attorney will be selected by the City Council and will also work closely with the Council, City Administrator and other City Staff. This contract for Legal Services is scheduled to start on or about November 1, 2025.

Background

The City of Ramsey is a Charter City, located in Anoka County, with an estimated population of 28,000. Ramsey operates under the Council/Administrator form of government and is governed by a City Council comprised of a Mayor and six Council members. The Mayor and two members of Council are elected at-large. Four members of Council are elected to represent Wards. All members are elected to four-year terms.

Ramsey provides an extensive array of services including public works, police, fire, parks, planning and zoning, economic development, finance and internal management support functions. The City has 113 full-time, 9 part-time, 12 seasonal and 51 paid-on-call firefighters. The City belongs to a property, liability, and workers' comprehensive insurance pool comprised of numerous cities, which is operated by the League of Minnesota Cities Insurance Trust. The City's Economic Development Authority is appointed by the City Council and operates as an advisory board to the City Council.

General Instructions

A. Responses must provide complete information as described in this request. Nine (9) copies shall be submitted by 4:30 p.m. on Friday, August 1, 2025. The proposals shall be marked: City of Ramsey, Legal Services RFP and sent to:

   City of Ramsey
   Attn: Brian Hagen
   7550 Sunwood Drive NW
   Ramsey, MN 55303

B. To ensure fairness and uniformity, firms submitting responses are requested to not contact City Staff or the City Council: Questions about this RFP may be made to ***Brian Hagen, City Administrator*** at bhagen@cityoframsey.com or 763-433-9845, prior to submission deadline.

C. The City will not reimburse any expenses incurred by the firm submitting responses including, but not limited to, expenses associated with the preparation and submission of the response and attendance at interview(s).

D. The City reserves the right to reject any and all proposals, to request additional information from any or all Proposers, and to suggest modifications to the terms and conditions or a retainer agreement from that offered by a Proposer.

BASIC SERVICES REQUESTED

Basic services, for the purpose of this proposal, shall include those legal services generally understood within the field of municipal law to fall within the category of "general counsel" work, and shall include, but not necessarily be limited to, the following:

- Routine legal advice, telephone and personal consultations with the City Council, City Administrator, City department heads or authorized representatives.
- Assist in the preparation and review of ordinances, resolutions, agreements, contracts, forms, notices, certificates, deeds and other documents as required.
- Attendance at regular City Council meetings and special meetings as requested. Meetings are held on the second and fourth Tuesday of each month with a work session at 5:30 p.m. and a regular meeting at 7:00 p.m. Include alternate per meeting charge if attendance at regular meetings is not required.
- Attendance at other board, commission and committee meetings, upon request.
- Three (3) business day response time on council and staff inquiries; five (5) business day turnaround on standard document review (contracts, council cases, legal documents).
- Office hours of 9:30 a.m. to 12:00 p.m. on the second and fourth Tuesdays of the month and attendance at staff meetings during those hours for Civil Attorney.
- Meetings with City staff, upon request.
- Legal advice and opinions concerning legal matters that affect the City.
- Legal advice and opinions regarding the Minnesota Government Data Practices Act.
- Legal advice and opinions regarding Minnesota election law and matters.
- Legal work pertaining to initial proceedings and defense of the City in certain litigation.
- Legal work pertaining to the water, wastewater, streets, parks, and planning & zoning departments.
- Guidance on City personnel matters and policies, including employee disciplinary and grievance issues, Veteran's preference, FLSA, etc.
- Legal work pertaining to property acquisitions, property disposals, public improvements, easement dedications, right-of-way vacations, annexations, platting, land development, TIF financing & reporting and tax abatement issues.
- Legal work pertaining to the Economic Development Authority
- Legal work pertaining to the City Charter Commission
- Enforcement of City codes, zoning regulations, and building standards through administrative and judicial actions.
- Monitoring of pending and current state and federal legislation and court decisions, as appropriate.
- Notification of League of Minnesota Cities in legal matters where the League may or will defend the City.
- Coordination of outside legal counsel, as needed and as directed by the City Council.

REQUIRED PROPOSAL ELEMENTS

The proposal must provide specific and succinct answers to all questions and requests for information. Direct, precise and complete responses will serve as an advantage to the applicant. ***Proposals are requested for Civil Legal Services.***

BACKGROUND

Describe the nature of your practice or your law firm's practice and your qualifications for providing City Attorney services. Include a professional chronology for the individual who will be designated to serve as City Attorney, as well as for others whom you anticipate being involved with providing legal services to the City.

Provide the overall capabilities, qualifications, training and areas of expertise for each of the principals, partners, and associates of the law firm, including the length of employment for each person and his/her area of specialization.

Provide the following for each person whom you propose to designate as City Attorney and for each person you propose to designate as a deputy or back-up:

- Legal training and number of years of practice, including date of admission to the Minnesota Bar Association, number of years of municipal or other local public section law practice as a full-time local government attorney and/or in a private law office specializing in local government.
- Professional affiliations.
- Knowledge of, and experience with, Minnesota Municipal Law or other public sector experience, and redevelopment law.
- Litigation experience and demonstration of good court track record. Cite examples.
- Knowledge and practice of law relating to land use and planning, environmental law, risk management, redevelopment, general plans, real estate and other related law.
- Experience in the area of contracts and franchises.
- Experience in the area of personnel, disability law rights and obligations, workers' compensation, employee relations and negotiations and employee discrimination claims.
- Experience in the preparation and review of ordinances and resolutions.
- Types of clienteles represented and years representing each.
- Office location and accessibility to the City.

If the firm/individual, or any of the attorneys employed by the firm, have ever been sued by cities or other clients for malpractice, been the subject of complaints filed with the State Bar, or had discipline imposed by the State Bar, please provide information about the nature of the incident, the dates of when the matter began and was concluded, and the results of the situation.

CITY/CITY ATTORNEY RELATIONSHIP

Describe how you would structure the working relationship between the City Attorney and the City Council and Staff.

Describe how you would meet the response time described in the RFP for Council/Staff inquiries and document review.

Describe the systems or mechanisms that would be established for monthly reporting on the status of projects, requests and litigation.

Describe the computer resources currently utilized in your office. The City will require compatibility with Microsoft Word for Windows, as well as the maintenance of Internet service, such that email and files that can be transmitted between City staff and City Attorney. City Attorney will be required to access and utilize the City's LaserFiche document system for research of city archive documents.

CLIENTS/CONFLICT OF INTEREST

List all public clients for whom you or your firm currently provide services under a fee for services basis or on a retainer basis. Identify any foreseeable or potential conflicts of interest that could result from such representation and the manner in which you would propose to resolve such conflicts. Identify the process you or your firm utilizes to identify and resolve conflict of interest.

For the person to be designated as City Attorney, list all public clients that person presently represents as city attorney or general counsel, along with the meeting dates and times for each governing body. (*If appointed, the City Attorney shall not accept any client or project, which would knowingly place it in conflict of interest with the services to be provided to the City. If a conflict of interest should develop, the Attorney shall be responsible for taking the necessary steps to comport its representation of the City with the Lawyers Code of Professional Responsibility. The Attorney may be responsible for any additional costs incurred by the City in obtaining legal representation if such representation becomes necessary due to a conflict of interest.)*

COMPENSATION

Provide the pricing schedule you will use to charge the City for providing services as outlined in this Request for Proposal. Describe how the individual or firm intends to provide legal services, either on an hourly rate, or on a monthly retainer, indicate what services are to be provided. It is not the intent of the City to select a firm purely on the basis of compensation, but to negotiate a method of compensation with the successful firm that best satisfies mutual needs of the City and the firm. In addition, provide the following:

- Define what type(s) of work you would consider to be extra or specialized work that would be billed in addition to basic services.

- State the hourly rates for specialized service.
- State the rate for meeting attendance, if any, whether hourly or otherwise.
- Identify the minimum increment of time billed for each service, e.g. phone calls, correspondence, personal conference.
- Define the type and unit rates for reimbursement of expenses such as mileage, reproduction of documents, faxed documents and word processing charges.

PROFESSIONAL REFERENCES

Provide five (5) professional references for the individual designated as City Attorney, including addresses and work telephone numbers. References should be currently employed public agency officials or agents.

EVALUATION AND SELECTION PROCESS

Proposals will be screened and the candidates will be interviewed by the City Council. Qualifications will be verified and references will be checked. In reviewing proposals, the City will carefully weigh the following:

- Depth and breadth of experience and expertise in the practice of law, specifically in those areas most often encountered in municipal government operations.
- Capability to perform legal services promptly and in a manner that permits the City Council and staff to meet established deadlines and to operate in an effective and efficient manner.
- Degree of availability for quick response to inquiries that arise out of day-to-day operating questions or problems.
- Degree to which firm and individual attorneys stay current through continued professional development and active communication with practitioners in the municipal law field.
- Communication skills.
- Cost of services.
- Location of the firm's office.
- Other qualifications/criteria, as deemed appropriate by the City Council.

The contract will require that the individuals or law firm selected as City Attorney maintain general liability, automobile, workers' compensation, and errors and omissions insurance. The contract will also contain provisions requiring the selected individual or law firm to indemnify the City and provide that the City Attorney is an independent contractor serving at the will of the City Council. Other required provisions will include the City Council's right to terminate the agreement, at its sole discretion, upon the provision of notice.

The City requires compliance with Equal Opportunity regulations and therefore, the firm selected shall not discriminate under the contract against any person in accordance with federal, state or local regulation and shall certify to such in their proposal.

The City anticipates the original contract will be two (2) years in length.

The City will not provide reimbursement to anyone for any expense incurred that is associated with the preparation and submission of the proposal and attendance at interviews.

SUBMITTAL REQUIREMENTS

Proposal must be received by 4:30 p.m. on Friday, August 1, 2025.

The City Council reserves the right to reject all proposals, to request additional information concerning any proposal for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for receipt of all proposals, and to waive any irregularities if such would serve the best interests of the City as determined by the City Council.

SCHEDULE

Distribute/Advertise RFP's	July 11, 2025
RFP Submittals	Due: August 1, 2025
Staff Committee Evaluation	Completed by: August 15, 2025
City Council Interviews	Completed by: September 12, 2025
City Council Approval	By September 23, 2025

CC Regular Session

Meeting Date: 07/08/2025

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

Title:

Adopt Resolution #25-151 Denying a Massage Establishment and Massage Therapy License

Purpose/Background:

Ms.Yuying Yang has submitted license applications for Therapeutic Massage Therapist and Therapeutic Massage Establishment for Healthy Massage to be located at 7962 Sunwood Dr NW, Ramsey MN 55303.

Notification:

Applicant has been notified of denial recommendation via email on June 20, 2025 and a USPS mailed letter.

Recommendation:

After completion of the required background investigation, Acting Police Chief Frankfurth recommends denial of the licenses for Therapeutic Massage Establishment for Healthy Massage located at 7962 Sunwood Dr NW, Ramsey MN 55303 and Therapeutic Massage Therapist for Ms.Yuying Yang.

The basis for the denial recommendation is:
1. Education requirements of City Code are not satisfied as schooling could not be verified. Certificate and transcript do not appear to be authentic based on what the school was accredited for at that time.
2. Residence history listed in the application does not coincide with locations worked or schooling provided in employment history and schooling records.
3. Applicant was denied a massage therapist license by the City of Plymouth in September 2024. Per Ramsey City Code Sec. 26-853, no massage therapist application shall be granted to an applicant that was previously denied in the City of Ramsey or elsewhere within two years prior to the date of application.

Outcome/Action:

Adopt Resolution #25-151 Denying Licenses for Therapeutic Massage Therapist and Therapeutic Massage Establishment for Ms.Yuying Yang at Healthy Massage located at 7962 Sunwood Dr NW, Ramsey MN 55303.

Attachments

Resolution 25-151

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	06/20/2025 12:48 PM
Brian Hagen	Brian Hagen	07/03/2025 02:52 PM
Form Started By: Wendy Schlueter		Started On: 06/18/2025 12:40 PM
Final Approval Date: 07/03/2025		

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

RESOLUTION #25-151

RESOLUTION DENYING LICENSE FOR YUYING YANG OF HEALTHY MASSAGE FOR THERAPEUTIC MASSAGE ESTABLISHMENT AND THERAPEUTIC MASSAGE THERAPIST LICENSES.

WHEREAS, the City of Ramsey, herein referred to as the "City," has received an Application from YUYING YANG for THERAPEUTIC MASSAGE ESTABLISHMENT and THERAPEUTIC MASSAGE THERAPIST LICENSES; and

WHEREAS, the City's Police Chief has conducted a background investigation and recommends denial of license.

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

1) That the City Council denies the application for a THERAPEUTIC MASSAGE ESTABLISHMENT license for HEALTHY MASSAGE.

2) That the City Council denies the application for a THERAPEUTIC MASSAGE THERAPIST license for YUYING YANG.

That 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:

and the following voted against the same:

and the following abstained:

and the following were absent:

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council this ___ day of ____, 2025.

_____
Mayor

ATTEST:

_____

City Clerk

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-153 Approving the Final Plat and Development Agreement for Trott Brook Crossing Third Addition.

Purpose/Background:

The third phase of the Trott Brook Crossing development is proposed by Twin Cities Land Development (the Applicant) in the area just west of Nowthen Boulevard and south of 173rd Avenue NW. The plat realigns a portion of 173rd Avenue to provide access into future phases of the development. The City Council approved vacating the right-of-way for that realignment process at its meeting on June 10. This phase will create 38 new single-family lots. Four outlots will be created for replatting into additional lots in the future. Two more outlots will be created for homeowners' association use. The proposed final plat is consistent with the approved preliminary plat.

This phase will be intensive form a utility construction perspective. Sanitary sewer and water mains will be oversized to provide service to the properties to the north and east, including the proposed North Brook Meadows subdivision. The associated Development Agreement includes provisions for credit and payments from the City to the Applicant for this work. Those costs, then, will be partially reimbursed though the development fees that the developers of North Brook Meadows will be paying, likely in 2026.

Notification:

None required.

Funding Source:

All costs associated with processing the application are the responsibility of the applicant. As part of this phase, the applicant will be paying development fees, but the City will reimburse costs associated with over-sizing the sanitary sewer and water mains in order to provide capacity to adjacent properties.

Recommendation:

Staff recommends approval.

Outcome/Action:

Motion to Adopt Resolution #25-153 Approving the Final Plat and Development Agreement for Trott Brook Crossing 3rd Addition.

Attachments

Resolution #25-153

Final Plat

Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:17 PM

Form Started By: Todd Larson Started On: 06/23/2025 08:25 AM
Final Approval Date: 07/03/2025

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

RESOLUTION #25-153

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR "TROTT BROOK CROSSING THIRD ADDITION"

WHEREAS, TCLD Fund 1 Trott Brook LLC, hereafter referred to as "Developer," properly applied for Final Plat approval of the property generally located west of Nowthen Boulevard and south of 173rd Avenue NW and legally described as:

Outlot H, Trott Brook Crossing, Anoka County, Minnesota.

(the 'Subject Property'); and

WHEREAS, the City Council adopted Resolution #22-010 approving the preliminary plat on January 11, 2022; and

WHEREAS, the City Council Adopted Resolution #23-060 approving the final plat of "Trott Brook Crossing," the first phase of the subdivision, on March 28, 2023;

WHEREAS, the proposed final plat is consistent with the approved preliminary plat; and

WHEREAS, the City Council reviewed the Final Plat of Trott Brook Crossing Third Addition, a 38-lot phase of the overall approved preliminary plat, on April 9, 2024.

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

1. That the Ramsey City Council hereby grants Final Plat approval for Trott Brook Crossing Third Addition contingent upon the following conditions:
    a. Conformance with Staff review comments and approval of plans by the City Engineer.
    b. Execution of Development Agreement.
    c. Approval as to legal form by City Attorney.
    d. All conditions set forth in the above-described resolutions must be met.
2. That the Ramsey City Council hereby approves the Development Agreement for Trott Brook Crossing Third Addition and authorizes the Mayor and City Administrator to sign it.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

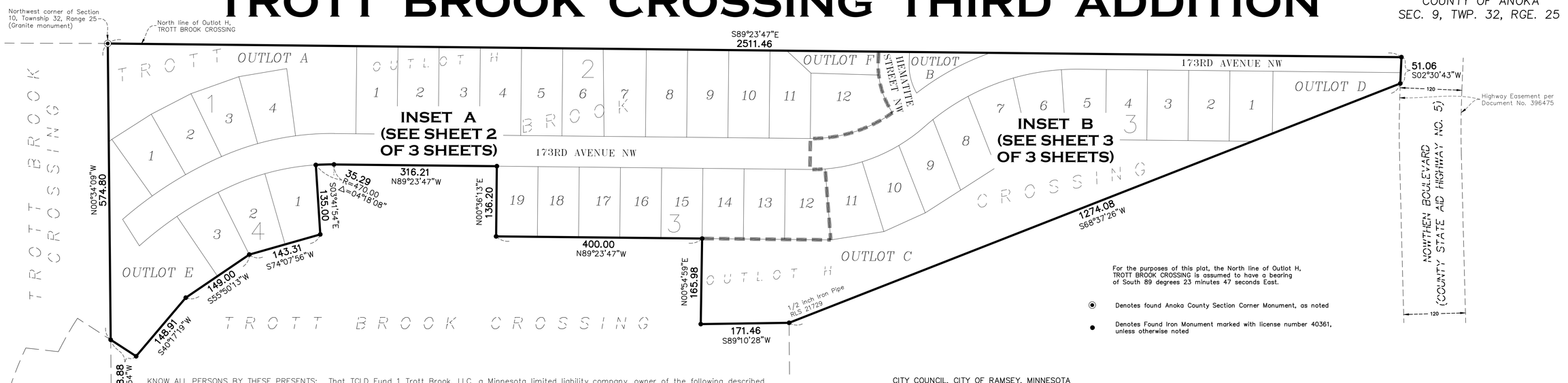
_____
Mayor

ATTEST:

_____
City Clerk

TROTT BROOK CROSSING THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 9, TWP. 32, RGE. 25



For the purposes of this plat, the North line of Outlot H, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 23 minutes 47 seconds East.

◉ Denotes found Anoka County Section Corner Monument, as noted

● Denotes Found Iron Monument marked with license number 40361, unless otherwise noted

KNOW ALL PERSONS BY THESE PRESENTS: That TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot H, TROTT BROOK CROSSING, Anoka County, Minnesota

Has caused the same to be surveyed and platted as TROTT BROOK CROSSING THIRD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

TCLD Fund 1 Trott Brook, LLC

_____
Benjamin Schmidt, as President

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Benjamin Schmidt, President of TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas R. Balluff.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

N

GRAPHIC SCALE
0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of TROTT BROOK CROSSING THIRD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator
By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of TROTT BROOK CROSSING THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___.M. and was duly recorded as Document Number_____.

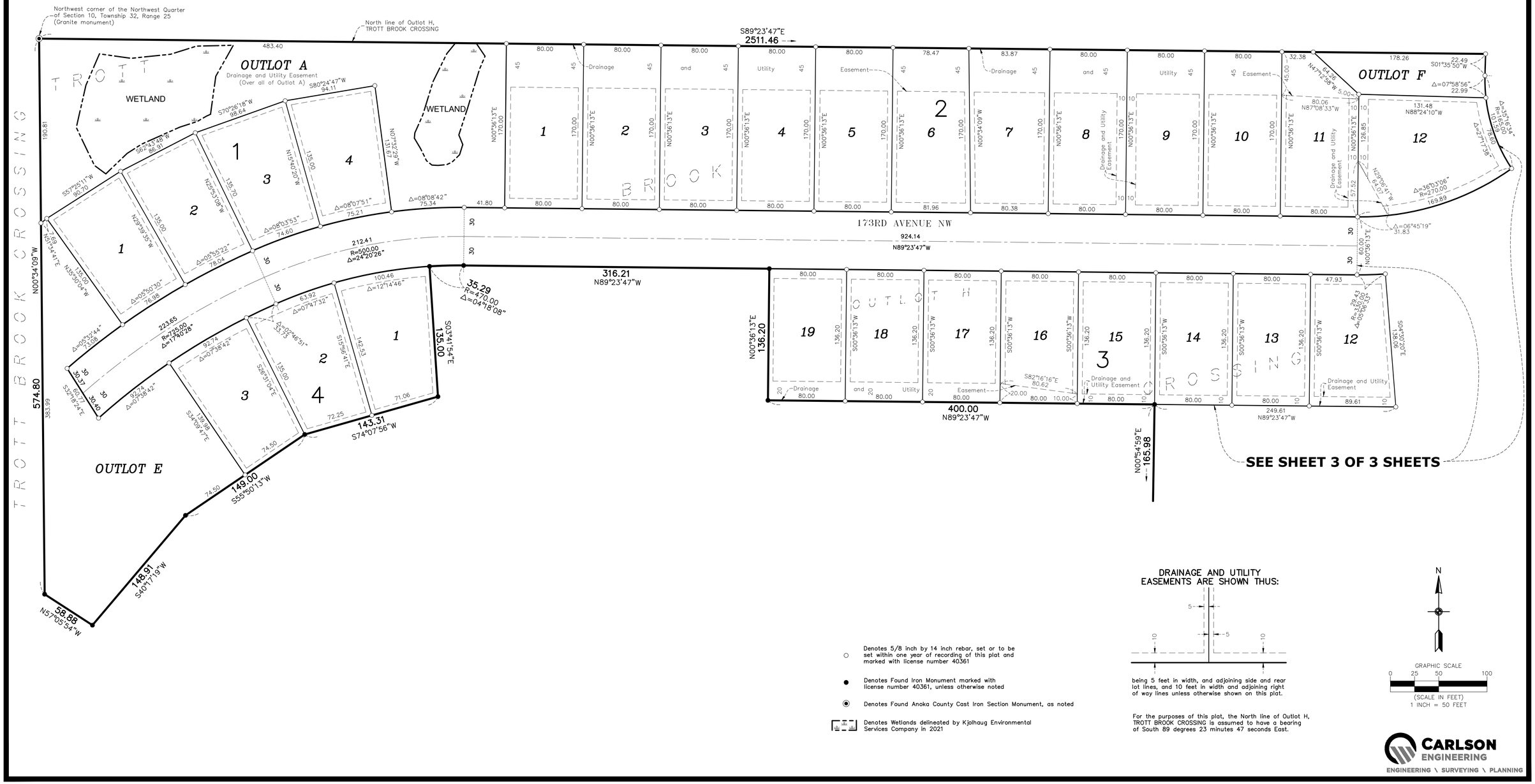
_____
County Recorder/Registrar of Title
By: _____, Deputy

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

TROTT BROOK CROSSING THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 9, TWP. 32, RGE. 25

INSET A



○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument marked with license number 40361, unless otherwise noted

◉ Denotes Found Anoka County Cast Iron Section Monument, as noted

Denotes Wetlands delineated by Kjolhaug Environmental Services Company in 2021

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining side and rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

For the purposes of this plat, the North line of Outlot H, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 23 minutes 47 seconds East.

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

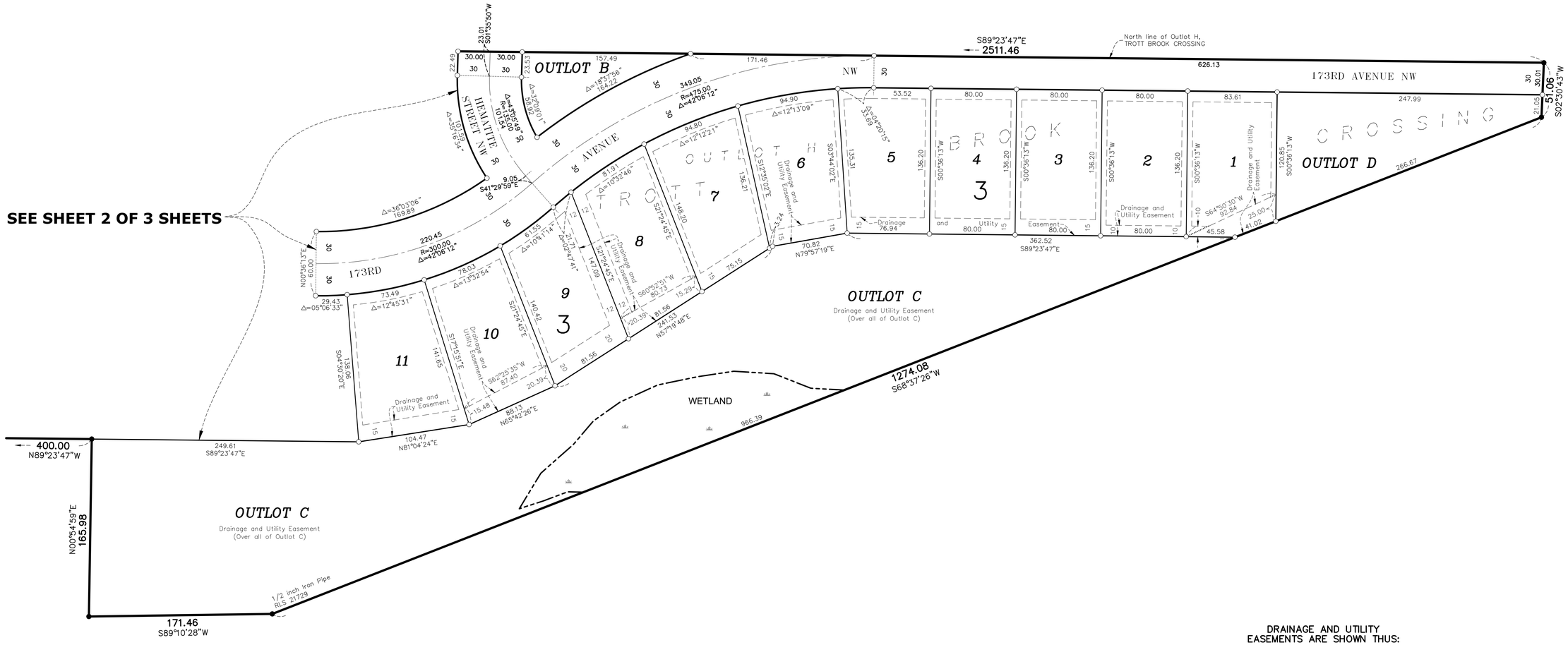
CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

TROTT BROOK CROSSING THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 9, TWP. 32, RGE. 25

INSET B

SEE SHEET 2 OF 3 SHEETS



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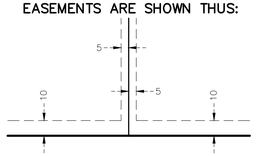

being 5 feet in width, and adjoining side and rear lot lines, and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

For the purposes of this plat, the East line of Outlot H, TROTT BROOK CROSSING is assumed to have a bearing of South 89 degrees 23 minutes 47 seconds East.

N

GRAPHIC SCALE
0 25 50 100
(SCALE IN FEET)
1 INCH = 50 FEET

CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR TROTT BROOK CROSSING THIRD ADDITION

This Development Agreement (hereinafter the "Agreement") is dated as of this 8th day of July, 2025, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and TCLD Fund 1 Trott Brook LLC, a Minnesota limited liability company under the laws of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property in multiple phases and plat the same as Trott Brook Crossing Third Addition (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enters into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing

the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

d. Public Parkland. Park dedication will be satisfied with a combination of land and cash contributions described further in this Agreement.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Carlson Engineering, as revised dated April 28, 2025, as revised June 6, 2025. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Lot grading.
h. Trail development.
i. Sidewalks.
j. Electricity.
k. Cable with 911 capabilities.
l. Natural gas.
m. Boulevard sodding (final) or temporary boulevard seeding.
n. Water shut off boxes.

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format within thirty (30) days after completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guaranty noted in Section 12 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners and provide the necessary documentation.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** or

PERMITTEE's builder applies for a building permit to construct improvements on a lot within the Plat.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must substantially complete the Stage I Improvements (other than the final lift of bituminous) within eighteen months (18) months after the recording of the Plat, subject to delays, outside the control of the **PERMITTE**, which are the direct or indirect result of strikes, other labor shortages or troubles, material shortages, severe or prolonged bad weather, acts of God, fire or other casualty, litigation or other administrative procedures commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts or requirements of any federal, state, or local governmental unit (other than the **CITY** acting in its contractual capacity under this Agreement) which results in delays.

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guaranty to lapse, expire or otherwise terminate, as to all or certain specified Stage I Improvements.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems reasonably appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of the applicable Stage I Improvements.

10. Stage II Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street striping (if required by Plans).
    b. Street lights per agreement with Connexus Energy
    c. Street and traffic control signs. The **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
    d. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must substantially complete the construction of the Stage II Improvements within eighteen (18) months after the date upon which the Plat is recorded, subject to delays, outside the control of the **PERMITTE**, which are the direct or indirect result of strikes, other labor shortages or troubles, material shortages, severe or prolonged bad weather, acts of God, fire or other casualty, litigation or other administrative procedures commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts or requirements of any

federal, state, or local governmental unit (other than the **CITY** acting in its contractual capacity under this Agreement) which results in delays.

PERMITTEE must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**. As-built plans will be provided to the **CITY** within thirty (30) days of completion.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:

    a. Lot grading
    b. Mailboxes

    (the "Required Private Improvements").

12. Financial Guaranty for Stage I Improvements and Stage II Improvements. The **PERMITTEE** shall provide a financial guaranty in the form of a non-expiring or auto-renewing letter of credit to the **CITY** guaranteeing the construction of the Stage I Improvements and Stage II Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **$4,954,501.00,** which amount is 125% of the **PERMITTEE's** Engineer's estimated cost of the Stage I Improvements. Upon completion of all or a portion of the Stage I Improvements, acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guaranty as each portion (ie, storm sewer) of the project is at least half completed with proper documentation. Only one reduction may be requested and processed per calendar month.

13. Inspection Escrow for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection escrow to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection escrow in the amount of **$198,180.00**, which amount is 5% of the **CITY** Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection escrow must be in the form of cash. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion all or a portion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, after acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of **$990,900.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of a Letter of Credit or alternative approved by the **CITY** Finance Director, approved as to form by the **CITY**, or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty after all off-lot landscaping is installed to ensure the survival of the plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **$5,490.00**. [# plantings (61 trees) x cost/planting ($300/tree x 30% average non-survival

rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the **PERMITTEE** shall request a final inspection by the **CITY** to determine that all such plantings that have been planted in accordance with the Plans have either survived or have been replaced. Upon approval of this final inspection, the landscape maintenance guaranty shall be returned to the **PERMITTEE**. Subject to the provisions of Section 12, in the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the landscape maintenance guaranty for payment. Only the City Council shall have the authority to direct replacement of the plantings and draw upon the landscape maintenance guaranty. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Subject Property for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets resulting from the construction of the Stage I Improvements. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements, subject to the provisions of Section 12. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within thirty (30) days of the date of the invoice. The **CITY** will only plow snow from roadways after the first lift of pavement is installed.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication/Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Storm Management Fees, and Street Signage Fees.

18. Payment for Sanitary Sewer Oversizing/Overdepth. The **PERMITTEE** will be constructing sanitary sewer and watermain in an oversized and/or deeper manner in order to serve properties outside of the Plat. The **CITY** agrees to reimburse the **PERMITTEE** for all costs incurred for the oversizing/overdepth work upon completion of the work and acceptance by the **CITY** as outlined in **Exhibit C**.

19. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) provided the **CITY** Building Official with a Certificate of Survey; (b) the financial guaranty described in Section 12 to the **CITY**; and (c) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY.**

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared

by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the boulevard sod and landscaping that are required as a part of the Stage I Improvements, weather permitting.

20. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Agreement, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30) days, then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** reasonably incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30-day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments.

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief.

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults.

d. The **CITY** may draw upon any required portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use any required portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use any required portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; and (iii) hold all or

any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 24 (d).

21. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **United States Post Office**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. This prohibition includes the idling of any vehicles. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses reasonably incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within the thirty (30) day billing period. Failure to pay the **CITY'S** expenses within the thirty (30) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs reasonably incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Homeowners' Association Documents. The **PERMITTEE** will record the homeowners' association documents prior to issuance of any building permits for lots within the Plat. These documents shall include ownership and general maintenance of the common areas including the outlots for wetlands and storm water basins as required for purposes of the Plat.

m. Completion. Upon request by **PERMITTEE**, the **CITY** covenants to provide a recordable Certificate of Completion within a reasonable period of time following the request, upon the completion of the requisite subdivision improvements required by this Agreement, payment of all costs and fees required hereby and compliance with all terms of this Agreement.

n. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
TCLD Fund 1 Trott Brook, LLC
Attn: Tracey Rust
4800 Olson Memorial Highway,
Suite 100
Golden Valley, MN 55422

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

o. Preconstruction Meeting. The PERMITTEE shall schedule and hold a pre-construction meeting with the City Engineer prior to commencing site work.

p. Retaining Walls. Retaining walls require building permits.

q. Outlots B and F. It is anticipated that Outlots B and F will be combined with adjacent property to the north with an anticipated plat of North Brook Meadows. The PERMITTEE and the developer of the adjacent property must work out matters related to homeowners' associations.

r. Access provided to 7031 173rd Avenue NW. Lot 6, Block 2, must be used as a temporary access to the adjacent property at 7031 173rd Avenue NW. Once a permanent access is determined and constructed to east, this lot may become available for building permits.

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THE PERMITTEE:

TCLD Fund 1 Trott Brook, LLC

By:_____,
Benjamin Schmidt
Its President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Benjamin Schmidt, President of TCLD Fund 1 Trott Brook, LLC, a Minnesota limited liability company, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Ryan Heineman,
Its Mayor

By:_____
Brian Hagen,
Its City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

This document reviewed by:
North Star Law Group
413 Wacouta Street, Suite 500
St. Paul, MN 55101

EXHIBIT A

Legal Description of the Subject Property

Lots 1 through 4 (inclusive), Block 1;
Lots 1 through 12 (inclusive), Block 2;
Lots 1 through 19 (inclusive), Block 3;
Lots 1, 2, and 3, Block 4; and
Outlots A through F (inclusive), Trott Brook Crossing Third Addition, Anoka County, Minnesota

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EXHIBIT B

Fees Payable to the City

1. The **PERMITTEE** acknowledges that these fees listed in Exhibit B are established for 2025 and the **PERMITTEE** will be charged the rate charged is in effect when the Plat is recorded.

2. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication Fee requirements. **PERMITTEE** must pay a Park Dedication Fee of **$178,600.00** (38 units x $**4,700.00** per unit). In lieu of fees on the first 165 lots in the Trott Brook Crossing development (this phase and future phases), land was dedicated to the City and credited as follows:

Trott Brook Crossing	52 lots
Trott Brook Crossing Second Addition	10 lots
Trott Brook Crossing Third Addition	**38 lots**
Total to date	100 lots (65 remaining)

With this phase of development, the **PERMITTEE** will bury the electrical service from the right-of-way for 173rd Avenue NW to the existing house on the land dedicated for park purposes. Costs of burying that electrical service shall be credited against park dedication fees of future phase of the Trott Brook Crossing development once the number of lots listed above are exhausted. The cost will be verified through submittal of copies of the invoices to the City Engineer following completion of the work.

3. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **$59,850.00** (**38** units x **$1,700.00** per unit). This phase includes construction of trails through the park land dedication area in excess of the calculated fee (cost estimates provided a total of **$133,000.00**). In lieu of the fee collected on this phase in the Trott Brook Crossing development and sufficient portions of future phases, Trail Dedication Fees will be credited as follows:

Trott Brook Crossing Third Addition	**$59,850.00**
Total to date	$59,850.00
Remaining credit for future phases	$73,150.00

4. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$52,782.00** (38 units x $1,389.00).

5. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$78,622.00** (38 units x $2,069.00 per unit).

6. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$20,900.00** (38 units x $550.00 per unit).

7. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of $265.00 per sign. **PERMITTEE** must pay a Street Sign Fee of **$3,710.00** (14 signs: street name, stop, crosswalk, accessible parking, and type-III barricade sign).

8. Development Fees for the Outlots. The **PERMITTEE** acknowledges that development fees are not being collected for any Outlots planned for future redevelopment. The **PERMITTEE** acknowledges that development fees will be due upon replatting of any of such Outlots. The rate in effect at the time said future plat(s) is recorded will be collected.

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EXHIBIT C

Fees Payable to the Permittee

1. The **PERMITTEE** will be constructing sanitary sewer in an oversized and/or deeper manner in order to serve properties outside of the Plat. The **PERMITTEE** estimates this work will cost **$995,028.40**. These costs will be verified through submittal of copies of the invoices to the City Engineer following completion of the work.

2. The **PERMITTEE** will be constructing watermain in an oversized manner in order to serve properties outside of the Plat. The **PERMITTEE** estimates this work will cost **$135,240.00**. These costs will be verified through submittal of copies of the invoices to the City Engineer following completion of the work.

3. The **CITY** will reimburse the **PERMITTEE** for all costs incurred for the oversizing/overdepth work upon completion of the work and acceptance by the **CITY**.

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CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-154 Approving the Final Plat and Development Agreement for Parkside Townhomes 2nd Addition (Project No. 25-107); Case of Ramsey at COR, LLC

Purpose/Background:

The City has received an application from COR at Ramsey, LLC (the "Applicant") for consideration of the Final Plat for Parkside Townhomes 2nd Addition, located on the block bounded by 146th Avenue, Rhinestone Street, E. Ramsey Parkway, and Traprock Street (the "Subject Property"). This is the second phase of this development, and it includes thirty-eight (38) attached townhome units, which will complete this block.

Notification:

Notification is not required for a Final Plat.

Time Frame/Observations/Alternatives:

General Project Overview

This phase includes a mixture of 4-, 5-, and 6-unit buildings over the western portion of the Subject Property, consistent to what was approved in the preliminary plat. The Subject Property is located in the COR-4b zoning district, which allows a density of up to fifteen (15) units per acre. This phase of the development is approximately fourteen (14) units per acre.

Streets/Access/Sidewalks

Access will be from 146th Avenue on the north and E. Ramsey Parkway on the south, both of which are existing public roads. All proposed interior roads will be private. There is an existing sidewalk along Rhinestone Street. The Applicant will be responsible for constructing a six (6) foot-wide sidewalk along the other three (3) public roads, as well as providing a six (6) foot-wide boulevard. There will also be sidewalks internal to the Subject Property, which will be privately maintained. A portion of the public sidewalk along East Ramsey Parkway will encroach onto the Subject Property slightly. However, a Sidewalk Easement Agreement was approved by the City Council as part of the Parkside Townhomes plat.

Landscaping

The project includes both boulevard plantings (along all four public streets) and internal site plantings as well. Additionally, each building will have foundation plantings with a mix of shrubs, perennials, and ornamental grasses. The Environmental Policy Board reviewed the Landscape Plan at their August 19, 2024, meeting and recommended approval. The Landscape Plan does meet the standards of the Design Framework.

Building Architecture

The building elevations and color rendering include stone on both the front and sides of each building (the rear of all units are internal to the site, facing private roads). The buildings will match the appearance of those in the first addition.

Development Agreement

Also included is a development agreement, in standard form, guaranteeing that site improvements (utilities, private roadways, driveways, landscaping, etc.) are all constructed according to plan and in a timely manner.

Alternatives

Alternative 1: Approve the Final Plat and Development Agreement. The Final Plat matches the approved Preliminary Plat. The architecture and landscaping also match the approved Preliminary Plat plans. Staff supports this alternative.

Alternative 2: Approve the Final Plat and Development Agreement with modifications. This alternative would be based on City Council discussion and would require specific direction from City Council on what modifications are necessary.

Alternative 3: Do not approve the Final Plat and Development Agreement. The Final Plat matches the approved Preliminary Plat. Thus, Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends adopting Resolution #25-154 approving the Final Plat and Development Agreement for Parkside Townhomes 2nd Addition.

Outcome/Action:

Motion to adopt Resolution #25-154 approving the Final Plat and Development Agreement for Parkside Townhomes 2nd Addition.

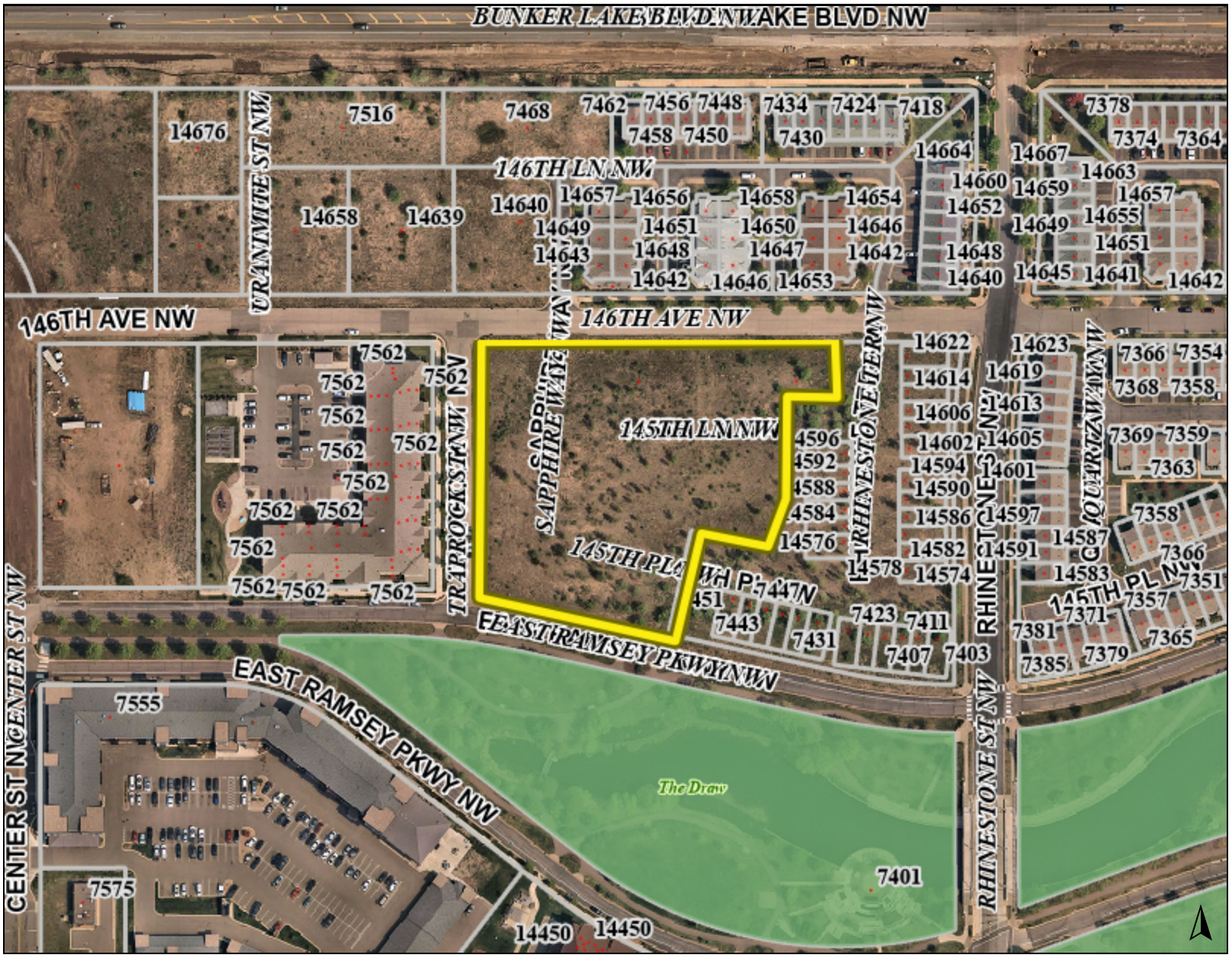
Attachments

Site Location Map
Site Plan and Overall Layout
Final Plat
Color Rendering
Resolution #25-154
Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:18 PM
Form Started By: Chris Anderson		Started On: 06/25/2025 10:07 AM
Final Approval Date: 07/03/2025		

Site Location Map: Parkside Townhomes 2nd Addition



Legend

Ramsey GIS Layers

- Addresses
- Street Names
- Parks
- Parcels

Anoka Co. Aerials - 2024

- A10
- A20
- A25
- A30
- A31
- A35
- A40
- A45
- A63
- A64
- A70

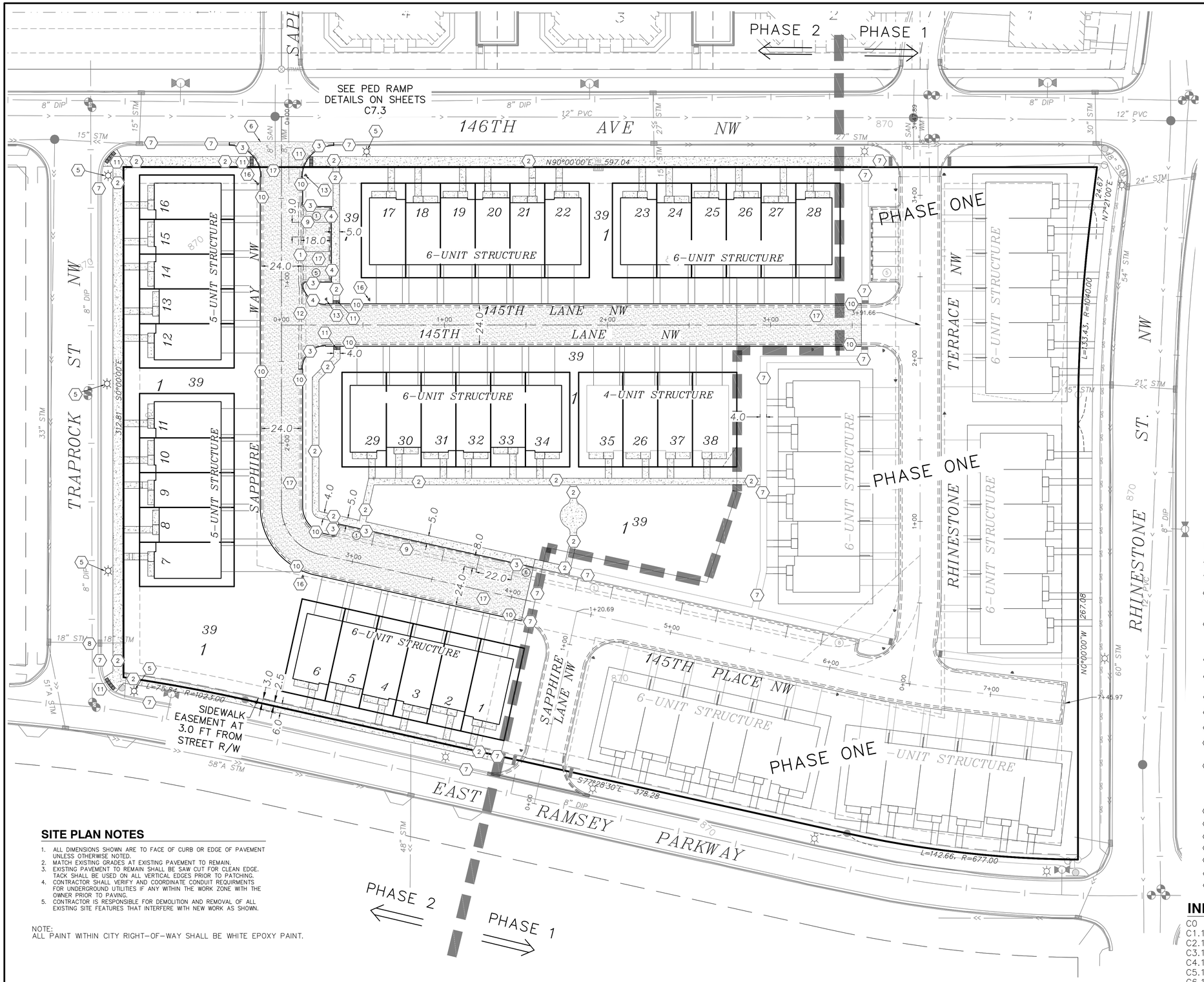
Notes

0 300 600 ft

Created on: 06/25/2025 12:50:23
Powered by LOGIS GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



0 30 60 90

GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing R/W Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED CONCRETE LIGHT DUTY
- PROPOSED CONCRETE HEAVY DUTY
- PROPOSED BITUMINOUS
- PROPOSED STREET LIGHT LOCATIONS

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
LANDFORM
105 SOUTH FIFTH AVE.
MINNEAPOLIS, MN 55401

BENCHMARK: Top Nut Hydrant, East side Rhinestone Street NW, 2nd Hydrant South of County Road 116 = 873.42

KEY NOTES:

1. 3 FT CONCRETE VALLEY GUTTER (SEE DETAIL)
2. CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
3. B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
4. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE). MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
5. STREET LIGHT PER CITY REQUIREMENTS; SEE PLAN SHEET C8.1
6. SAWCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE (REPLACE BITUMINOUS IN-KIND)
7. EXISTING CURB, SIDEWALK & PAVEMENT TO REMAIN
8. EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
9. PAINT 4" SOLID STRIPE – WHITE LATEX PAINT
10. D412 MODIFY (3") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
11. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP. CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
12. CROSS GUTTER (SEE DETAIL)
13. STOP SIGN AND STREET NAME SIGN PER CITY REQUIREMENTS; SEE PLAN SHEET 8.1
14. LANDSCAPE IRRIGATION SERVICE AND CONTROL LOCATION
15. HEAVY DUTY CONCRETE
16. NO PARKING SIGN PER CITY REQUIREMENTS; SEE PLAN SHEET C8.1
17. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
18. ADD 6" STEP IN SIDEWALK AS SHOWN ON GRADING PLAN

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
4. CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIREMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
5. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

NOTE:
ALL PAINT WITHIN CITY RIGHT-OF-WAY SHALL BE WHITE EPOXY PAINT.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1-1.2	OVERALL LAYOUT, NOTES, SERVICE DATA
C2.1-2.2	SANITARY AND WATER UTILITY PLANS
C3.1-3.2	STORM SEWER AND STREET PLANS
C4.1	GRADING AND DRAINAGE PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS AND REMOVAL PLAN
C7.1-C7.4	DETAILS
C8.1	LIGHTING AND SIGN PLAN

OWNER:
COR AT RAMSEY LLC
PO Box 302
Excelsior, MN 55331
Jason Palmby
612-220-6641
jason@palmby.com

PARKSIDE TOWNHOMES 2nd ADDITION DEVELOPMENT PROJECT
145th Lane NE
Ramsey, Minnesota 55303

OVERALL LAYOUT & SITE PLAN

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.
Date: 06/10/25 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/10/25	SD	SD	SD

FILE NO. 00998

C1.1
Overall Layout & Site Plan

PARKSIDE TOWNHOMES 2ND ADDITION

PRELIMINARY DRAFT FOR CITY REVIEW - REVISED 06/06/2025

CITY OF RAMSEY
COUNTY OF ANOKA
SECTION 28, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That COR at Ramsey, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, PARKSIDE TOWNHOMES, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as ***PARKSIDE TOWNHOMES 2ND ADDITION*** *and does hereby dedicate to the public for public use the drainage and utility easement as created by this plat.*

In witness whereof said COR at Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

COR at Ramsey, LLC

_____
(Signature)

_____ , _____
(Name Printed) *(Title)*

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____,

_____ of COR at Ramsey, LLC, a Minnesota limited liability company.

_____
(Signature)

_____
(Name Printed)

Notary Public, _____County, Minnesota

My Commission Expires_____

I Abram A. Niemela do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20 _____.

_____
Abram A. Niemela, Licensed Land Surveyor
Minnesota License No. 48664

STATE OF MINNESOTA
COUNTY OF WRIGHT

This instrument was acknowledged before me this _____ day of _____, 20____ by Abram A. Niemela.

_____
(Signature)

_____
(Name Printed)

Notary Public, _____County, Minnesota

My Commission Expires_____

CITY COUNCIL, City of Ramsey, Minnesota

This plat of ***PARKSIDE TOWNHOMES 2ND ADDITION*** *was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.*

CITY COUNCIL, City of Ramsey, Minnesota

_____ _____
Mayor *Clerk*

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By:_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

By:_____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

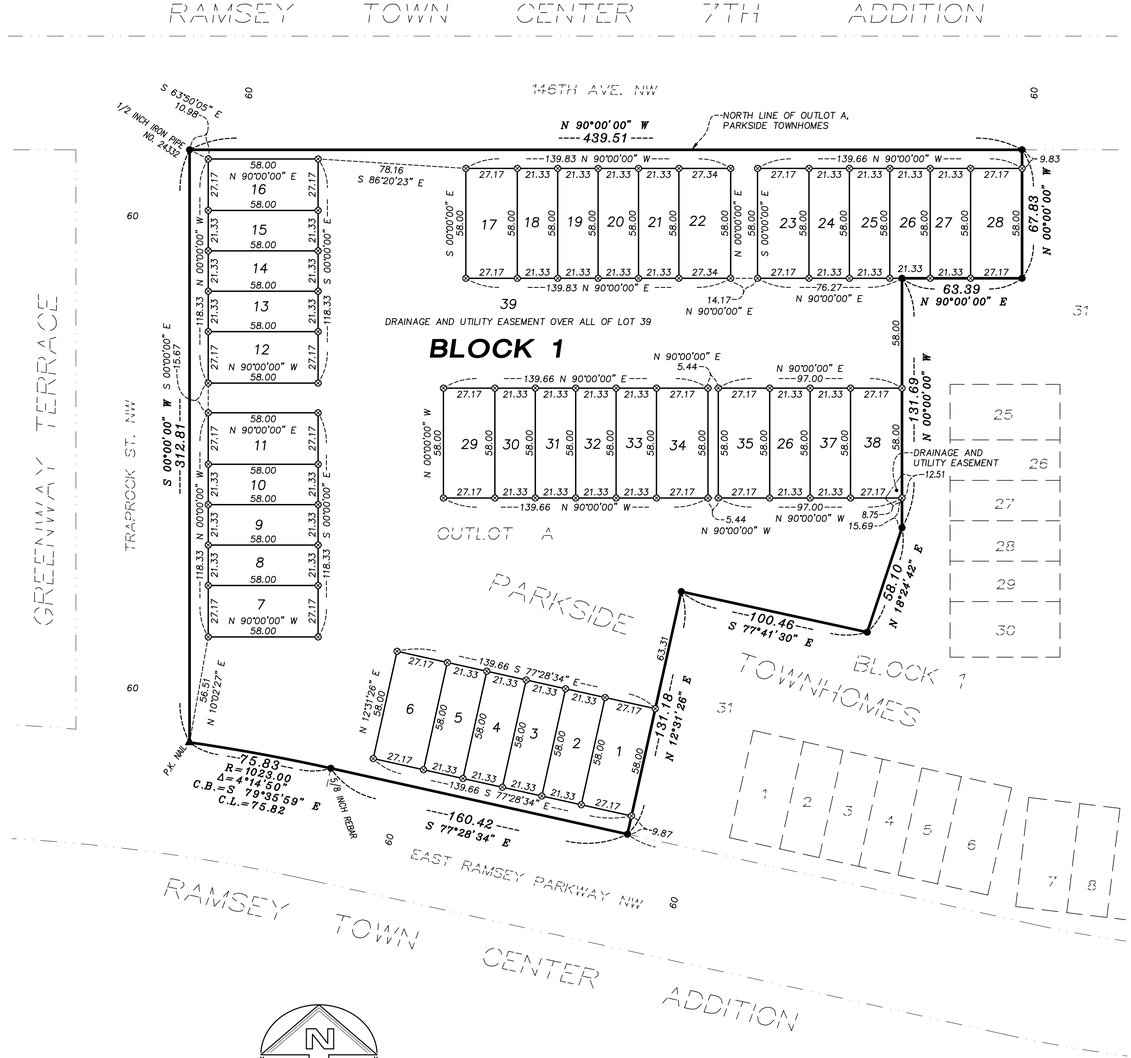
County of Anoka, State of Minnesota

I hereby certify that this plat of ***PARKSIDE TOWNHOMES 2ND ADDITION*** *was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____ at ____o'clock ____.M. and was duly recorded as Document Number _____.*

_____
County Recorder/Registrar of Titles

By:_____, Deputy

Meyer-Rohlin LAND SERVICES



0 40 80 120

GRAPHIC SCALE IN FEET
1 INCH = 40 FEET
(IF PRINTED FULL SIZE)

BEARING ORIENTATION:
THE NORTH LINE OF OUTLOT A, PARKSIDE TOWNHOMES IS ASSUMED TO BEAR N 90°00'00" W.

- *DENOTES IRON MONUMENT FOUND, MARKED BY LICENSE NO. 48664 UNLESS OTHERWISE INDICATED*
- *DENOTES P.K. NAIL FOUND*
- *DENOTES 1/2 INCH IRON PIPE, MARKED BY LICENSE NO. 48664, TO BE SET WITHIN 1 YEAR OF RECORDING OF THIS PLAT*

Buyer understands cabinet elevation renderings are for illustration purpose only. Buyer acknowledges that actual selections and details regarding styles and colors of cabinets, hardware, crown molding, appliances, countertops, sinks, faucets, flooring, backsplashes, lighting, and mirrors will be governed by buyers Selection Sheets

M/I HOMES

Plan Name:

City Collection Townhomes

Sheet Title:

City of Ramsey

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

RESOLUTION #25-154

RESOLUTION APPROVING THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR PARKSIDE TOWNHOMES 2ND ADDITION

WHEREAS, Ramsey at COR, LLC, hereafter referred to as "Applicant," properly applied for Final Plat approval of the following described properties located in the City of Ramsey:

Outlot A, Parkside Townhomes

-or upon recording of the Parkside Townhomes 2nd Addition final plat-

Lots 1-39, Block 1 Parkside Townhomes 2nd Addition

(the 'Subject Property'); and

WHEREAS, the Planning Commission held a Public Hearing and reviewed the Preliminary Plat on August 22, 2024, and recommended approval of the project; and

WHEREAS, the City Council considered the Final Plat and Development Agreement for the first phase of development at their July 8, 2025 meeting.

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

1) That the Ramsey City Council hereby approves the Final Plat and Development Agreement for Parkside Townhomes 2nd Addition in accordance with relevant City Codes, subject to the following conditions:

   a) Compliance with staff review comments.
   b) Approval of the Stormwater Management Plan by the Lower Rum River Watershed Management Organization.
   c) Review and approval as to legal form by the City Attorney of the Final Plat and Development Agreement.

2) That the Mayor and City Administrator are authorized to sign the Development Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR PARKSIDE TOWNHOMES 2ND ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this day of Click or tap here to enter text., 2025 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**"), and COR at Ramsey, LLC, a Limited Liability Company (Domestic) under the laws of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as PARKSIDE TOWNHOMES 2ND ADDITION (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enters into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing board(s) of the **PERMITTEE** has authorized the **PERMITTEE'S**

execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Civil Engineering Site Design, dated June 10, 2025 and revised on XXXXXX, 2025. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals (when specified).
h. Lot grading.
i. Sidewalks.
j. Electricity (within one-fourth mile).
k. Phone (within one-fourth mile).
l. Natural gas (within one-fourth mile).
m. Boulevard sodding.
n. Water shut off boxes.

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format, as well as Portable Document File (PDF), upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guaranty noted in Section 12 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in both CAD and PDF format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide

the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guaranty to lapse, expire or otherwise terminate.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

10. Stage II Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street striping (if required by Plans).
    b. Street lights per agreement with Connexus Energy
    c. Street and traffic control signs.
        (i) **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
    d. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded. **PERMITTEE** must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:

    a. Sanitary sewer
    b. Water
    c. Storm drainage facilities
    d. Stormwater maintenance
    e. Parking lot
    f. Concrete curb and gutter
    g. Lot grading
    h. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guaranty to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of Six Hundred Fifty-Four Thousand Nine Hundred Ninety-Three Dollars and No Cents **($654,993.00)**, which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements.

At the request of **PERMITTEE**, the **CITY** shall, not more frequently that once monthly, release that part of the Financial Guaranty for any completed portion of the Stage I, Stage II, and Required Private Improvements that have been approved in writing by the **CITY**. Upon completion of the construction of all or any of the remaining of the Stage I, Stage II, or Required Private Improvements, and written approval by the **CITY**, the Financial Guaranty shall be returned to the **PERMITTEE.** The determination of completion of the construction of the Stage I, Stage II, and Required Private Improvements shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the Stage I, Stage II, or the Required Private Improvements as required herein, the City Council may order their completion with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Stage I, Stage II, and/or the Required Private Improvements and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the Stage I, Stage II, and/or Required Private Improvements in the event of the **PERMITTEE's** default.

The **PERMITTEE** has expressed a desire to begin site grading as soon as possible. In order to start grading before the plat is recorded, a financial guaranty in the amount of **$106,827.00**, which 125% of the Engineer's Estimate for demolition, grading and erosion control, is required. At the time the plat is recorded and prior to other work commencing, the remaining Five Hundred Forty-Eight Thousand One Hundred Sixty-Six Dollars and No Cents (**$548,166.00)** must be posted with the **CITY**.

13. Inspection Escrow for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection escrow to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection escrow in the amount of Twenty-Six Thousand Two Hundred Dollars and No Cents **($26,200.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection escrow must be in the form of cash. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, after acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of One Hundred Thirty Thousand Nine Hundred Ninety-Nine Dollars and No Cents (**$130,999.00)**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said

improvements. The warranty must be in the form of a Letter of Credit, approved as to form by the **CITY**, or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty to ensure the survival of the plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of Seven Thousand Two Hundred Forty Five Dollars and No Cents (**$7,425.00**) [# plantings (61 trees) x cost/planting ($300/tree x 30% average non-survival rate, (86 shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

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

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not necessarily limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Water Management Fees, Street Signage Fees, and Street Light Operation and Maintenance Fees. It is acknowledged that development fees (Park Dedication, Trail Development, Sanitary Sewer Connection (Trunk), Water Connection (Trunk), and Storm Water Management) were paid previously for RTC 7th Addition for 190 units. Only eighty-eight (88) units were built, leaving a credit for 102 additional units. The first phase of Parkside Townhomes included thirty (30) units, leaving a credit for seventy-two (72) additional units in future phases. This Plat includes thirty-eight units, meaning there will still be a credit of thirty-four (34) units for future phases.

18. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the Financial

Guaranty described in Section 12 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

19. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Agreement, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30-day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments.

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief.

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults.

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 20 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 19 (d).

20. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery

and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Home Owners Association Declarations/Covenants. The **PERMITTEE** agrees to submit the Home Owners Association Declarations and/or Covenants for review and approval by the CITY prior to recording the Plat.

m. Construction Activities in Public Rights-of-Way. Due to the build-to requirement rather than the more traditional setback standard, where the townhome buildings are constructed with minimal front setbacks, as well as sidewalk and streetscape improvements, construction activities may need to occur in the adjacent public rights of way. The **PERMITTEE** is permitted to use the adjacent parking lanes of the adjacent streets for construction-related activities, subject to a barricade plan approved by the City Engineer. Any damage to or debris left in the right-of-way after construction activities are completed are the responsibility of the **PERMITTEE** and if there is a failure to correct the damage and/or clean the debris, costs incurred by the **CITY** shall be billed to the **PERMITTEE's** site inspection fee escrow.

n. Construction Parking. To the extent feasible, all construction workers shall park interior to the Subject Property and not on the existing public roads adjacent to the Subject Property.

o. Pre-Construction Meeting. The **PERMITTEE** shall schedule and hold a pre-construction meeting with the City Engineer, site contractors, and utility providers, prior to commencing any site work on the Subject Property.

p. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
COR at Ramsey, LLC
Attn: Jason Palmby
PO Box 302
Excelsior, MN 55331

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

The remainder of this page is intentionally blank

THE PERMITTEE:

COR at Ramsey, LLC

By:_____, Jason Palmby
Its: Chief Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Jason Palmby, Chief Manager of COR at Ramsey, LLC, a Minnesota Limited Liability Company (Domestic), under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Outlot A, Parkside Townhomes

-or upon recording-

Lots 1-39 (inclusive), Block 1 Parkside Townhomes 2nd Addition

EXHIBIT B

Fees Payable to the City

1. Park Dedication. Park Dedication fees were satisfied by remaining credits from the RTC 7th Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.

2. Trail Development Fees. Trail Development fees were satisfied by remaining credits from the RTC 7th Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.

3. Sanitary Sewer Connection (Trunk) Fees. Sanitary Sewer Connection (Trunk) fees were satisfied by remaining credits from the RTC 7th Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.

4. Water Connection (Trunk) Fees. Water Connection (Trunk) fees were satisfied by remaining credits from the RTC 7th Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.

5. Stormwater Management Fee. Stormwater Management fees were satisfied by remaining credits from the RTC 7th Addition, which paid for 190 units, but only eighty-eight (88) units were built. Parkside Townhomes Phase 1 accounted for another thirty (30) units. Thus, there will still be credit for thirty-four (34) units for future phases.

6. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of $294.00 per light. **PERMITTEE** must pay a Street Light Operation and Maintenance Fee of $2,352.00 ($294.00 x 8 lights). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

7. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of $256.00 per sign. **PERMITTEE** must pay a Street Sign Fee of $2,304.00 ($256.00 x 3 street name signs; $256.00 x 4 no parking signs; $256.00 x 2 stop signs).

8. Wear Course Fee. The **PERMITTEE** is responsible for contributing to the completion of paving wear course on 146th Avenue and Traprock Street. This phase includes 439.51 linear feet along 146th Avenue and 312.81 linear feet along Traprock Street. The **PERMITTEE** must pay a Wear Course fee of $32,100.00. Future contributions will be collected at the time of each additional phase and will based on the linear footage of said phase adjacent to either 146th Avenue and/or Traprock Street.

9. Stormwater Infiltration Fee. The Lower Rum River Watershed Management Organization requires projects to infiltrate the first inch of rainfall to reduce volume entering the City's regional stormwater system. The Subject Property is located within a Wellhead Protection Zone. Within this zone, the Minnesota Department of Health does not allow infiltration. Therefore, the

PERMITTEE must contribute to the City's regional system for infiltration to accomplish this requirement. The **PERMITTEE** is responsible for a contribution of $13,397.79, based on the Volume Reduction Worksheet and Cost Estimate dated June 16, 2025.

CC Regular Session

Meeting Date: 07/08/2025

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

Title:

Adopt Resolution #25-155 Authorizing the City to enter into a Commitment to Purchase with NEOGOV for Cloud-based Human Resources Software

Purpose/Background:

This case was discussed with the City Council at the June 10th work session. Staff provided an update to the City Council regarding the City's Human Resource division's business processes related to its human capital management; specifically its employee onboarding, data management and reporting, employee forms, and performance management. It was stated that every HR process is a manual process driven by manually keyed and updated data using Excel spreadsheets and/or manual to-do checklists. This process has increased potential for errors or omissions and is limited to HR staff access only. With the desired NeoGov products, access can be extended directly to individual employees, supervisors, managers, etc. and is cloud-based for easy and secure access. The attached PowerPoint provides information on each module's functionality.

Staff recommended updating the technology in human resources by expanding the use of NeoGov products to benefit the organization as a whole. By consensus, the City Council was supportive of moving ahead with staff's recommendation; see the attached minutes. After the work session, staff continued negotiations with NeoGov. As mentioned during the work session, it was hoped to negotiate rate caps beyond the commitment period; however, that was not possible. In lieu of rate caps, an additional reduction in cost to the first year of services was achieved, resulting in a reduction in cost by approximately $5000.

Based on the City Council's direction, staff obtained a commitment to purchase the four modules that were discussed: Onboard, CoreHR, E-forms and Perform. The commitment to purchase documentation is attached. At the time of this writing, the City Attorney is reviewing the paperwork. If there are any concerns raised, they will be addressed and noted with updates to the case.

Funding Source:

The funding for year one of this request is included within the Administrative Services' 2025 budget at $16,777.72. Funding beyond 2025 will be accounted for in future budgets as noted within the attached commitment letter. Offsetting savings are difficult to measure, but would impact staff time, paper costs and copier wear and tear, improved reporting such EEO-4 reporting and beyond. Other cost-saving benefits to accuracy and efficiency are likely extensive.

Recommendation:

Staff recommends that the City Council authorize the City to enter into a commitment to purchase with NEOGOV for cloud-based human resources software.

Outcome/Action:

Adopt resolution #25-155 to authorize the City to enter into a commitment to purchase with NEOGOV cloud-based human resources software, effective immediately, for an initial period of three years.

Attachments

Committment to Purchase

June 10 WS Case
PowerPoint Review
Resolution

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:15 PM
Form Started By: Colleen Lasher		Started On: 06/27/2025 09:31 AM
Final Approval Date: 07/03/2025		

PowerDMS by NEOGOV

t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245

NEOGOV

THIS IS NOT AN INVOICE

Contract Records		Order Details	
Account Number:	A-617679	**Order #:**	Q-381685
Customer:	Ramsey, City of (MN)	**Valid Until:**	6/30/2025
Effective Employee Count:	149		
Sales Rep:	Thomas Cook		

Customer Contact			
Billing Contact:	Ramsey, City of (MN) Colleen Lasher	**Shipping Contact :**	Ramsey, City of (MN) Nicole Laubach
Billing Address:	7550 Sunwood Drive N.W. Ramsey, MN 55303	**Shipping Address:**	15 W Kellogg Blvd Rm 250 Ramsey, MN 55102
Billing Contact Email:	clasher@cityoframsey.com	**Shipping Contact Email:**	nlaubach@ci.ramsey.mn.us
Billing Phone:	7634339867	**Shipping Phone:**	763-433-9866

Payment Terms			
Payment Term:	Net 30	**Notes:**	
PO Number:			

Subscription Service

Year 1 - Prorated Period

Item	Type	Start Date	End Date	License Type	Total (USD)
Core HR Subscription	Recurring	7/1/2025	6/1/2026	Employee Based	$1,832.76
Core HR Setup	Services			Employee Based	$3,250.00
Onboard Subscription	Recurring	7/1/2025	6/1/2026	Employee Based	$1,236.22
Onboard Setup	Services			Employee Based	$2,079.00
Perform Subscription	Recurring	7/1/2025	6/1/2026	Employee Based	$2,078.90
Perform Setup	Services			Employee Based	$2,719.00
eForms Subscription	Recurring	7/1/2025	6/1/2026	Employee Based	$1,601.84
eForms Setup	Services			Employee Based	$1,980.00
				Year 1 - Prorated Period TOTAL:	$16,777.72

PowerDMS by NEOGOV

t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245

NEOGOV

Year 2

Item	Type	Start Date	End Date	License Type	Total (USD)
Core HR Subscription	Recurring	6/2/2026	6/1/2027	Employee Based	$6,933.60
Onboard Subscription	Recurring	6/2/2026	6/1/2027	Employee Based	$4,676.80
Perform Subscription	Recurring	6/2/2026	6/1/2027	Employee Based	$7,864.80
eForms Subscription	Recurring	6/2/2026	6/1/2027	Employee Based	$6,060.00
				Year 2 TOTAL:	$25,535.20

Year 3

Item	Type	Start Date	End Date	License Type	Total (USD)
Core HR Subscription	Recurring	6/2/2027	6/1/2028	Employee Based	$8,753.67
Onboard Subscription	Recurring	6/2/2027	6/1/2028	Employee Based	$5,904.46
Perform Subscription	Recurring	6/2/2027	6/1/2028	Employee Based	$9,929.31
eForms Subscription	Recurring	6/2/2027	6/1/2028	Employee Based	$7,650.75
				Year 3 TOTAL:	$32,238.19

Total: | $74,551.11

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions

License Terms: Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

Payment Terms: All invoices issued hereunder are **due upon the invoice due date.** If the Order is for a period longer than one year, the fees for the first period shown shall be invoiced immediately and the fees for future years/periods shall be invoiced annually in advance of each 12 month period shown on the Order, but regardless of the billing cycle, Customer is responsible for the fees for the entire Order. The fees set forth in this Service Order are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable. Payment for services ordered hereunder shall be made to Governmentjobs.com, Inc., (D/B/A NEOGOV).

Terms & Conditions: This Order Form creates a legally binding contract on the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (D/B/A/ NEOGOV), parent company of PowerDMS, Inc., Cuehit, Inc., Ragnasoft LLC (D/B/A/ PlanIT Schedule), and Design PD, LLC (D/B/A Agency360) (collectively, "**NEOGOV**") and Customer, this Order Form and the services to be furnished pursuant to this Order Form are subject to the terms and conditions set forth here: https://www.neogov.com/service-specifications. The Effective Date (as defined in the terms and conditions) shall be the Subscription Start Date.

Special Condition:

Contract is subject to Council Approval on July 8th, 2025

Pro-Rated SaaS Subscription Fees shall be due net thirty (30) from date of NEOGOV invoice. Annual SaaS Subscription Fee invoices shall commence after expiration of the Pro-Rated Term.

Neogov subscription fees shall not increase more than 6% from the previous term for 2 renewal terms after execution of this agreement. Thereafter, Neogov may increase fees according to the agreement

If this Order Form is executed and/or returned to NEOGOV by the Customer after the Subscription Start Date stated in this Order Form, NEOGOV may adjust the Subscription Start Date and the corresponding Subscription End Date, without increasing the total fees, based on the date NEOGOV activates the subscription, provided the total length of the subscription term does not change. Following activation, any adjustments to such Subscription Start Date and Subscription End Date may be confirmed by reference to the invoice sent by NEOGOV.

Your signature below constitutes acceptance of terms herein and contractual commitment to purchase the items listed above.

Accepted and Agreed By Authorized Representative of:
Ramsey, City of (MN)

Signature: [signature]

Printed Name: Brian Hagen

Title: City Administrator

Date 06-23-25

THE INFORMATION AND PRICING CONTAINED IN THIS ORDER FORM IS STRICTLY CONFIDENTIAL.

CC Work Session
Meeting Date: 06/10/2025

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

Information

Title:
Discussion Regarding Implementing HR Software

Purpose/Background:
The purpose of this discussion is to update the City Council regarding the City's Human Resource division's business processes related to its human capital management; specifically its employee onboarding, data management and reporting, employee forms, and performance management.

Human Resources:
In a nutshell, every HR process is a manual process driven by manually keyed and updated data using Excel spreadsheets and/or manual to-do checklists. This process has increased potential for errors or omissions and is limited to HR staff access. With the desired NeoGov products, access can be extended directly to individual employees, supervisors, managers, etc.

For about ten years, the City has utilized NeoGov's Insight module, which is the online application process. Beyond that, automating HR has been long overdue. Several months ago, staff were hoping to benefit from the ERP project through LOGIS, which would have included some improved HR functionality. As we know, the ERP project did not come to fruition. Staff reached out to LOGIS to confirm that there are no options for improved HR processes underway, which there are not. LOGIS staff acknowledged they are aware of the popularity of NeoGov with HR professionals and its capabilities, as well as the limited functionality of the JDE HR module.

Human Resources staff have held several online meetings with NeoGov, met with the City of Savage, the City of Blaine, the League of Minnesota Cities and spoken with many other cities regarding NeoGov products. The NeoGov product line is uniquely beneficial to the public sector and the individual modules link to one another. For example, if the City were to obtain Onboard, the applicant data from Insight would flow directly into Onboard (for pre-boarding, onboarding, and off-boarding automation), to CoreHR to continue to build the online employee database, to E-forms for all employee actions forms (step changes, benefit changes, employee demographic changes, etc.) and Perform.

Regularly, city functions are evaluated on the quality and efficiency they bring, not only to the organization, but city services as a whole. Years ago, we transitioned to electronic agendas in leu of paper copies. This not only increased the availability of the agenda, but made the process more streamlined and efficient. Accounts Payable also went through this process a few years ago, doing away with paper copies of invoices that were printed, hand-delivered, and scanned by hand. Now the process is digital, decreasing the time 'waiting' on invoices to be approved and coded, and allowing staff to complete them even in other buildings. Increasing availability and saving time. Online permit applications is another example. Applicants can apply for permits online day or night, increasing that service's availability, which cut down on phone calls and foot traffic within City Hall. While we can still process requests over the phone or door, it gives those seeking this service another avenue without many more resources needed. Online utility payments, online park and recreation reservation services, voicemail to email, Notify Me subscriptions on the website, fillable online forms, and implementing a phone tree directory are just a few of the other examples where the City has worked to create a more efficient process in order to assist residents and staff.

Community Development is in the process of transitioning to ACCELA to more efficiently process planning

and building permit applications, conduct plan reviews, manage inspections, manage business and rental licenses and code enforcement activities. The ACCELA program will also be used by Public Works and Engineering Departments to track inspections, fees associated with development, right-of-way permits and plan reviews.

Staff recommends updating the technology in human resources by expanding the use of NeoGov products to benefit the organization as a whole. Staff will be prepared to expand on the individual divisional benefits at the meeting.

Attached:
Summary staff notes
NeoGov Brochures

Time Frame/Observations/Alternatives:
Up to 30 minutes

Funding Source:
Most of the required funding would be included the 2026 budget and beyond. For 2025, most of the needed funding is available within the Training budget, which could cover the one-time implementation fees (and training) and within the Personnel Testing and Recruitment budget to cover the first-year licensing, based on option A. There may be some flexibility regarding the costs for year #1, which staff will be seeking City Council direction. The offsetting savings are difficult to measure, but would impact staff time, paper costs and copier wear and tear, improved reporting such improved EEO reporting and beyond. Other cost-saving benefits to accuracy and efficiency are undefined, but likely expansive.

Incentive Example Option A (3 Modules)
Onboard + CoreHR + eForms Annual License Fee Year 1: $13,252.80
One Time Implementation Fee: $7,309
Onboard + CoreHR + eForms Annual License Fee Year 2: $17,670.40
Onboard + CoreHR + eForms Annual License Fee Year 3: $22,308.88
40% off annual license fees year 1, 20% off annual license fees year 2, 1% uplift year 3 on annual license fees from 2025 standard pricing, 50% off implementation fees
Received approval on a 1% uplift Year 3, instead of a 5% uplift Year 3 on annual license fees

Incentive Example Option B (4 Modules)
Onboard + CoreHR + eForms + Perform Annual License Fee Year 1: $19,151.40
One Time Implementation Fee: $10,028
Onboard + CoreHR + eForms + Perform Annual License Fee Year 2: $25,535.20
Onboard + CoreHR + eForms + Perform Annual License Fee Year 3: $32,238.19
40% off annual license fees year 1, 20% off annual license fees year 2, 1% uplift year 3 on annual license fees from 2025 standard pricing, 50% off implementation fees
Received approval on a 1% uplift Year 3, instead of a 5% uplift Year 3 on annual license fees

Recommendation:
To receive City Council approval by consensus to proceed with options A or B as shown above and attached.

Outcome/Action:
Based on discussion.

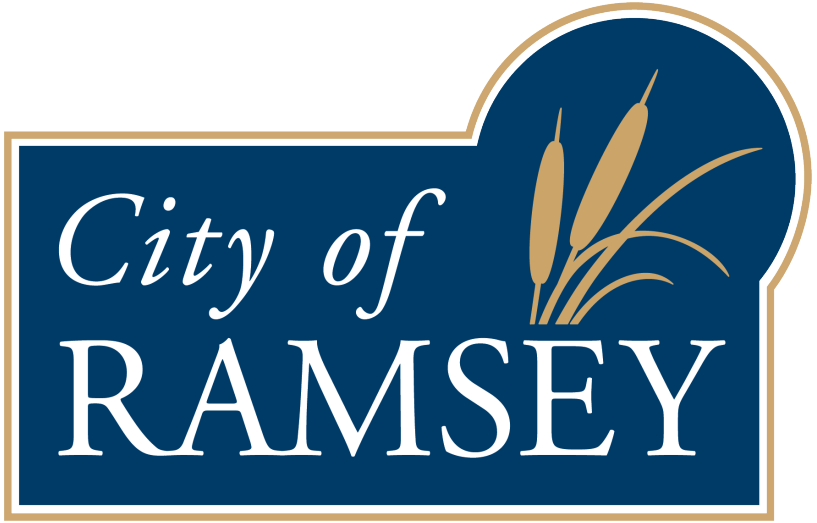
Attachments

Power Point
Why Onboard
Onboard Overview
Why CoreHR
CoreHR Overview
Why E-forms
E-forms Overview
Why Perform
Perform Overview
Current HR Processes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	06/05/2025 03:24 PM
Form Started By: Colleen Lasher		Started On: 06/03/2025 08:52 AM
Final Approval Date: 06/05/2025		

City of Ramsey



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Why invest in technology?

It's no longer *"nice to have"*

Hiring Crisis

Aging Systems

Manual Processes

Changing Expectations

Job seeker and employee expectations have changed drastically in recent years. We have to continue to evolve in order to be seen as a desirable employer or we will not be able to effectively serve our community.

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Introduction

- The stakes have changed in recent years and technology that has previously been viewed as a “nice to have” is now very much a necessity.
- The following will highlight why technology is needed to support employee management moving forward, how it will create an efficient work environment and bridge the gap when staff are out of the office or working remotely.
- NEOGOV’s cloud-based software is designed to provide a safe, accessible and contact-free environment (when necessary) for our employees.

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Challenge: Traditional Paper and Manual Processes

- Paper processes and manual routing have long been viewed as a cost savings approach for agencies to rely on.
- The time involved with supporting these processes means reduced productivity across other responsibilities that are often more critical to an city's strategic initiatives.
- Agencies can be at an increased risk of compliance issues due to misplaced forms and routine human error in data entry.
- The more information that's printed, the more space an agency requires to securely store and manage that information.
- Handling large amounts of paperwork requires excessive administrative time and resources, often resulting in increased cost.

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Current employee experiences

Our employees rely heavily on direct contact with the HR team in order to review their file, make simple changes such as updating their address, W-4, direct deposit, beneficiaries, benefit changes, etc.

The HR team can usually assist employees immediately, but many employees would prefer online access, especially those who work outside of normal business hours.

Additionally, the HR team makes thousands of paper copies a year. Paper documents are used, manually signed, scanned into Laserfiche and ultimately shredded.

Keeping up with employee requests, routing papers for manual signatures, followed by the required action steps takes a significant amount of time, tracking and resources.

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Scanning: With the current process, all employee documents are scanned into Laserfiche.

Personnel files: With NeoGov, all documents would automatically become part of the Personnel File, which would now be kept online within E-forms. Daily scanning would be a thing of the past.

After an employee leaves employment, their personnel file would be transferred and kept in Laserfiche-which is the city's official document storage.

Finance/HR: NeoGov features are anticipated to save significant time related to payroll action forms and compensation related work.

HR Documentation: "Document, document, document"…with Core HR, HR staff have a dedicated place to document important personnel related matters verses dated notes or emails.

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NEOGOV

Their Human Capital Management Platform

will help us…

Be an Employer of Choice

Recruit and Retain Talent

Increase Operational Efficiency

Make Data-Informed Decisions

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A Few Minnesota NEOGOV Customers…

- **City of Savage** (CoreHR, Insight, Onboard, Learn, eForms, Perform, SSO, Attract, Governmentjobs.com), **City of Bemidji** (insight, CoreHR, Time & Attendance, Onboard), **City of Red Wing** (Insight, Onboard, Perform, Governmentjobs.com, Attract), **City of Fridley** (Insight, Governmentjobs.com, Onboard, eForms, SSO), **City of Blaine** (Insight, Onboard, eForms, Perform, SSO), **City of Edina** (Insight, Governmentjobs.com, SSO, Learn, Onboard), **City of Albert Lea** (Insight, Governmentjobs.com), **City of New Brighton** (Insight, Onboard, Governmentjobs.com), **City of Brainerd** (insight, Governmentjobs.com, Onboard), **City of Woodbury** (Insight, Perform), **City of Brooklyn Center** (Insight), **City of Oakdale** (Insight, Governmentjobs.com, Onboard, Perform), **City of Mankato** (Insight, Governmentjobs.com, Attract, Vetted), **City of Faribault** (Insight, Governmentjobs.com, Onboard), **City of Shakopee** (Insight, Onboard, Perform), **City of Richfield** (Insight, Onboard), **City of Stillwater** (Insight, Onboard, Perform, SSO), **City of Golden Valley** Insight), **City of Lakeville** (Insight, Onboard, SSO, Perform), **City of Chaska** (Insight, Onboard, Governmentjobs.com), **City of St Louis Park** (Insight, Sso, Learn, Onboard, Governmentjobs.com), **City of Maple Grove** (Insight, Onboard, Perform), **City of Cottage Grove** (Insight, Onboard, Learn, Perform), **City of Apple Valley** (Insight), **City of Hopkins** (Insight, Attract, Governmentjobs.com), **City of Columbia Heights** (Insight), **City of Minnetonka** (Insight, Onboard, Perform), **City of Hastings** (insight, Onboard, Governmentjobs.com), **City of Inver Grove Heights** (insight, Onboard, Perform), **City of Eagan** (Insight, Onboard, Governmentjobs.com), **City of New Ulm** (Insight, Governemtjobs.com), **City of Coon Rapids** (Insight, Governmentjobs.com), **City of Brooklyn Park** (Insight, Governmentjobs.com, Onboard, Vetted), **City of Maplewood** (Insight, Onboard, Perform, Governmentjobs.com), **City of Roseville** (Insight, Onboard), **City of White Bear Lake** (Insight), **County of Nicollet** (Insight, Governmentjobs.com), **County of Chippewa** (CoreHR, Onboard, eForms, Benefits, Payroll, Time & Attendance), **County of Brown** (Insight, Governementjobs.com), **County of Todd** (Insight), **County of Houston** (Insight), **County of Mille Lacs** (Insight), **County of Benton** (Insight, Onboard, Perform, SSO), **County of Swift** (Insight), **County of Sibley** (Insight, Governmentjobs.com), **County of Stevens** (Insight, Attract), **League of Minnesota Cities** (Insight, Onboard, Perform, Learn, SSO, CoreHR, Payroll, Time & Attendance, Benefits), **Ramsey/Washington Recycling & Energy** (Onboard, Learn, Perform, Governmentjobs.com)

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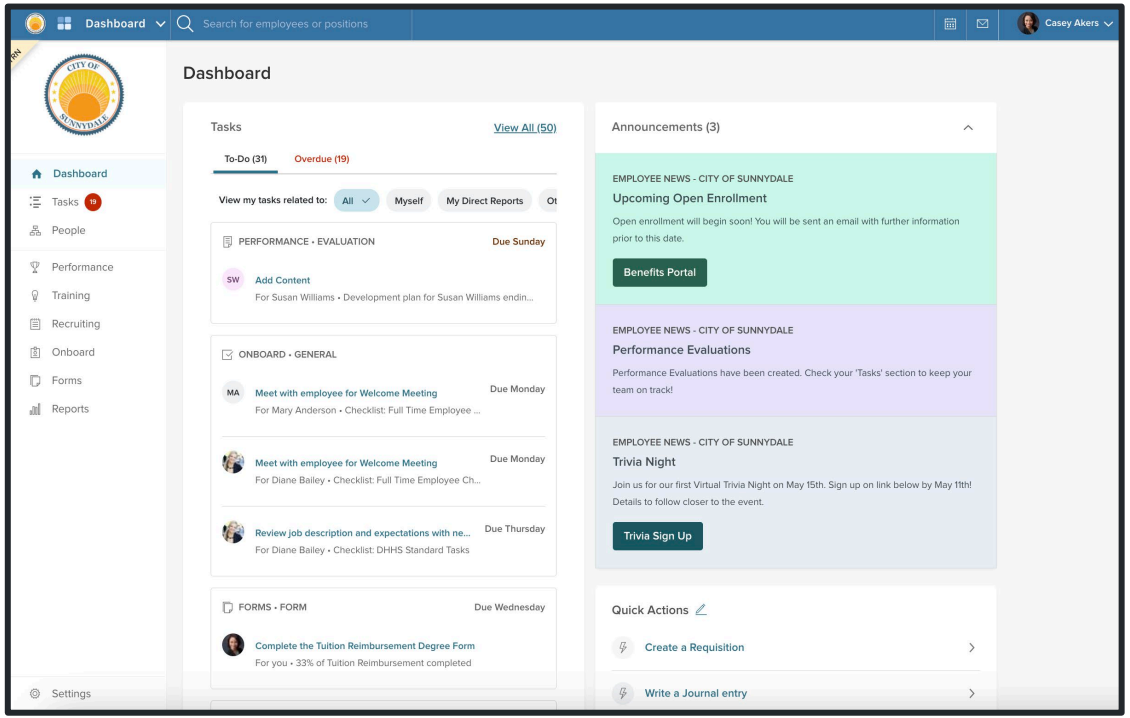
Unified Self Service



- One of the biggest challenges agencies face is ensuring their technology is easy to use for employees and managers.
- Neogov provides a Unified Self-Service dashboard that has all the products in one place. Ensuring it is easy to start using the system.
- Many users are already comfortable with this due to having Neogov products today.

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Critical Need: CoreHR

- Managing of Employee Data & Personnel information from one system. When updating an employee's position, their group, unit, department, location (if applicable), and class specs automatically update – no manual work needed
- Salary Administration: The process of compensating employees according to the agency's policies and procedures. Includes mass salary updates, COLA increases, bulk rate changes and more!
- Approvals & Workflow Set-Up
- Effective Dating: Back-date when an employee started working for your agency or future-date future changes
- Union Contracts: capture relevant aspects of union contracts (example: step and scale rates) and them into account when running processes or providing employees with enrollment options
- Employee Self-Service: Employees can have the ability to update their address or contact information
- Flexible & Configurable: FTE tracking, scales/steps and ranges

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Why NEOGOV:CoreHR

- Manages employee information and processes in the cloud so you can invest your time in high-value tasks and Automate Manual Tasks
- Save Time with employee self-service, the ability to retire seasonal employees with a few clicks, and more…
- Configure to Your Needs: Flexible configuration means you can set up the system as you need it and not have to force it to work for you
- Sync Data: Reduce manual keying in multiple systems. Send new hire information to CoreHR right from Insight and Onboard.
- Making changes to positions, departments, managers and more will allow a seamless sync to have the updates flow into the rest of the NEOGOV products from CoreHR
- Compensation Management: Set scales, steps and wage rates to be automatically updated for you
- EEO & Custom Reports and Track Assets
- Custom Fields: Track any data unique to your process or agency and be able to report on the information

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Critical Need: ONBOARDING

STIMULATE PRODUCTIVITY
– by empowering new hires to –
BE PRODUCTIVE BEFORE DAY ONE

- Complete and sign all forms online allowing for multiple contributors and ensuring safe circulation of form tasks. Allow new hires to show up on Day 1 more prepared.
- Engage with pre-hires during pre-employment to get them excited about starting with our agency and increase our hire conversion.
- Electronic storage of all pre-employment forms, orientation forms, policies, and exit interview surveys.
- Hold all stakeholders (HR, IT, Managers, Payroll, Benefits, etc.) accountable for their role in onboarding, promoting, rehiring, and offboarding employees.
- Seamless transition from applicant to new hire that provides a unified and complete recruitment process for our new employees.

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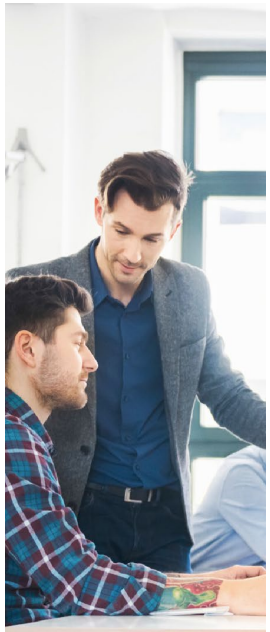

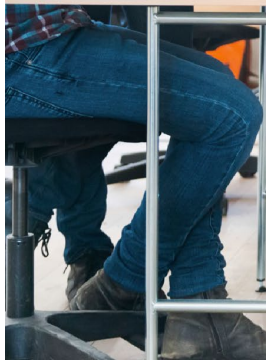

Why NEOGOV: ONBOARD

- Onboard allows new hires to complete pre-employment and orientation forms before their start date so they can focus on more valuable activities during new hire orientation. Offboarding tasks can also be completed and tracked (exit surveys)
- -Key Note: Preboarding & Offboarding are included in the Onboard Module
- Preboard allows HR to facilitate pre-employment paperwork and activities from an agency branded portal, which increases engagement and drives visibility with pre-hires to help ensure they feel apart of the agency early on.
- All forms related to pre-employment, new hire orientation, transfers, and offboarding are easily accessible and stored electronically. Neogov provides the federal I9s and W4s for all customers.
- Notification Emails and Reminder/Overdue Notices are key features within the Onboard Module so that everyone stays on track with new hires.
- Checklist tasks allow all contributors (HR, IT, Managers, etc.) to be held accountable for their roles and gives HR full transparency into every part of the process. Automatically check in with new hires throughout year 1.
- Admins can report on all tasks, print forms in bulk, pull any form data to excel, and use a free integration with E-Verify for I9 verification.

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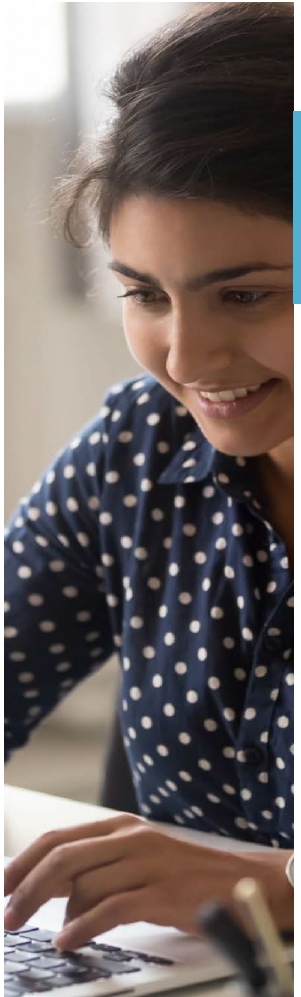

Critical Need: EMPLOYEE FORMS & PROCESSES

PUT AN END TO CHASING FORMS
– by managing your –
FORMS AND WORKFLOWS ONLINE

- Manage all employee forms, complex process routing, approvals and workflows from an online platform to reduce our paper forms.
- Empower employees to self-initiate proceeses on their own without HR or managers needing to intervene or provide assistance.
- Send out updated policies and procedures to have employees review and acknowledge with electronic signatures.
- Store all employee documents or external attachments in electronic folders that are organized to our needs.
- Provide all departments with the means to automate, offer, and track their employee processes more efficiently.
- Track the progress of all tasks and approval processes from a central dashboard instead of via email and phone calls.

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Why NEOGOV: eFORMS

- The Process Builder in eForms allows us to automate any employee form and the associated steps that need to be completed.
- Employees can self-initiate forms and processes to reduce the time needed to distribute and support them in person.
- HR can automatically send out update policies and procedures to the entire workforce or specific teams in order to have them reviewed and electronically signed.
- Folders can be configured by HR to automatically store all forms as they are completed, serving as an electronic personnel file. External forms can also be uploaded to these.
- The folders also include our completed new hire forms from Onboard.
- Handle complex processes like personnel action forms, qualifying life events, disciplinary actions, employee grievances, etc.
- Automated notifications and reminders simplify accountability and alleviate manual follow up.

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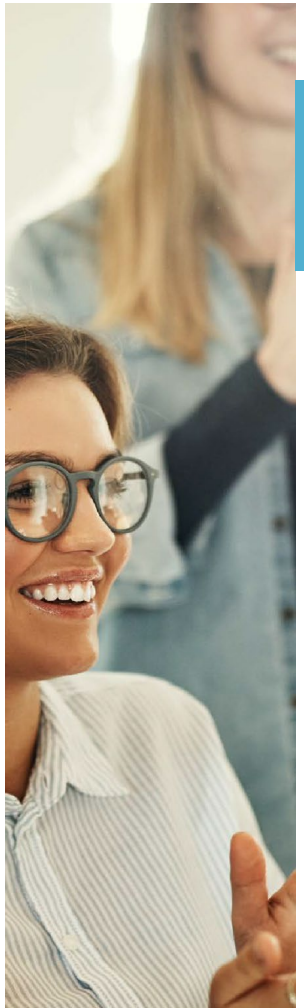

Critical Need: PERFORMANCE MANAGEMENT

TRACK EMPLOYEE PERFORMANCE
– and provide constructive feedback to –
BUILD A MORE CAPABLE WORKFORCE

- Drive business continuity and employee development while eliminating paper evaluation forms.
- Enable managers to connect with direct reports on a regular basis to check in on their goals/initiatives and track productivity without a face to face meeting.
- Provide employees and managers with a means to track their accomplishments, share feedback with one another, and reduce the recency bias when it comes time to complete the evalution.
- Automate the evaluation process to reduce the time it takes to complete our evalutations and prevent paper forms from being passed around, misplaced, or lost.
- Support different processes for departments or teams that don't follow the exact same process.

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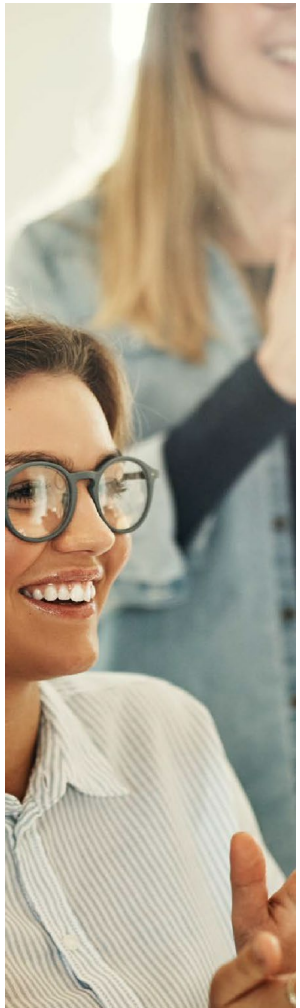

Why NEOGOV: PERFORM

- Empower employees and managers to track performance and provide continuous feedback to promote a better working relationship with Journal Entries and Check Ins.
- Drastically reduce the time is takes managers to complete a meaningful evaluation for their direct reports
- Perform will automatically create our evaluations and alert users when its their turn to complete a task, which will save HR and Managers a lot of time by not having to route them around.
- Perform can handle as many performance evaluation templates as we need to support different processes for teams that have their own unique requirements (i.e. Public Safety).
- Easily identify skills gaps and training needs within specific departments, positions, etc. While also being able to identify high performers for succession planning purposes.
- Development Plans or PIPs can automatically be created based on low scoring evaluations, with the ability to setup tasks and assign training for those areas of deficiency.

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Project Timelines (per implementation)

- **Phase 1- Initiation (1-2 weeks)**
  - Kick Off
  - Process Analysis
- **Phase 2 - Configuration (2 -5 weeks)**
  - Discovery
  - Configure
- **Phase 3 - Production (2 -5 weeks)**
  - Prepare
  - Train
- **Phase 4 - Live!**
  - CS and AM transition

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Procurement & Sustainability

With over 20 years of public sector experience, NEOGOV has a lengthy track record of flexibility to meet the complex procurement requirements of local government.

Multi-year agreements offer standardized discounts as well as the opportunity to implement an immediate solution and maintain the subscription for as many as five years while budgets and revenues recover.

Additional billing and payment options are available to allow our customers access to the technology that is so critically needed, while empathizing with the financial hardships we're all facing.

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Why choose NEOGOV?

THE NEOGOV ADVANTAGE

EXCLUSIVELY FOR PUBLIC SECTOR WITH OVER 20 YEARS OF EXPERIENCE

A ROBUST USER COMMUNITY

LIVE CUSTOMER SUPPORT AND TRAINING

"We like the networking and information sharing among clients through the NEOGOV Community. It supports the public sector culture in serving others."

- Julie Broome, HR Director - Union County, North Carolina

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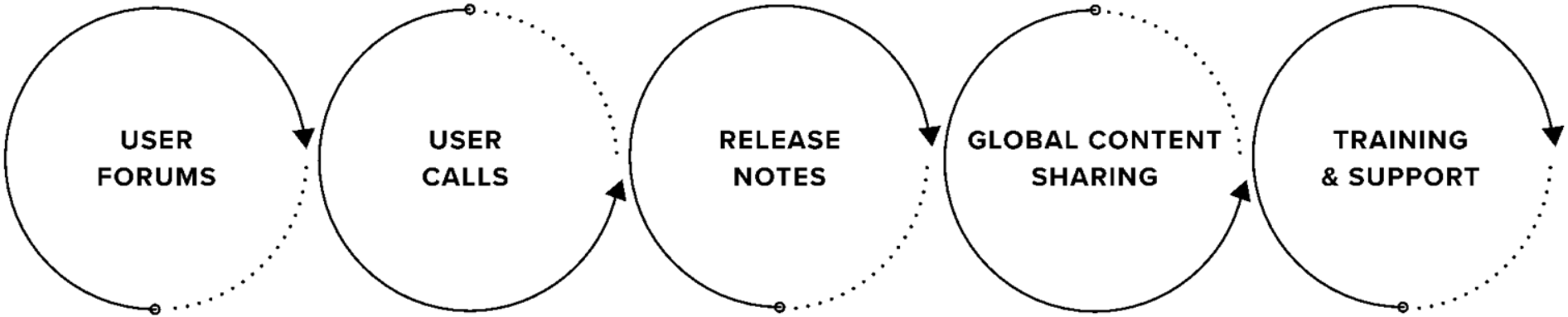
Why choose NEOGOV?

NEOGOV COMMUNITY



Discuss **best practices** with other customers and find answers to challenges

Participate in focus groups, vote on ideas, and **shape the roadmap**

Stay informed of the **latest features** and enhancements

Job descriptions, **forms**, and PE competencies

Easy access to **training resources** and Customer Support team

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-155

RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A COMMITMENT TO PURCHASE WITH NEOGOV FOR CLOUD BASED HUMAN RESOURCES SOFTWARE

WHEREAS, the City's Human Resources Division uses manual processes for its data; and

WHEREAS, the processes are outdated and inefficient; and

WHEREAS, the City Council is supportive of implementing cloud-based software to improve human resources' work products; and

WHEREAS, streamlining everyday HR processes in one integrated system based on public sector best practices is a platform offered by NeoGov; and

WHEREAS, staff recommends expanding beyond the Insight recruiting module and adding Onboard, CoreHR, e-forms and Perform.

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

1) That the City of Ramsey authorizes the City to enter into a contract with NeoGov for cloud based human resources software services, effective immediately, as follows:

Year 1: Onboard + CoreHR + eForms + Perform Annual License Fee: $6749.72 and One Time Implementation Fee: $10,028, totaling $16,777.72
Year 2: Onboard + CoreHR + eForms + Perform Annual License Fee Year 2: $25,535.20
Year 3: Onboard + CoreHR + eForms + Perform Annual License Fee Year 3: $32,238.19

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-156 Accepting Sewer Cleaning and Televising Proposals for 2026 Pavement Management Program Projects

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-156 accepting sewer cleaning and televising proposals for 2026 Pavement Management Program Projects.

Background:

Testing of existing municipal utilities, which include sanitary sewer, storm sewer, and watermain, is standard practice when designing street reconstruction projects. Newly paved streets in Ramsey are anticipated to have a 60-year lifespan, assuming proactive maintenance. Identifying damaged or failing municipal utilities under streets before they are reconstructed allows the required repair or replacement work to be completed as part of the street reconstruction project before the new pavement is placed, preventing costly pavement repairs after the fact.

Sewer testing consists of first cleaning the pipe with a water jetter, then using a camera to televise the inside of the sewer pipes (sanitary and storm). Staff do not have the equipment needed to complete the televising work in-house, and staff generally do not have sufficient time to clean the sewer pipes in advance of being televised.

Televising sewer pipes informs staff of the conditions of the pipes, and locates existing damage, if present. This allows staff to include the required repair or replacement work for any damaged pipes into the street reconstruction plans, which is typically more cost-effective than doing repairs as standalone projects, or as change orders during the reconstruction project.

Staff requested proposals for each reconstruction project from four (4) contractors known to perform this work. Proposals for each project were received from two (2) of the contractors, which are tabulated below.

Project	Hydro-Vac, Inc.	Nelson Sanitation & Rental, Inc.
IP 26-01 MSA Bunker Lake Boulevard	$12,608.83	**$8,799.50**
IP 26-04 Countryside Estates	$4,410.00	**$1,649.20**
IP 26-05 Flintwood Hills 2nd & 3rd	$31,586.89	**$16,490.50**
IP 26-06 Riverside West	$20,541.13	**$12,641.00**

Nelson Sanitation & Rental submitted the lowest responsible proposal for all four projects. Based on the submitted proposals, staff recommends accepting the proposals from Nelson Sanitation & Rental.

Nelson Sanitation & Rental is required to complete their work within 30 working days of the notice to proceed issued by the City.

Notification:

In April, after topographic survey contracts were awarded by City Council, letters were sent to property owners impacted by the proposed 2026 Pavement Management Program projects. The letters sent at that time indicated that later in the summer of 2026, additional crews will be performing utility testing to assist with the preparation of plans for said improvements.

Time Frame/Observations/Alternatives:

Alternatives:
Motion to adopt Resolution #25-156 accepting sewer cleaning and televising proposals for 2026 Pavement Management Program Projects.

Funding Source:

Funding for this work is proposed to come from the respective utility enterprise (Sewer and Storm Water Utility) Funds. If any utility repair or replacement work is required as a result of the testing, said work would be completed as part of the respective street reconstruction project and would be funded through the respective utility funds.

Recommendation:

Staff recommends adopting Resolution #25-156 accepting sewer cleaning and televising proposals for 2026 Pavement Management Program Projects.

Outcome/Action:

Adopt Resolution #25-156 accepting sewer cleaning and televising proposals for 2026 Pavement Management Program Projects.

Attachments

Res 25-156

Sewer & Televising RFP

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/03/2025 09:53 AM
Brian Hagen	Brian Hagen	07/03/2025 02:15 PM
Form Started By: Joe Feriancek		Started On: 06/30/2025 01:18 PM
Final Approval Date: 07/03/2025		

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

RESOLUTION #25-156

RESOLUTION ACCEPTING SEWER CLEANING AND TELEVISING PROPOSALS FOR 2026 PAVEMENT MANAGEMENT PROGRAM PROJECTS

WHEREAS, the streets within the Countryside Estates subdivision, Flintwood Hills 2nd and 3rd subdivisions, Riverside West subdivision, and Bunker Lake Boulevard (CR 116) between Jackal Street and Armstrong Boulevard (CR 83) are proposed to be reconstructed in 2026; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-044, adopted February 25, 2025, the City Engineer prepared request for proposals for sewer cleaning and televising for 2026 pavement management projects; and

WHEREAS, request for proposals were submitted to four (4) firms for the purpose of obtaining quotes for completed the proposed cleaning and televising services; and

WHEREAS, the two (2) cleaning and televising proposals received are tabulated below; and

Contractor	IP 26-01	IP 26-04	IP 26-05	IP 26-06
Nelson Sanitation and Rental, Inc.	**$8,799.50**	**$1,649.20**	**$16,490.50**	**$12,641.00**
Hydro- Vac, Inc.	$12,608.83	$4,410.00	$31,586.89	$20,541.13

WHEREAS, the quote of Nelson Sanitation and Rental, Inc. in the total amount of $39,580.20 for the televising report of IP 26-01, IP 26-04, IP 26-05, and IP 26-06 for said services in accordance with the prepared proposal is the lowest responsible quote and their quote shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Nelson Sanitation and Rental Inc. for said televising services for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

REQUEST FOR PROPOSAL
PAVEMENT MANAGEMENT PROGRAM
2026 PROJECTS
Clean & Televising Sanitary & Storm Sewer
City of Ramsey

ISSUE DATE
June 5, 2025

PROPOSAL MUST BE RECEIVED BY:
4:00 pm on Friday, June 27, 2024

DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Stacie Damjanovich
763-433-9835

INTRODUCTION: The City of Ramsey (City) is requesting proposals for the cleaning and televising and delivery of televising reports for four (4) 2026 projects including;

1. IP 26-01 MSA Bunker Lake Blvd Street Reconstruction
    a. Bunker Lake Blvd from approx. 700 feet West of Jackal St to approx. 800 feet East of Jackal St
    b. Scope of work includes:
        i. Clean & Televise 1,725 lineal feet of storm sewer per attached exhibit
        ii. Clean & Televise 1,340 lineal feet of sanitary sewer per attached exhibit
        iii. Properly dispose of any materials
        iv. Provide the City with a video of the televised lines
        v. Provide the City with a report of the televised lines, including descriptions of the pipe and any defects

2. IP 26-04 Countryside Estates Street Reconstructions
    a. Subdivision located generally at 176th Ave & Okapi St
    b. Scope of work includes:
        i. Clean & Televise 140 lineal feet of storm sewer per attached exhibits
        ii. Properly dispose of any materials
        iii. Provide the City with a video of the televised lines
        iv. Provide the City with a report of the televised lines, including descriptions of the pipe and any defects

3. IP 26-05 Flintwood Hills 2nd & 3rd Street Reconstructions
    a. Subdivision located generally at 142nd Ave & Dysprosium St
    b. Scope of work includes:
        i. Clean & Televise 1,810 lineal feet of storm sewer per attached exhibits
        ii. Clean & Televise 5,120 lineal feet of sanitary sewer per attached exhibits
        iii. Properly dispose of any materials
        iv. Provide the City with a video of the televised lines
        v. Provide the City with a report of the televised lines, including descriptions of the pipe and any defects

4. IP 26-06 Riverside West Street Reconstructions
    a. Subdivision located generally at Ebony St & 137th Ave
    b. Scope of work includes:
        i. Clean & Televise 2,200 lineal feet of storm sewer per attached exhibit
        ii. Clean & Televise 1,730 lineal feet of sanitary sewer per attached exhibit
        iii. Properly dispose of any materials
        iv. Provide the City with a video of the televised lines
        v. Provide the City with a report of the televised lines, including descriptions of the pipe and any defects

Note: Sanitary sewer and storm sewer pipe sizes are shown on attached exhibits, but due to incomplete records of older city projects, some pipe sizes may vary slightly.

SCHEDULE: A written schedule of the work shall be submitted identifying all work components and showing work start and completion dates required to comply with the schedule. The cleaning and televising of the sewer lines will be completed within 30 working days of the notice to proceed issued by the City. A notice to proceed for the work is anticipated to be issued by the City on or around July 9, 2025. If work is not initiated within 7 calendar days of this notice, the City reserves the right to cancel the quotation and award to the second lowest responsible quote.

PROPOSAL SUBMITTAL: An itemized quote shall be submitted for the proposed work using the form at the end of this Request for Proposal (RFP)

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

SUBMISSION: A signed copy of the attached proposal form is requested by **4:00 p.m. Friday, June 27, 2025.** Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey MN 55303 to the attention of Stacie Damjanovich, Engineering Administrative Assistant. E-mail proposals will be accepted and may be sent to sdamjanovich@cityoframsey.com.

REVIEW PROCESS: Proposals received by the RFP deadline will be reviewed by Engineering Staff. The City will award each individual project to the lowest proposal, rather than the lowest combined total of all four (4) proposals.

The City reserves the right to reject any or all proposals and to waive minor irregularities. The winning proposal(s) must be presented by the City Engineer and approved by the Ramsey City Council (Council meetings are on the 2nd and 4th Tuesdays of the month); once approved, an email will be sent out awarding the proposal to the qualified vendor, at which time a Certificate of Insurance will be required prior to scheduling work.

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

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

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

work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

WORKING HOURS: The work shall be carried out during normal working hours so as not to cause any unreasonable nuisance to affected residents and businesses. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours for this work are considered to be from 7:00 a.m. to 8:00 p.m., Monday through Saturday.

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

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

PIPE CLEANING: The Contractor shall clean the pipe to a minimum of 95% capacity. Each run of pipe between structures, a minimum of 80% of the pipe invert must be visible.

TRAFFIC CONTROL: All traffic control devices and layouts shall conform and be installed in accordance to the latest addition of the Minnesota Temporary Traffic Control Field Manual.

PERMITS: The Contractor shall obtain all necessary construction permits.

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

BASIS OF PAYMENT:

Mobilization – Payment shall be made on a lump sum basis for the mobilization of equipment.

Traffic Control – Payment shall be made on a lump sum basis as compensation for all equipment, material, and labor costs required for the installation and maintenance of traffic control measures (signage, barricades, flashers, flaggers, etc.), as directed by the Engineer, for any local traffic disruptions or temporary closures.

Clean and Televise Sewer – Payment shall be made on a per lineal foot basis as compensation for all equipment, material, and labor costs required for cleaning, removal and disposal of material, description and video of the sewer lines.

Other Items – The cost of any additional equipment, labor, materials, tools and supplies which have not been specifically identified in this section for payment, but are required to complete the project per the plans and specifications shall be considered incidental to the project.

PROPOSAL

I/We agree to furnish all materials and labor for the project(s) described above:

IP 26-01 MSA BUNKER LAKE BLVD SEWER TELEVISING

Item No.	Item Description	Unit	Quantity	Price	Extension
1.	Mobilization	LS	1	_____	_____
2.	Traffic Control	LS	1	_____	_____
3.	Clean and Televise Sanitary Sewer Lines	LF	1,340	_____	_____
4.	Clean and Televise Storm Sewer Lines	LF	1,725	_____	_____
MSA Bunker Lake Blvd Sewer Televising Total (Items 1-4)					_____

IP 26-04 CONTRYSIDE ESTATES SEWER TELEVISING

Item No.	Item Description	Unit	Quantity	Price	Extension
1.	Mobilization	LS	1	_____	_____
2.	Traffic Control	LS	1	_____	_____
4.	Clean and Televise Storm Sewer Lines	LF	140	_____	_____
Countryside Estates Sewer Televising Total (Items 1-4)					_____

IP 26-05 FLINTWOOD HILLS 2ND & 3RD SEWER TELEVISING

Item No.	Item Description	Unit	Quantity	Price	Extension
1.	Mobilization	LS	1	_____	_____
2.	Traffic Control	LS	1	_____	_____
3.	Clean and Televise Sanitary Sewer Lines	LF	5,120	_____	_____
4.	Clean and Televise Storm Sewer Lines	LF	1,810	_____	_____
Flintwood Hills 2nd & 3rd Sewer Televising Total (Items 1-4)					_____

IP 26-06 RIVERSIDE WEST SEWER TELEVISING

Item No.	Item Description	Unit	Quantity	Price	Extension
1.	Mobilization	LS	1	_____	_____
2.	Traffic Control	LS	1	_____	_____
3.	Clean and Televise Sanitary Sewer Lines	LF	1,730	_____	_____
4.	Clean and Televise Storm Sewer Lines	LF	2,200	_____	_____
Riverside West Sewer Televising Total (Items 1-4)					_____

Contractor Name _____

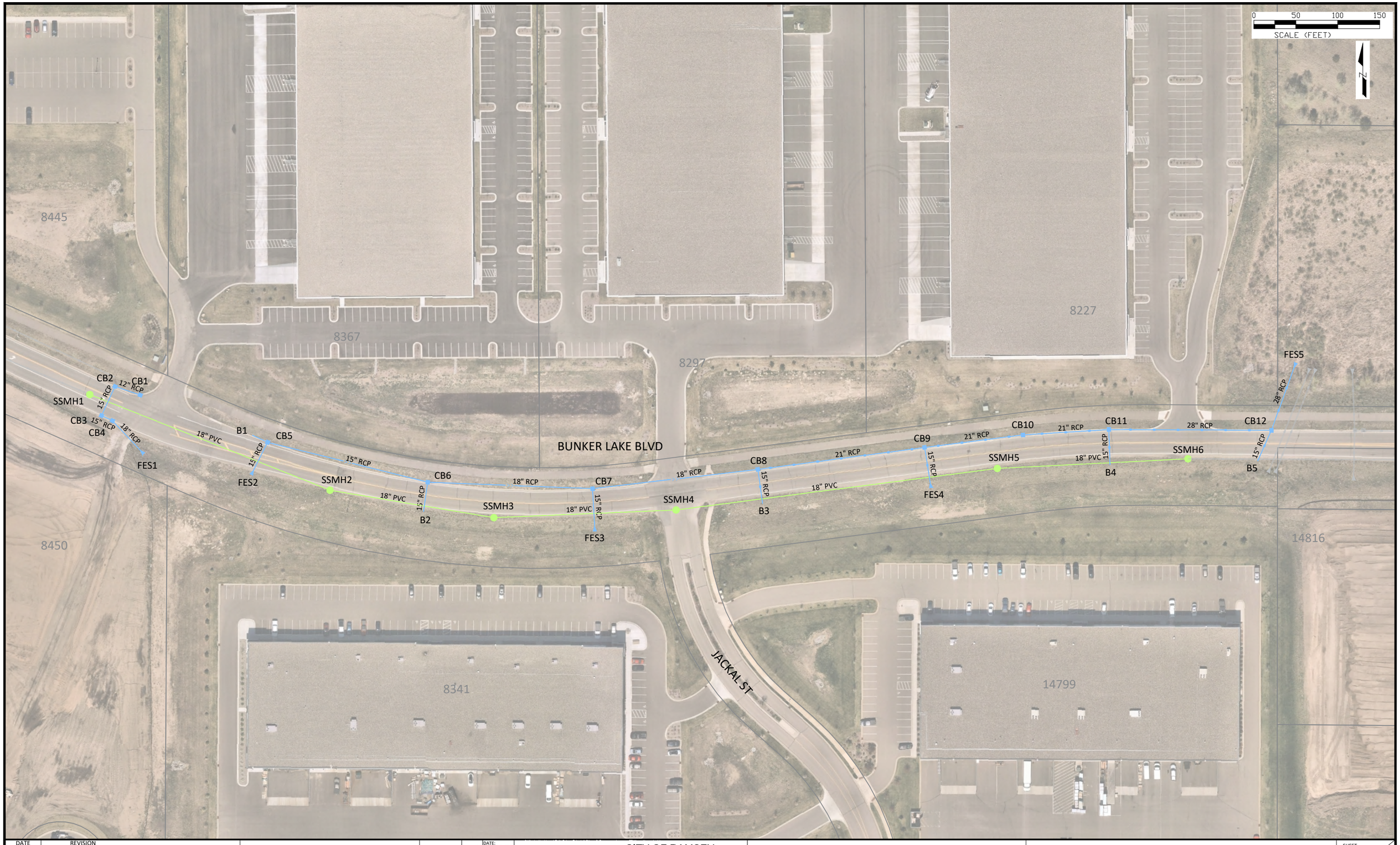
Owner or representative _____

Phone(s) _____

E-mail _____

Signature _____

Date _____



DATE	REVISION

Apr 23, 2025 - 1:18pm
G:\Engineering\AutoCad Dwgs\Projects A-M\2026 PMP Preliminary Design\S&W RFP\2026 Televising Exhibits.dwg

DRAWN BY:	LWC	DATE: 04/24/25

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

SEWER TELEVISING - BUNKER LAKE BLVD

2026 SEWER TELEVISING
CITY OF RAMSEY, MINNESOTA

SHEET 01 OF 05 SHEETS

DATE	REVISION

Apr 22, 2025 - 1:18pm
C:\Engineering\AutoCad Dwgs\Projects A-M\2026 PMP Preliminary Design\1&W RFP\2026 Televising Exhibits.dwg

DRAWN BY:	LWC	DATE: 04/24/25

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

SEWER TELEVISING - RIVERSIDE WEST

2026 SEWER TELEVISING
CITY OF RAMSEY, MINNESOTA

SHEET 02 OF 05 SHEETS

SEE SHEET 04

0 50 100 150
SCALE (FEET)

N

SSMH14
CB26
142ND AVE
30" RCP
27" RCP
DYSPROSIUM ST
30" RCP
CB27
27" RCP
CB28
SSMH15
27" RCP
CB29
27" RCP
CB30
27" RCP
SSMH19
CB31
30" RCP
SSMH16
8" PVC
SSMH17
8" PVC
COBALT CIR
27" RCP
8" PVC
CB32
15" RCP
CB33
30" RCP
SSMH18
8" PVC
141ST AVE
CB34
30" RCP
SSMH29
142ND CIR
12" PVC
SSMH28
12" PVC
SSMH27
12" PVC
SSMH26
12" PVC
8" PVC
BARIUM ST
SSMH31
SSMH32
8" PVC
SSMH33
8" PVC
SSMH34
8" PVC
SSMH35
STMH35
36" RCP
CB36
CB37
36" RCP
36" RCP
CB38
CB39
36" RCP
FES8
8" PVC
ARGON ST
SSMH39
8" PVC
SSMH38
8" PVC
SSMH37
142ND AVE
8" PVC
SSMH40
8" PVC
SSMH36

DATE	REVISION

Apr 23, 2025 - 1:19pm
G:\Engineering\AutoCad Dwgs\Projects A-M\2026 PMP Preliminary Design\S&W RFP\2026 Televising Exhibits.dwg

DRAWN BY:	LWC	DATE: 04/24/25

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

SEWER TELEVISING - FLINTWOOD HILLS

2026 SEWER TELEVISING
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 05 SHEETS

DATE	REVISION

Apr 23, 2025 - 1:19pm
G:\Engineering\AutoCad Dwgs\Projects A-M\2026 PMP Preliminary Design\S&W RFP\2026 Televising Exhibits.dwg

DRAWN BY:	LWC	DATE: 04/24/25

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

SEWER TELEVISING - FLINTWOOD HILLS

2026 SEWER TELEVISING
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 05 SHEETS

DATE	REVISION

Apr 10, 2025 - 1:20pm
G:\Engineering\AutoCad Dwgs\Projects A-M\2026 PMP Preliminary Design\O&W WPH\2026 Televising Exhibits.dwg

DRAWN BY:	LWC	DATE: 04/24/25

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

SEWER TELEVISING - COUNTRYSIDE ESTATES

2026 SEWER TELEVISING
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 05 SHEETS

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-159, Approving a Development Agreement for Taco Bell at 14751 Armstrong Blvd NW

Purpose/Background:

On June 10th, 2025, the City Council approved the Conditional Use Permit and Site Plan for Taco Bell at 14751 Armstrong Blvd NW. Since that date, the Applicant has supplied engineering cost estimates to Staff as part of drafting the Development Agreement. The Development Agreement is standard in its form.

The requested action is to approve the Development Agreement for the approved development. This is the last step in Council actions before Taco Bell (Border Foods) can close on the land from Capital Real Estate (which must first close on the City-owned land and then sell to Border Foods) and obtain a building permit.

Notification:

No notification is needed for this action.

Funding Source:

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

Recommendation:

Staff recommends approval of the Development Agreement.

Outcome/Action:

Motion to adopt Resolution #25-159, Approving a Development Agreement for Taco Bell at 14751 Armstrong Boulevard NW.

Attachments

Resolution #25-159 Development Agreement

Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:55 PM
Form Started By: Adam Martin		Started On: 06/30/2025 02:23 PM
Final Approval Date: 07/03/2025		

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

RESOLUTION #25-159

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR TACO BELL AT 14751 ARMSTRONG BLVD NW

WHEREAS, The City of Ramsey received an application from Border Foods (the "**Applicant**"), requesting approval of a Conditional Use Permit, Site Plan Review, and Variance on the property legally described as follows:

Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the Planning Commission reviewed the Conditional Use Permit and Site Plan Review request at their regular meeting on May 27, 2025 and recommended approval; and

WHEREAS, the Planning Commission also reviewed the Variance request at that same meeting and approved the request; and

WHEREAS, the City Council reviewed and approved the Conditional Use Permit and Site Plan Review requests at their meeting on June 10, 2025; and

WHEREAS, a Development Agreement is required to provide financial guaranty of site improvements for proposed developments; and

WHEREAS, the proposed Development Agreement conforms to City Code requirements; and

WHEREAS, the City Council reviewed the request at their meeting on July 8, 2025.

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

That the Ramsey City Council hereby grants approval of the Development Agreement for Taco Bell on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1) Final legal form approved by the City Attorney.

2) That the **Applicant** enters into a Development Agreement with the City.

3) That the Mayor and City Administrator are authorized to sign the Development Agreement.

MARVIN DEVELOPMENT VII, LLC (TACO BELL)
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 8th day of July, 2025, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and **Marvin Development VII, LLC**, a Minnesota limited liability corporation (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 14751 Armstrong Boulevard Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota.

(the "**Subject Property**")

B. That on April 11, 2025, the **CITY** received a Land Use Application from Shannon Marcus on behalf of Marvin Development VII, LLC (the "**PERMITTEE**") requesting a Conditional Use Permit, Site Plan, and Variance as part of a proposal to construct a commercial building for a restaurant on the **Subject Property**, and associated site improvements (cumulatively, the "**New Building**").

C. That on May 22, 2025, the Planning Commission reviewed and recommended approval of the Conditional Use Permit and Site Plan, and also adopted Resolution #25-110, approving the Variance for a drive-through lane in the front yard of the **Subject Property**.

D. That on June 10, 2025, the City Council adopted Resolution #24-109, which approved the Conditional Use Permit and Site Plan for the proposed **New Building**.

E. The **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **CITY.**

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the "Site Plan") conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the final plans (the "**Plans**") prepared by Elan Design Lab dated May 19, 2025. The **Plans** remain subject to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY's** files.

3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, and Zoning Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structure(s) shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief. The **PERMITTEE** herein agrees to post "No Parking" signs along driveways in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief.

6. **Required On-Site Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements and the allocated costs therefor are as follows:

Required Improvement – Taco Bell	Cost	75% of Cost Release Amount
a. Site work (including lot grading, parking lot and driveway bituminous pavement, traffic signs, light fixtures, fencing, and concrete walkways, curb, and gutter)	$103,961.00	$77,970.75
b. Earthwork (including excavation and topsoil placement)	$56,099.00	$42,074.25
c. Erosion and sediment control	$9,226.00	$6,919.50
d. Storm drainage facilities	$45,695.00	$34,271.25
e. Sanitary sewer services	$15,259.00	$11,444.25
f. Water services	$11,800.00	$8,850.00
g. Landscaping and restoration	$34,532.00	$25,899.00
TOTAL	$276,572.00	$207,429.00

("**Required Improvements**")

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

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the **New Building**, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global pandemic, epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.

8. **Required Improvements Financial Guaranty**. In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Two Hundred Seven Thousand Four Hundred Twenty-Nine Dollars and No Cents** (**$207,429.00**), which is 75% of the **CITY's** estimated cost of the **Required Improvements** for the on-site improvements. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

   At the request of **PERMITTEE**, the **CITY** shall, not more frequently that once monthly, release that part of the Financial Guaranty for any completed portion of the Required Improvements in the amount set forth in Section 6 that have been accepted in writing by the **CITY**. Upon completion of the construction of all or any remaining of the **Required Improvements** and written acceptance by the **CITY**, the financial guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III Paragraph 11 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

9. **Site Inspection Fees.** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Thirteen Thousand Eight Hundred Twenty-Eight Dollars and No Cents** (**$13,828.00**) (5% x $276,572.00). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

SECTION II
DEVELOPMENT FEE INFORMATION

The **Subject Property** is being platted as buildable lot of record through the "Bunker Lake Crossing" plat. Capital Real Estate, the entity applying for the plat, is responsible for all platting and development fees. These fees are listed in a separate Development Agreement for the "Bunker Lake Crossing" plat.

SECTION III
PERMITS AND OCCUPANCY

10. **Requirements for Building Permit.**

    a. No building permit shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; (c) the financial guaranty described in Section I Paragraph 8 to the **CITY**; and (d) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable**;** and

    b. No occupancy permit shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; and (b) constructed all utilities and storm water facilities this **Agreement** requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY.**

SECTION IV
ON-SITE LANDSCAPING

11. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Three Thousand Five Hundred Seventy-Seven Dollars and No Cents ($3,577.00)** [# plantings (28 trees and 47 shrubs) x cost/planting ($300/tree and $75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

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

SECTION V
GENERAL

12. **As-Built Record Plan.** The **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of storm sewer, sanitary sewer, and water connections at the stubs in the Bunker Lake Crossing development.

13. **Survey Monumentation.** The **PERMITTEE** must protect all lot corner stakes and survey monumentation at all lot corners.

14. **Preconstruction Meeting.** The **PERMITTEE** shall schedule and hold a pre-construction meeting with the City Engineer prior to commencing site work.

15. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

16. **Construction Site Maintenance**. The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

17. **Construction, Hours and Entrance Signs**. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

18. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

19. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

20. **Reimbursement to the City**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this **Agreement**, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

21. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phrase of this **Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of this **Agreement**.

22. **Proof of Authority**. When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this **Agreement**. This proof of authority may be satisfied

by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

23. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

24. **Certificate of Occupancy**. The term "Certificate of Occupancy" as used in this **Agreement** shall be defined as a document issued by the **CITY's** Building Official, which authorizes the structure to be used for its intended purposes.

25. **Agreement Binding on Successors and Assigns**. The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.

26. **Notices**. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
Marvin Development VII, LLC
Attn: Jeffrey Engler
5425 Boone Avenue North
New Hope, MN 55428

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

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THE PERMITTEE:

Marvin Development VII, LLC

By:_____
Jeffrey Engler
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeffrey Engler, the Manager of Marvin Development VII, LLC, a Minnesota limited liability corporation, on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Ryan Heineman
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-160 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 19, 2025 through July 2, 2025.

Purpose/Background:

Adopt Resolution #25-160 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 19, 2025 through July 2, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-160 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 19, 2025 through July 2, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-160 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 19, 2025 through July 2, 2025.

Attachments

Bills List 07/08/2025

Resolution 25-160

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/02/2025 02:41 PM
Brian Hagen	Brian Hagen	07/03/2025 02:17 PM
Form Started By: Jennifer Morrison		Started On: 07/02/2025 01:59 PM
Final Approval Date: 07/03/2025		

RAMSEY CITY COUNCIL MEETING

7.8.2025

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 6.19.25 - 7.2.25	$ 295,081.90
Accounts Payable 6.19.25 - 7.2.25	304,647.42
Payroll 6.20.25	309,829.26
Debt Service	
Pay Estimates- Projects	
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 909,558.58**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2025 Y.T.D.
PREPAIDS	$ 478,164.33	$ 5,844,765.92
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	511,399.28	7,956,881.67
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	278,076.54	3,438,386.42
CORRECTION TO PAYROLL		
DEBT SERVICE		639,325.63
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	2,436,284.60	8,051,555.42
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 3,703,924.75**	**$ 25,930,915.06**

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6/19/2025 -- 7/2/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120975	**6/20/2025**		**111377 ANOKA MUNICIPAL UTILITY**							
		78.80	MAY 2025 STREETLIGHTS		132232	22-990005-01 MAY 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		72.15	MAY 2025 TRAFFIC SIGNALS		132233	22-613120-01 MAY 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		53.56	MAY 2025 TRAFFIC SIGNALS		132234	22-612000-01 MAY 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		43.42	MAY 2025 TRAFFIC SIGNALS		132235	22-610280-00 MAY 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		247.93								
120976	**6/20/2025**		**108228 COBORN'S INC**							
		250.00	OVERPD 2025 LOW POTENCY REG		132226	00014384/000143 85	9101.4170		OTHER BUSINESS LICENSES & PERM	GENERAL FUND
		250.00								
120977	**6/20/2025**		**100117 CONNEXUS ENERGY**							
		5,004.00	THE HOLLOW RESTROOM		132227	ATC0032068	9805.6530	00202453	IMPROVEMENTS OTHER THAN BLDS	PARK IMPROVEMENT FUND
		5,004.00								
120978	**6/20/2025**		**122027 EMILIUSEN, JASON**							
		2,500.00	CR BAL REF ACCT 727214		132186	727214	9601.4651		WATER REVENUE	WATER FUND
		2,500.00								
120979	**6/20/2025**		**122023 HAMMER, JENNIFER**							
		500.00	WATER EFF REBATE 25-J HAMMER		132228	061625	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		500.00								
120980	**6/20/2025**		**121709 MINNESOTA METRO NORTH TOURISM**							
		3,129.44	MAY 2025 LODGING TAX COR		132182	MAY 2025 LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		3,129.44								
120981	**6/20/2025**		**122026 PARKSIDE TOWNHOMES**							
		10,035.00	LANDSCAPE GUARANTY RELEASE		132183	A121243 LNDSCP GUARANTY	9804.6433	00121243	REFUNDS	ESCROW ACCOUNTS
		10,035.00								
120982	**6/20/2025**		**100391 POSTMASTER**							
		2,605.26	2025 JULY/AUG RAMSEY RESIDENT		132221	061025	0195.6322		POSTAGE	NEWSLETTER
		2,605.26								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120982	6/20/2025		100391 POSTMASTER						Continued...	
121017	6/26/2025		122040 BUSS, DONALD							
		200.00	WATER EFF REBATE 25- D BUSS		132309	062325	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
121018	6/26/2025		100297 CENTERPOINT ENERGY							
		59.56	5/6-6/6/25 GAS USAGE		132299	6011580-5 MAY 2025	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		2,059.24	MAY 2025 C/H GAS		132300	6702493-5 MAY 2025	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		58.50	MAY 2025 PUMP HOUSE #3		132301	8782239-1 MAY 2025	9601.6373		GAS	WATER FUND
		51.82	GAS UTILITIES STATION 1		132304	5914352-9 MAY 2025	0220.6373		GAS	FIRE PROTECTION
		161.59	GAS UTILITIES STATION 2		132305	5961540-1 MAY 2025	0220.6373		GAS	FIRE PROTECTION
		138.27	MAY 2025 GAS CHARGES		132322	8000014064-2 MAY 2025	0211.6373		GAS	POLICE PROTECTION
		246.58	MAY 2025 GAS CHARGES		132322	8000014064-2 MAY 2025	0452.6373		GAS	PARK & RECREATION
		110.13	MAY 2025 GAS CHARGES		132322	8000014064-2 MAY 2025	0311.6373		GAS	STREET MAINTENANCE
		38.21	MAY 2025 GAS CHARGES		132322	8000014064-2 MAY 2025	0220.6373		GAS	FIRE PROTECTION
		110.12	MAY 2025 GAS CHARGES		132322	8000014064-2 MAY 2025	9601.6373		GAS	WATER FUND
		110.12	MAY 2025 GAS CHARGES		132322	8000014064-2 MAY 2025	9602.6373		GAS	SEWER FUND
		110.12	MAY 2025 GAS CHARGES		132322	8000014064-2 MAY 2025	9605.6373		GAS	STORM WATER UTILITY
		3,254.26								
121019	6/26/2025		100116 CONNEXUS ENERGY							
		800.62	MAY 2025 ELMCREST PARK		132311	444931-267449 MAY 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		20.60	MAY 2025 ELECTRIC		132313	444931-3270 MAY 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		821.22								
121020	6/26/2025		100167 CORNERSTONE FORD							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
121020	6/26/2025		100167 CORNERSTONE FORD						Continued...	
		11.70-	EARLY PAY DISCOUNT		132308	15505828	0220.6550		MOTOR VEHICLES	FIRE PROTECTION
		116.96	NEW SQUAD BUILD 356		132308	15505828	0211.6550		MOTOR VEHICLES	POLICE PROTECTION
		105.26								
121021	6/26/2025		122041 DRIVER AND VEHICLE SERVICES							
		12.00	2 SETS OF PLATES FOR TAHOES		132289	FIRE PLATES	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		12.00								
121022	6/26/2025		121881 EICHTEN, MEGAN							
		102.00	WATER EFF PROGRAM 25-M EICHTEN		132310	062325	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		102.00								
121024	6/26/2025		122024 KOLTZ, ROBERT							
		200.00	WATER EFF REBATE 25-R KOLTZ		132296	061725	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
121025	6/26/2025		122025 LEHN, JENNIFER							
		169.99	WATER EFF REBATE 25-J LEHN		132297	061725	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		169.99								
121026	6/26/2025		117544 QUADIENT FINANCE USA INC							
		2,000.00	REFILL POSTAGE METER		132325	RAMSEY000000000 31224062-7	9101.1551		POSTAGE METER DEPOSIT	GENERAL FUND
		2,000.00								
121027	6/26/2025		122042 YARMOLIK, ILYA							
		200.00	WATER EFF REBATE 26-I YARMOLIK		132312	062425	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
1008147	6/23/2025		119638 O'REILLY AUTO PARTS							
		1.15-	EARLY PAY DISCOUNT		132223	6193-206995	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		57.74	UNIT 561 BATTERY		132223	6193-206995	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		1.18-	EARLY PAY DISCOUNT		132224	6193-206987	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		58.96	CLEANING SUPPLIES		132224	6193-206987	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		.20	EP DISCOUNT TAKEN ON ORIG INV		132225	6193-207079	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		10.00-	UNIT 561 BATTERY CORE RETURN		132225	6193-207079	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		1.00-	EARLY PAY DISCOUNT		132229	6193-206956	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		50.40	UTILITIES TRK. #634		132229	6193-206956	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.22-	EARLY PAY DISCOUNT		132230	6193-206963	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.15	POLICE #342		132230	6193-206963	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1008147	6/23/2025		119638 O'REILLY AUTO PARTS							
		1.55-	EARLY PAY DISCOUNT		132231	6193-207194	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		77.70	POLICE #313		132231	6193-207194	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		241.05								
1008148	6/23/2025		121966 OVERLIE, JESSE							
		16.66	5.16.25 POTBELLY		132185	05162025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.66								
1008149	6/23/2025		100914 SULLIVAN, SEAN							
		173.32	6.11 -6.13.25 EDAM CONF MILEAG		132184	EDAM REIMB 6/25	9230.6331		TRAVEL & LODGING	ECONOMIC DEVELOPMENT AUTHORIT
		10.00	6.13.25 EDAM CONF PARKING		132184	EDAM REIMB 6/25	9230.6331		TRAVEL & LODGING	ECONOMIC DEVELOPMENT AUTHORIT
		183.32								
1008150	6/23/2025		100510 VERIZON WIRELESS							
		45.06	LIFT STATION #8 DATA		132222	6114907034 MAY 2025	9602.6323		CELLULAR PHONES	SEWER FUND
		45.06								
1008151	6/23/2025		100257 LAW ENFORCEMENT LABOR SRV INC							
		985.50			131964	0604251314262	9101.2177		UNION DUES	GENERAL FUND
		985.50			132174	0617251621112	9101.2177		UNION DUES	GENERAL FUND
		1,971.00								
1008152	6/23/2025		100298 MN AFSCME COUNCIL 5							
		612.20			131965	0604251314263	9101.2177		UNION DUES	GENERAL FUND
		612.20			132175	0617251621113	9101.2177		UNION DUES	GENERAL FUND
		1,224.40								
1008205	6/27/2025		110402 ADVANCE AUTO PARTS							
		212.95	MAY 2025 MONTHLY PURCHASES		132292	MAY 2025	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		233.99	MAY 2025 MONTHLY PURCHASES		132292	MAY 2025	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		446.94								
1008206	6/27/2025		122036 FIELDS, KEVIN							
		27.44	6.17.25 MILEAGE TO EXAM STAT		132290	BOILER EXAM	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		50.00	4.25.25 BOILER EXAM FEE		132290	BOILER EXAM	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		20.00	6.24.25 BOILER LICENSE FEE		132291	06242025	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		97.44								
1008207	6/27/2025		122045 LEDIN, GUNNAR							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1008207	6/27/2025		122045 LEDIN, GUNNAR						Continued...	
		24.78	6.20.25 LS1 RADIO FAIL		132294	JUNE 2025 ON CALL	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		49.56	6.21.25 LS4 PHASE FAIL X 2		132294	JUNE 2025 ON CALL	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		49.56	6.22.25 LS4 PHASE FAIL X 2		132294	JUNE 2025 ON CALL	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		123.90								
1008208	6/27/2025		121552 LINCOLN NATIONAL LIFE INSURANCE CO							
		2,573.20	JUNE 2025 LIFE INS PREMIUMS		132302	1094824 JUNE 2025	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,573.20								
1008209	6/27/2025		100291 MET COUNCIL SAC							
		44,730.00	SAC REMITTANCE		132295	MAY 2025	9602.2083		SAC CHARGES	SEWER FUND
		447.30-	SAC REMITTANCE DISCOUNT		132295	MAY 2025	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		44,282.70								
1008210	6/27/2025		119638 O'REILLY AUTO PARTS							
		.07-	EARLY PAY DISCOUNT		132307	6193-206545	0194.6382		MACHINERY & EQUIPMENT REPAIR	GENERAL GOVERNMENT BUILDINGS
		3.69	SPARK PLUG		132307	6193-206545	0194.6382		MACHINERY & EQUIPMENT REPAIR	GENERAL GOVERNMENT BUILDINGS
		.24-	EARLY PAY DISCOUNT		132314	6193-208310	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.90	POLICE #344		132314	6193-208310	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.72-	EARLY PAY DISCOUNT		132315	6193-208355	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		86.08	POLICE #311		132315	6193-208355	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.29-	EARLY PAY DISCOUNT		132316	6193-207924	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		14.25	FIRE #566		132316	6193-207924	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.92-	EARLY PAY DISCOUNT		132317	6193-207889	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		167.98	PARKS #654		132317	6193-207889	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.13-	EARLY PAY DISCOUNT		132318	6193-208065	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		56.60	PARKS #601		132318	6193-208065	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.78-	EARLY PAY DISCOUNT		132319	6193-207738	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		38.94	POLICE #335		132319	6193-207738	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.29-	EARLY PAY DISCOUNT		132320	6193-207359	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		14.25	STREETS #680		132320	6193-207359	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.40-	EARLY PAY DISCOUNT		132321	6193-207485	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		19.98	TRK #638		132321	6193-207485	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		.24-	EARLY PAY DISCOUNT		132323	6193-208669	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		12.17	POLICE #367		132323	6193-208669	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		22.00-	CORE RETURN		132324	6193-207914	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1008210	6/27/2025		119638 O'REILLY AUTO PARTS						Continued...	
		395.76								
1008211	6/27/2025		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		475.74	JUNE 2025 NON-VOL LTD PREMIUMS		132303	237724 JUNE 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		979.42	JUNE 2025 VOL LTD PREMIUMS		132303	237724 JUNE 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,455.16								
1008212	6/27/2025		100510 VERIZON WIRELESS							
		5,245.03	STAFF CELL PHONES		132298	6115604859 MAY 2025	0192.6323		CELLULAR PHONES	DATA PROCESSING
		40.04	IPADS FOR FIRE INSPECTIONS		132298	6115604859 MAY 2025	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		20.02	RAMP ELEVATOR		132298	6115604859 MAY 2025	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		5,305.09								
97062025	6/20/2025		118579 ND CHILD SUPPORT DIVISION							
		287.08			132173	06172516211116	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98062025	6/20/2025		115568 ALERUS FINANCIAL NA							
		10,353.10			132172	06172516211115	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		10,353.10								
99003978	6/24/2025		107691 DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT							
		971.16	MN UNEMP. INS. QTR 1 2025		132243	07982002 QTR 1 2025-2	0130.6315		MISCELLANEOUS PROFESSIONAL SER	ADMINISTRATION
		971.16								
99062025	6/20/2025		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		470.00			132169	06172516211112	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		470.00								
99250441	6/20/2025		100301 MN CHILD SUPPORT PAYMENT CNTR							
		16.00			132132	0616251501391	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		278.26			132176	0617251621114	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			132177	0617251621115	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		837.40								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99250441	**6/20/2025**		**100301 MN CHILD SUPPORT PAYMENT CNTR**						**Continued...**	
99538528	**6/20/2025**		**100601 MN DEPT OF REV WH**							
		449.97			132111	0613251431491	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			132135	0616251501394	9101.2172		STATE WITHHOLDING	GENERAL FUND
		18,200.52			132180	0617251621118	9101.2172		STATE WITHHOLDING	GENERAL FUND
		18,700.49								
99607256	**6/20/2025**		**100223 ICMA RETIREMENT TRUST 457**							
		1,916.54			132166	0617251621111	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								
99804536	**6/20/2025**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		75.00			132133	0616251501392	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			132134	0616251501393	9101.2183		PERA-EMPLOYER	GENERAL FUND
		34,781.58			132178	0617251621116	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		46,153.10			132179	0617251621117	9101.2183		PERA-EMPLOYER	GENERAL FUND
		81,084.68								
99943973	**6/20/2025**		**101306 IRS**							
		439.07			132112	0613251431492	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		2,414.89			132113	0613251431493	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		2,414.89			132114	0613251431494	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		300.00			132136	0616251501395	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		300.39			132137	0616251501396	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		300.39			132138	0616251501397	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		23,037.61			132167	06172516211110	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		23,037.61			132168	06172516211111	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		38,518.56			132181	0617251621119	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		90,763.41								
		295,081.90	Grand Total							

Payment Instrument Totals

Checks	31,336.36
EFT Payments	205,383.86
A/P ACH Payment	58,361.68
Total Payments	295,081.90

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Payment Group Control Number 4024
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100046	ANOKA COUNTY SHERIFF'S OFFICE		PV	132265	001	00999	6/1/2025	06012025	1,200.00		100046	ANOKA COUNTY SHERIFF'S OFFICE
	ANOKA COUNTY SHERIFF'S OFFICE 13301 HANSON BLVD NW ANDOVER MN 55304			Summary Total					1,200.00			
				Payment Amount					1,200.00			
100058	ANOKA RAMSEY FARM AND GARDEN		PV	132280	001	00999	6/17/2025	06172025	150.00		100058	ANOKA RAMSEY FARM AND GARDEN
	ANOKA RAMSEY FARM AND GARDEN 7435 HIGHWAY 10 RAMSEY MN 55303			Summary Total					150.00			
			PV	132281	001	00999	6/12/2025	06122025-1	150.00			
				Summary Total					150.00			
			PV	132282	001	00999	10/23/2024	10232024	15.00			
				Summary Total					15.00			
			PV	132283	001	00999	6/12/2025	06122025	150.00			
				Summary Total					150.00			
			PV	132284	001	00999	6/11/2025	06112025	150.00			
				Summary Total					150.00			
			PV	132285	001	00999	5/2/2025	05022025	132.00			
				Summary Total					132.00			
			PV	132286	001	00999	10/8/2024	10082024	19.90			
				Summary Total					19.90			
			PV	132287	001	00999	8/21/2024	08212024	53.97			
				Summary Total					53.97			
			PV	132288	001	00999	6/18/2025	06182025	152.40			
				Summary Total					152.40			
				Payment Amount								

Payment Group Control Number 4024
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									973.27			
100063	ASPEN MILLS		PV	132253	001	00999	6/20/2025	356354	150.00		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					150.00			
	8201 C CENTRAL AVE NE		PV	132264	001	00999	6/13/2025	355903	259.40			
	SPRING LAKE PARK MN 55432			Summary Total					259.40			
			PV	132270	001	00999	6/3/2025	355268	362.30			
				Summary Total					362.30			
		TUOMINEN	PV	132363	001	00999	6/24/2025	356481	72.95			
				Summary Total					72.95			
				Payment Amount					844.65			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	132418	001	00999	6/20/2025	15506997	1,826.53		100167	CORNERSTONE FORD
	CORNERSTONE FORD			Summary Total					1,826.53			
	17219 HIGHWAY 10 NW		PD	132426	001	00999	7/9/2025	15507001	12.38-			
	PO BOX 304			Summary Total					12.38-			
	ELK RIVER MN 55330		PD	132430	001	00999	7/9/2025	15507334	25.00-			
				Summary Total					25.00-			
				Payment Amount					1,789.15			
112411	COUNTRY SIDE SERVICES OF MN INC		PV	132337	001	00999	6/16/2025	1-113649	463.66		112411	COUNTRY SIDE SERVICES OF MN INC
	COUNTRY SIDE SERVICES OF MN INC			Summary Total					463.66			
	6228 HIGHWAY 10 NW											
	RAMSEY MN 55303											
				Payment Amount					463.66			

Payment Group Control Number 4024
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119788	ECM UNION HERALD		PV	132257	001	00999	5/31/2025	47889	20.00		119788	ECM UNION HERALD
	ECM UNION HERALD 4095 COON RAPIDS BLVD COON RAPIDS MN 55433-2523			Summary Total					20.00			
				Payment Amount					20.00			
106624	EHLERS AND ASSOCIATES, INC	Inv # 101654	PV	132237	001	00999	6/11/2025	101654	81.25		106624	EHLERS AND ASSOCIATES, INC
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					81.25			
				Payment Amount					81.25			
100169	EMERGENCY APPARATUS MAINTENANCE INC		PV	132250	001	00999	6/17/2025	136584	1,652.55		100169	EMERGENCY APPARATU MAINTENANCE INC
	EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE LINO LAKES MN 55014			Summary Total					1,652.55			
				Payment Amount					1,652.55			
110760	FIRE SAFETY USA, INC		PV	132251	001	00999	6/16/2025	202765	350.00		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC 3253 19TH STREET NW			Summary Total					350.00			
			PV	132252	001	00999	6/18/2025	202766	756.00			
	ROCHESTER MN 55901			Summary Total					756.00			
				Payment Amount					1,106.00			

Payment Group Control Number	4024		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	7/9/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
109910	GREAT NORTHERN LANDSCAPE INC		PV	132327	001	00999	6/19/2025	16277	1,197.00		109910	GREAT NORTHERN LANDSCAPE INC
	GREAT NORTHERN LANDSCAPE INC 19720 IGUANA STREET NW ELK RIVER MN 55330			Summary Total					1,197.00			
				Payment Amount					1,197.00			
115760	HENRY SCHEIN INC		PV	132345	001	00999	6/11/2025	42627474	10.62		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC DEPT CH 10241			Summary Total					10.62			
	PALATINE IL 60055-0241		PV	132348	001	00999	6/18/2025	42627476	210.44			
				Summary Total					210.44			
				Payment Amount					221.06			
117451	INKY ELF LLC		PV	132330	001	00999	6/19/2025	14067	72.50		117451	INKY ELF LLC
	INKY ELF LLC P O BOX 819 ANOKA MN 55303			Summary Total					72.50			
				Payment Amount					72.50			
117567	JAM HOPS GYMNASTICS		PV	132365	001	00999	6/25/2025	2025-3	180.00		117567	JAM HOPS GYMNASTICS
	JAM HOPS GYMNASTICS 14200 LIMONITE ST NW RAMSEY MN 55303			Summary Total					180.00			
				Payment Amount					180.00			

Payment Group Control Number 4024
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
100256	LANO EQUIPMENT INC		PV	132334	001	00999	6/13/2025	02-1160669	255.36		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC			Summary Total					255.36			
	6140 HIGHWAY 10 NW		PV	132335	001	00999	6/12/2025	02-1160241	723.43			
	ANOKA MN 55303			Summary Total					723.43			
			PV	132360	001	00999	6/18/2025	02-1161882	263.14			
				Summary Total					263.14			
				Payment Amount					1,241.93			
121779	LB CARLSON LLP	Inv # 249500	PV	132238	001	00999	6/10/2025	249500	5,000.00		121779	LB CARLSON LLP
	LB CARLSON LLP			Summary Total					5,000.00			
	605 HIGHWAY US 169 N STE 650											
	MINNEAPOLIS MN 55441											
				Payment Amount					5,000.00			
100268	LRRWMO CITY OF ANOKA		PV	132432	001	00999	6/17/2025	705	53,195.00		100268	LRRWMO CITY OF ANOKA
	LRRWMO CITY OF ANOKA			Summary Total					53,195.00			
	2015 FIRST AVENUE											
	ANOKA MN 55303											
				Payment Amount					53,195.00			
100270	MACQUEEN		PV	132244	001	00999	6/18/2025	P50630	1,940.00		100270	MACQUEEN
	MACQUEEN			Summary Total					1,940.00			
	1125 7TH STREET E		PV	132353	001	00999	6/24/2025	P65796	135.50			
	ST PAUL MN 55106			Summary Total					135.50			
				Payment Amount					2,075.50			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120041	MARTIN MARIETTA MARTIN MARIETTA PO BOX 93186 CHICAGO IL 60673-3186		PV	132340	001	00999	6/12/2025	46100298	134.08		120041	MARTIN MARIETTA
				Summary Total					134.08			
			PV	132346	001	00999	6/19/2025	46173420	232.50			
				Summary Total					232.50			
			PV	132431	001	00999	6/25/2025	46239448	244.90			
				Summary Total					244.90			
				Payment Amount					611.48			
117588	MEDART INC MEDART INC 124 MANUFACTURERS DRIVE ARNOLD MO 63010-4727		PV	132352	001	00999	6/23/2025	175158-00	240.14		117588	MEDART INC
				Summary Total					240.14			
				Payment Amount					240.14			
115920	PAINT AND PALLET PAINT AND PALLET 9457 HWY 10 NW RAMSEY MN 55303		PV	132274	001	00999	6/18/2025	22194268	151.32		115920	PAINT AND PALLET
				Summary Total					151.32			
				Payment Amount					151.32			
118400	PUMP AND METER SERVICE PUMP AND METER SERVICE 11303 EXCELSIOR BLVD HOPKINS MN 55343		PV	132339	001	00999	6/13/2025	4004136	566.73		118400	PUMP AND METER SERVICE
				Summary Total					566.73			

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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
				Payment Amount					566.73			
100421	REGAL AWARDS AND TROPHIES	Adopt a Flag Plaque	PV	132390	001	00999	6/12/2025	07230	30.00		100421	REGAL AWARDS AND TROPHIES
	REGAL AWARDS AND TROPHIES 15454 HEMATITE STREET NW ANOKA MN 55303			Summary Total					30.00			
				Payment Amount					30.00			
119959	ROCKET CITY CAR WASH		PV	132245	001	00999	6/17/2025	30	99.95		119959	ROCKET CITY CAR WAS
	ROCKET CITY CAR WASH 14101 ST FRANCIS BLVD NW RAMSEY MN 55303			Summary Total					99.95			
			PV	132246	001	00999	6/17/2025	32	99.95			
				Summary Total					99.95			
			PV	132247	001	00999	6/17/2025	31	99.95			
				Summary Total					99.95			
			PV	132260	001	00999	6/17/2025	33	449.74			
				Summary Total					449.74			
				Payment Amount					749.59			
101126	SAUTER AND SONS EXCAVATING INC		PV	132383	001	00999	6/17/2025	2021	29,455.00		101126	SAUTER AND SONS EXCAVATING INC
	SAUTER AND SONS EXCAVATING INC 6651 141ST AVE NW #3 RAMSEY MN 55303			Summary Total					29,455.00			
				Payment Amount					29,455.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
110794	SCHMIDT CURB COMPANY INC		PV	132354	001	00999	6/23/2025	25-25 B	2,796.00		110794	SCHMIDT CURB COMPA INC
	SCHMIDT CURB COMPANY INC 13195 95TH STREET NE ELK RIVER MN 55330			Summary Total					2,796.00			
				Payment Amount					2,796.00			
120063	SKYLINE GRAPHICS	Skyline Bus Card Lor	PV	132381	001	00999	6/23/2025	036404	165.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					165.00			
	1101 ALDRICH AVE N	Skyline RR 2025 July/Aug	PV	132382	001	00999	6/13/2025	036395	6,750.00			
	MINNEAPOLIS MN 55411			Summary Total					6,750.00			
				Payment Amount					6,915.00			
121108	SYN-TECH SYSTEMS		PV	132419	001	00999	6/25/2025	317133	1,175.00		121108	SYN-TECH SYSTEMS
	SYN-TECH SYSTEMS PO BOX 5258 TALLAHASSE FL 32314			Summary Total					1,175.00			
				Payment Amount					1,175.00			
114151	TASC (FEES)		PV	132359	001	00999	6/20/2025	IN3479447	231.25		114151	TASC (FEES)
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					231.25			

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Originator	JMORRISON		
Payment Instrument	Check Payment		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					231.25			
108522	TOTAL CONTROL SYSTEMS, INC		PV	132376	001	00999	6/26/2025	11703	10,302.00		108522	TOTAL CONTROL SYSTEMS, INC
	TOTAL CONTROL SYSTEMS, INC			Summary Total					10,302.00			
	P O BOX 40		PV	132377	001	00999	6/26/2025	11709	15,755.78			
	STANCHFIELD MN 55080			Summary Total					15,755.78			
				Payment Amount					26,057.78			
				Total Amount to be Processed					140,292.81			
				Total Number of Payments to be Processed					29			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
110789	4IMPRINT		PV	132364	001	00999	6/19/2025	13953539	2,853.09		110789	4IMPRINT
	4IMPRINT 25303 NETWORK PLACE CHICAGO IL 60673-1253			Summary Total					2,853.09			
				Payment Amount					2,853.09			
111610	A DYNAMIC DOOR CO. INC.		PV	132328	001	00999	6/23/2025	22506231	1,268.01		111610	A DYNAMIC DOOR CO. INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092			Summary Total					1,268.01			
				Payment Amount					1,268.01			
117343	AMAZON CAPITAL SERVICES INC		PV	132269	001	00999	6/23/2025	1C6K-6GCK-1XCY	18.97		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					18.97			
			PV	132271	001	00999	6/23/2025	1MYY-L1GW-3D1G	436.68			
				Summary Total					436.68			
			PV	132276	001	00999	6/23/2025	14X3-GX1D-1RYF	329.11			
				Summary Total					329.11			
			PV	132278	001	00999	6/23/2025	1WCP-GKGQ-39MR	1,549.65			
				Summary Total					1,549.65			
			PV	132349	001	00999	6/23/2025	1PWJ-PQ9G-3GYT	334.93			
				Summary Total					334.93			
				Payment Amount					2,669.34			

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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
109256	AMERICAN ENGINEERING TESTING INC		PV	132367	001	00999	6/19/2025	INV-263851	2,923.50		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					2,923.50			
	LOCKBOX 170023 PO BOX 1691		PV	132436	001	00999	6/16/2025	INV-263480	8,357.50			
	MINNEAPOLIS MN 55480-1691			Summary Total					8,357.50			
			PV	132437	001	00999	6/16/2025	INV-263560	4,849.00			
				Summary Total					4,849.00			
			PV	132438	001	00999	6/16/2025	INV-263688	1,521.50			
				Summary Total					1,521.50			
				Payment Amount					17,651.50			
100026	ANDERSON IRRIGATION		PV	132434	001	00999	6/26/2025	184459	2,394.85		100026	ANDERSON IRRIGATION
	ANDERSON IRRIGATION 27066 103RD STREET NW ZIMMERMAN MN 55398			Summary Total					2,394.85			
				Payment Amount					2,394.85			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	132236	001	00999	6/10/2025	B250609M	492.00		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					492.00			
	2100 3RD AVE STE 300		PV	132267	001	00999	6/18/2025	AR023202	426.00			
	ANOKA MN 55303-5029			Summary Total					426.00			
				Payment Amount					918.00			
106346	BAUER BUILT		PV	132336	001	00999	6/17/2025	940121272	254.22		106346	BAUER BUILT

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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
	INCORPORATED											INCORPORATED
	BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR NE BLAINE MN 55449			Summary Total					254.22			
				Payment Amount					254.22			
116848	BAYCOM INC		PV	132259	001	00999	6/18/2025	EQUIPINV_056163	385.00		116848	BAYCOM INC
	BAYCOM INC PO BOX 88013 MILWAUKEE WI 53288-8013			Summary Total					385.00			
				Payment Amount					385.00			
100647	BOLTON AND MENK INC		PV	132331	001	00999	6/13/2025	0365091	295.50		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					295.50			
			PV	132366	001	00999	6/13/2025	0365090	5,270.00			
				Summary Total					5,270.00			
			PV	132385	001	00999	6/13/2025	0365089	29,298.00			
				Summary Total					29,298.00			
			PV	132386	001	00999	6/13/2025	0365088	1,332.50			
				Summary Total					1,332.50			
			PV	132387	001	00999	6/13/2025	0365087	17,698.50			
				Summary Total					17,698.50			
			PV	132388	001	00999	6/13/2025	0365092	4,170.00			
				Summary Total					4,170.00			
				Payment Amount					58,064.50			

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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
112019	CENTRAL HYDRAULICS INC		PV	132428	001	00999	6/25/2025	00650441	920.32		112019	CENTRAL HYDRAULICS INC
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					920.32			
				Payment Amount					920.32			
117484	CHETS SHOES LLC		PV	132351	001	00999	6/23/2025	LLC22184	152.96		117484	CHETS SHOES LLC
	CHETS SHOES LLC 8355 UNIVERSITY AVENUE NE SPRING LAKE PARK MN 55432			Summary Total					152.96			
				Payment Amount					152.96			
116197	CINTAS CORPORATION		PV	132344	001	00999	6/19/2025	4234321547	45.01		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838			Summary Total					45.01			
			PV	132427	001	00999	6/26/2025	4235087191	101.55			
				Summary Total					101.55			
				Payment Amount					146.56			
114469	CUNINGHAM GROUP ARCHITECTURE INC		PV	132384	001	00999	6/23/2025	64912	5,517.50		114469	CUNINGHAM GROUP ARCHITECTURE INC
	CUNINGHAM GROUP ARCHITECTURE INC 201 MAIN STREET SE SUITE 325 MINNEAPOLIS MN 55414			Summary Total					5,517.50			
				Payment Amount					5,517.50			

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113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	132277	001	00999	6/22/2025	INV294363	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	132341	001	00999	6/17/2025	118397	2,519.90		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,519.90			
			PV	132356	001	00999	6/23/2025	117721	2,593.40			
				Summary Total					2,593.40			
				Payment Amount					5,113.30			
100158	ECM PUBLISHERS INC	ECM	PV	132279	001	00999	6/13/2025	1052758	110.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433			Summary Total					110.00			
				Payment Amount					110.00			
113651	ELECTRO WATCHMAN INC		PV	132263	001	00999	6/10/2025	442792	9,171.63		113651	ELECTRO WATCHMAN I
	ELECTRO WATCHMAN INC ONE W WATER STREET SUITE 110 ST PAUL MN 55107			Summary Total					9,171.63			
				Payment Amount					9,171.63			

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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
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	132261	001	00999	6/16/2025	DL061625-20	2,532.42		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					2,532.42			
	2755 GENEVA AVE N		PV	132262	001	00999	6/16/2025	DL120224271	442.66			
	OAKDALE MN 55128			Summary Total					442.66			
		CENCOM CORE SYSTEM	PV	132266	001	00999	6/18/2025	DL06162520A	358.15			
				Summary Total					358.15			
		WHELEN LIGHT MOUNTS	PV	132268	001	00999	6/19/2025	DL06162520B	821.86			
				Summary Total					821.86			
			PV	132407	001	00999	6/23/2025	DL06162520C	1,100.50			
				Summary Total					1,100.50			
			PV	132408	001	00999	6/23/2025	DL06162520D	106.14			
				Summary Total					106.14			
			PD	132414	001	00999	7/9/2025	CM21037	526.37-			
				Summary Total					526.37-			
			PD	132415	001	00999	7/9/2025	CM24031	255.15-			
				Summary Total					255.15-			
			PD	132416	001	00999	7/9/2025	CM22305	191.40-			
				Summary Total					191.40-			
			PD	132417	001	00999	7/9/2025	CM24032	255.15-			
				Summary Total					255.15-			
				Payment Amount					4,133.66			
107737	FINANCE AND COMMERCE BRIDGE TOWER MEDIA		PV	132433	001	00999	10/6/2023	745645346	299.04		107737	FINANCE AND COMMER BRIDGE TOWER MEDIA

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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
	BRIDGE TOWER MEDIA PO BOX 745929 ATLANTA GA 30374-5929			Summary Total					299.04			
				Payment Amount					299.04			
106870	FIRE EQUIPMENT SPECIALTIES, INC		PV	132329	001	00999	6/24/2025	21551	1,706.85		106870	FIRE EQUIPMENT SPECIALTIES, INC
	FIRE EQUIPMENT SPECIALTIES, INC 425 BERKSHIRE LANE N PLYMOUTH MN 55441			Summary Total					1,706.85			
				Payment Amount					1,706.85			
100186	FRANKENSIGNS INC		PV	132240	001	00999	6/16/2025	283942	81.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					81.00			
				Payment Amount					81.00			
112564	GROUP HEALTH INC WORKSITE		PV	132256	001	00999	6/13/2025	7110032	238.96		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					238.96			
				Payment Amount					238.96			
100209	HAKANSON ANDERSON ASSOC		PV	132389	001	00999	6/23/2025	55252	1,447.50		100209	HAKANSON ANDERSON

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	INC											ASSOC INC
	HAKANSON ANDERSON ASSOC INC			Summary Total					1,447.50			
	3601 THURSTON AVENUE											
	ANOKA MN 55303-1063											
				Payment Amount					1,447.50			
100211	HAWKINS INC		PV	132241	001	00999	6/15/2025	7099112	80.00		100211	HAWKINS INC
	HAWKINS INC			Summary Total					80.00			
	P O BOX 860263		PV	132375	001	00999	6/19/2025	7109959	7,727.70			
	MINNEAPOLIS MN 55486-0263			Summary Total					7,727.70			
				Payment Amount					7,807.70			
119617	HIRSHFIELD'S		PV	132273	001	00999	6/13/2025	22194173	140.94		119617	HIRSHFIELD'S
	HIRSHFIELD'S			Summary Total					140.94			
	725 2ND AVENUE N											
	MINNEAPOLIS MN 55405											
				Payment Amount					140.94			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	132272	001	00999	6/18/2025	IN4863646	54.70		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					54.70			
	LOCKBOX 131434	S27569	PV	132357	001	00999	6/18/2025	IN4863264	26.71			
	P O BOX 1414			Summary Total					26.71			
	MINNEAPOLIS MN	S27569	PV	132358	001	00999	6/17/2025	IN4862561	46.20			
	55480-1414											
				Summary Total					46.20			

Payment Group Control Number 4025
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		S27569	PD	132413	001	00999	7/9/2025	SCN-132383	11.32-			
				Summary Total					11.32-			
				Payment Amount					116.29			
117425	MAUER MAIN CHEVROLET		PV	132425	001	00999	6/23/2025	5308325	92.88		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET			Summary Total					92.88			
	435 WEST MAIN STREET											
	ANOKA MN 55303											
				Payment Amount					92.88			
100280	MED COMPASS INC		PV	132361	001	00999	6/18/2025	47716	2,734.00		100280	MED COMPASS INC
	MED COMPASS INC			Summary Total					2,734.00			
	7841 WAYZATA BLVD											
	MINNEAPOLIS MN 55426											
				Payment Amount					2,734.00			
100283	MENARDS COON RAPIDS		PV	132249	001	00999	6/13/2025	43890	48.24		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS			Summary Total					48.24			
	3045 MAIN STREET		PV	132343	001	00999	6/18/2025	44156	31.44			
	COON RAPIDS MN 55448			Summary Total					31.44			
			PV	132378	001	00999	6/26/2025	44738	254.77			
				Summary Total					254.77			
				Payment Amount					334.45			
100284	MENARDS ELK RIVER		PV	132242	001	00999	6/9/2025	17097	116.12		100284	MENARDS ELK RIVER

Payment Group Control Number 4025
Bank Account 999.1010 CASH IN BANK 00002224
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Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MENARDS ELK RIVER			Summary Total					116.12			
	19521 EVANS STREET NW		PV	132248	001	00999	6/10/2025	17199	149.07			
	ELK RIVER MN 55330-1077			Summary Total					149.07			
			PV	132275	001	00999	6/13/2025	17378	426.49			
				Summary Total					426.49			
				Payment Amount					691.68			
108208	METRO PRODUCTS LLC		PV	132333	001	00999	6/16/2025	186780	145.20		108208	METRO PRODUCTS LLC
	METRO PRODUCTS LLC			Summary Total					145.20			
	7401 CENTRAL AVENUE NE		PV	132423	001	00999	6/25/2025	186946	573.29			
	FRIDLEY MN 55432			Summary Total					573.29			
			PV	132424	001	00999	6/12/2025	186739	37.92			
				Summary Total					37.92			
			PV	132429	001	00999	6/25/2025	186942	153.42			
				Summary Total					153.42			
				Payment Amount					909.83			
110797	MOST DEPENDABLE FOUNTAINS INC		PV	132435	001	00999	6/18/2025	INV84731	1,190.00		110797	MOST DEPENDABLE FOUNTAINS INC
	MOST DEPENDABLE FOUNTAINS INC PO BOX 587 5705 COMMANDER DR ARLINGTON TN 38002-0587			Summary Total					1,190.00			
				Payment Amount					1,190.00			
100341	MTI DISTRIBUTING INC		PV	132332	001	00999	6/17/2025	1479888-00	319.40		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC			Summary Total					319.40			

Payment Group Control Number 4025
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Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900											
				Payment Amount					319.40			
100345	NAPA AUTO PARTS ELK RIVER		PV	132355	001	00999	6/24/2025	298910	111.19		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW ELK RIVER MN 55330			Summary Total					111.19			
				Payment Amount					111.19			
121934	NITTY GRITTY PICKLEBALL		PV	132326	001	00999	6/14/2025	2025-10	105.00		121934	NITTY GRITTY PICKLEBALL
	NITTY GRITTY PICKLEBALL 6050 RAWLINGS AVE NE ROGERS MN 55374			Summary Total					105.00			
				Payment Amount					105.00			
100363	NORTHERN SANITARY SUPPLY CO		PV	132239	001	00999	6/16/2025	211195	288.45		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD			Summary Total					288.45			
			PV	132258	001	00999	6/20/2025	211226	264.19			
	MINNEAPOLIS MN 55433			Summary Total					264.19			
			PV	132372	001	00999	6/26/2025	211257	261.77			
				Summary Total					261.77			
			PV	132373	001	00999	5/29/2025	211099	341.65			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					341.65			
			PV	132374	001	00999	5/29/2025	211100	58.20			
				Summary Total					58.20			
				Payment Amount					1,214.26			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	132379	001	00999	6/25/2025	25593	480.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					480.00			
			PV	132380	001	00999	6/25/2025	25594	200.00			
				Summary Total					200.00			
				Payment Amount					680.00			
112421	PERRILL		PV	132338	001	00999	6/1/2025	264451	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
113444	PRECISE		PV	132347	001	00999	6/20/2025	IN200-2006154	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			
107978	PREMIER COMMERCIAL	6781 Hwy 10 Prop	PV	132255	001	00999	6/20/2025	10214	600.00		107978	PREMIER COMMERCIAL

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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
	PROPERTIES INC	Mgmt										PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
117285	RUM RIVER CONSULTANTS		PV	132254	001	00999	6/14/2025	967	16,945.00		117285	RUM RIVER CONSULTANTS
	RUM RIVER CONSULTANTS 32134 111 1\2 STREET PRINCETON MN 55371			Summary Total					16,945.00			
				Payment Amount					16,945.00			
100469	STREICHER'S POLICE EQUIPMENT		PV	132362	001	00999	6/23/2025	I1768431	5,583.60		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					5,583.60			
				Payment Amount					5,583.60			
110313	SUMMIT FIRE PROTECTION		PV	132368	001	00999	6/25/2025	3339614	509.00		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION P O BOX 851675			Summary Total					509.00			
			PV	132369	001	00999	6/25/2025	3339765	908.00			
	MINNEAPOLIS MN 55485-1675			Summary Total					908.00			
			PV	132370	001	00999	6/25/2025	3339771	457.00			
				Summary Total					457.00			

Payment Group Control Number 4025
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/9/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	132371	001	00999	6/26/2025	3341853	696.00			
				Summary Total					696.00			
			PV	132411	001	00999	6/26/2025	3341858	475.00			
				Summary Total					475.00			
			PV	132412	001	00999	6/26/2025	3341823	929.00			
				Summary Total					929.00			
			PV	132421	001	00999	6/26/2025	3341849	929.00			
				Summary Total					929.00			
			PV	132422	001	00999	6/26/2025	3341751	929.00			
				Summary Total					929.00			
				Payment Amount					5,832.00			
100238	TRUENORTH STEEL		PV	132342	001	00999	6/18/2025	BL0000018696	916.20		100238	TRUENORTH STEEL
	TRUENORTH STEEL P O BOX 336 WEST FARGO ND 58078			Summary Total					916.20			
				Payment Amount					916.20			
120500	UNLIMITED SUPPLIES INC		PV	132420	001	00999	6/25/2025	495634	231.04		120500	UNLIMITED SUPPLIES INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441			Summary Total					231.04			
				Payment Amount					231.04			
111137	WRIGHT HENNEPIN		PV	132409	001	00999	6/27/2025	150-1681-6340 JULY	57.95		111137	WRIGHT HENNEPIN

Payment Group Control Number	4025		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	7/9/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	COOPERATIVE ELECTRIC							2025				COOPERATIVE ELECTRI
	WRIGHT HENNEPIN COOPERATIVE ELECTRIC			Summary Total					57.95			
	P O BOX 77027		PV	132410	001	00999	6/27/2025	150-1681-4280 JULY 2025	257.15			
	MINNEAPOLIS MN 55480-7727			Summary Total					257.15			
				Payment Amount					315.10			
100543	ZIEGLER INC		PV	132350	001	00999	6/11/2025	IN001951189	87.35		100543	ZIEGLER INC
	ZIEGLER INC SDS 12-0436 PO BOX 86 MINNEAPOLIS MN 55486-0436			Summary Total					87.35			
				Payment Amount					87.35			
				Total Amount to be Processed					164,354.61			
				Total Number of Payments to be Processed					47			

Checks - 140,292.81
ACHs - 164,354.61
Total A/P - 304,647.42

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-160

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 19, 2025 THROUGH JULY 2, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 19, 2025 through July 2, 2025 in the amount of $909,558.58 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 June 19, 2025 through July 2, 2025 in the amount of $909,558.58.

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 8th day of July, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-148, Approving a Conditional Use Permit and Site Plan in the COR-2b Zoning District for Chipotle at 14701 Armstrong Blvd NW

Purpose/Background:

Capital Real Estate, Inc. (the "Applicant") has submitted a Land Use Application for the development of a 1.58-acre lot described as Lot 3, Block 1, Bunker Lake Crossing, which will be addressed as 14701 Armstrong Blvd NW (the "Subject Property"). The project will consist of a 2,330 square foot commercial building for Chipotle, 46 parking stalls, a 400 square foot outdoor dining patio adjacent to the west side of the building, and a drive-through lane that wraps around the 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 sought and was granted 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. A notice of the Public Hearing will be 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 southernmost lot within the Bunker Lake Crossing development, measuring approximately 1.58 acres in area. The Subject Property is bounded by Armstrong Boulevard to the west, Sunwood Drive to the south, the Waterfront Village residential development and wetland to the east, and a vacant commercial lot to the north. 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 2,330 square feet, and is rectangular-shaped with the longer end stretching west-to-east, paralleling Sunwood Drive. Due to the lot dimensions, drive-through placement, and location of existing utilities, the building is set back 76.8 feet from the west (front) property line and 34 feet from the south (street side) 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 34 feet from Sunwood Drive's right-of-way, 100 percent of the building facade is within the 60-foot build-to area along Sunwood Drive, which satisfies the 40 percent 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 building area, providing a buffer between the drive-through lane and the trail along Armstrong Boulevard and Sunwood Drive. The proposed development has 3.39 percent building coverage and 56.01 percent hard surfacing coverage (including the parking lot,

drive-through lane, and sidewalks) on the lot, resulting in 59.4 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 at the northwest corner, facing the parking lot. A sidewalk will connect the front entrance to the parking lot and to Armstrong Boulevard directly west of the entrance, providing multi-modal access to the building. The Applicant is also proposing to install a bike rack at the northeast corner of the building for folks looking to bike to the site. Vehicular access to the site will come from two driveways at the east 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 Chipotle 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 Chipotle will have to turn right (southeast) onto the full access road and exit the development via the roundabout. Once Lot 2 develops north of Chipotle, there will be a secondary driveway parallel to Armstrong Boulevard connecting the two parking lots for improved site circulation. The drive-through lane is oriented counter-clockwise around the building to allow at least 5 stacking spaces for vehicles, as measured from the pick-up window along the south side of the building. It should be noted that the drive-through lane is for pickup orders only, using their "Chipotlane" model that allows customers to place orders in their mobile app and pick them up at the drive-through window. No orders will be placed in the drive-through lane. There is no menu board or speaker box to allow for customers to place orders. 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.

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 furniture, fixture, & equipment (FF&E) plan sheet submitted by the Applicant shows 40 seats in the dining room and customer areas, plus 20 seats on the outdoor patio, resulting in a minimum parking requirement of 20 parking stalls and a maximum of 24 parking stalls. The Applicant is supplying 46 parking stalls, 2 of which are ADA accessible, similar to their other locations in the north metro and across the region. Staff is supportive of this 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 accent tower above the drive-through window will extend up to 20.67 feet (1 foot 8 inches taller than the parapet). The tower provide visual interest to the building's most visible areas while providing screening of the rooftop equipment. The building materials will consist of brick, EIFS, and architectural metal panels on all four sides of the building. Additionally, there will be large windows along the north and west sides of the building to highlight the dining area. The plans also show a service door along the east side of the building to provide access from the kitchen to the detached dumpster enclosure. This dumpster enclosure will be clad with block CMU to match the brick facade of the restaurant, and it will have metal trim and gates to provide visual screening. The east 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. 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 two wall signs, each with the "Chipotle" text and pepper logo. These signs will be located along the north and west walls, near the main entrance, to direct pedestrian traffic from the parking lot and trail along Armstrong Boulevard. Additionally, a freestanding pylon sign will be placed near the west side of the building, between the patio and the drive-through lane, to attract traffic from Armstrong Boulevard. Additionally, as noted in the Staff Report for Bunker Lake Crossing's Preliminary Plat as presented on May 22nd, a potential multi-tenant freestanding pylon sign could be placed at the northwest corner of the development

to attract 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 indicates that the shared access will be lined with evergreen trees. The greenspace parallel to both Armstrong Boulevard and Sunwood Drive will be lined with deciduous trees. Internally, there will be a mixture of evergreen and deciduous shrubs primarily abutting the buildings, but also scattered in the parking lot islands and adjacent to the dumpster enclosures. The proposed species and sizes are acceptable. Ground cover will be established via a combination of sod and seeding. Staff has requested that a five (5) foot strip of sod be included behind the curb.

Lighting

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 has reviewed the lighting plan and found that 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 shared line east of the building, which then connects to a sewer main along Sunwood Drive and Ramsey Parkway.

Stormwater Management

The site's stormwater will be collected and directed to the large 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 seven interconnected catch basins, which then feed into a storm sewer main at the northwest, southwest, and southeast corners of the site.

Variance

As noted above, the Applicant requested and was granted a Variance to construct a drive-through lane that wraps counter-clockwise around the Chipotle building. This results in a significant portion of the drive-through lane being located within the front yard of the property along Armstrong Boulevard and street side yard along Sunwood Drive. 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.

Alternatives

1. Approve the Conditional Use Permit and Site Plan as presented..
2. Approve the Conditional Use Permit and Site Plan with the conditions proposed by the Planning Commission, based on discussion and supporting findings of fact.
3. Approve the Conditional Use Permit and Site Plan with the conditions proposed by the Planning Commission and additional modifications, based on discussion and supporting findings of fact.
4. 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 responsibility.

Recommendation:

At their regular meeting on June 26, 2025, the Planning Commission voted 6-1 to recommend approval of the Conditional Use Permit and Site Plan Review, with two additional conditions:
1) That the City Council consider additional screening of the parking lot and drive aisle along Sunwood Drive in a manner the Council sees appropriate (such as an extended fence, additional landscaping, or other features), and;
2) That the City Council consider additional visual features, such as landscaping or architectural design elements, along the south wall of the restaurant.

The Applicant has not revised plans and would like direction from the City Council on the Commission's recommendation. Should the Council chose to accept the Planning Commission's suggested recommendations, the resolution will be updated.

Outcome/Action:

Motion to adopt Resolution #25-148, Approving a Conditional Use Permit for a Drive-Through Lane and a Site Plan Review for Chipotle at 14701 Armstrong Blvd NW.

Attachments

Resolution #25-148 CUP & Site Plan Review

Site Location Map

Architectural Plan Set

Civil & Landscaping Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/03/2025 02:55 PM
Form Started By: Adam Martin		Started On: 06/27/2025 12:49 PM
Final Approval Date: 07/03/2025		

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

RESOLUTION #25-148

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 14701 ARMSTRONG BLVD NW

RECITALS

1. Allison Morgan of Capital Real Estate, Inc. (the "**Applicant**") 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 14701 Armstrong Boulevard NW, which is generally located at the northeast corner of Armstrong Boulevard NW and Sunwood Drive NW and legally described as:

   Lot 3, 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 1.58 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 Bogart, Pederson & Associates, Inc. and dated June 4, 2025, depicting the location of the approximately 2,330 square foot building for a restaurant, 46 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 June 26, 2025, and unanimously recommended _____; and

10. That the City Council reviewed the request at their meeting on July 8, 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 and stacking queues will be screened from view and not audible from abutting residential districts, as well as any menu board or ordering equipment, if installed in the future; and

5. That ordering equipment, if installed, 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 #25-149.

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 if or when the **Permittee** chooses to install a menu board and ordering equipment, 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 8th day of July, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

28-32-25-22-0107

14701 Armstrong Blvd NW, Ramsey, MN 55303

Chipotle

CUP, Variance, and Site Plan Review

Print Date: June 2, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

CHIPOTLE SIGNAGE

BRICK
COLOR: MANGANESE IRONSPOT

EIFS/ METAL COPING
COLOR: PPG #1010-2 “FOG”

METAL COPING
COLOR: PPG #1001-6 “KNIGHTS ARMOR”

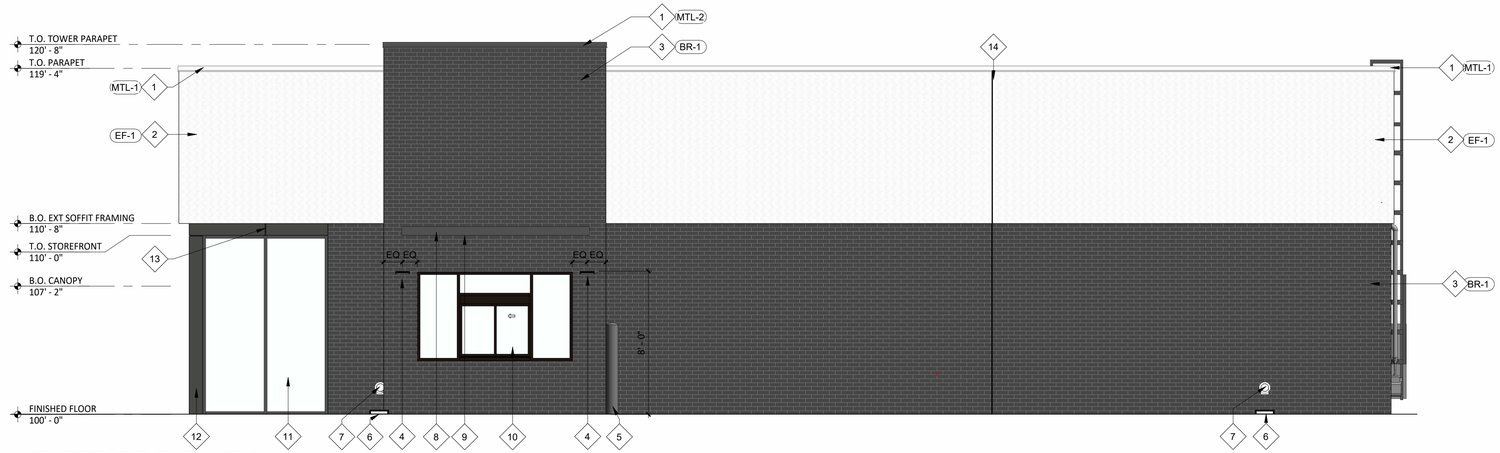
ENTRY DOOR/ CANOPY
COLOR: CHARCOAL

PATIO FURNIATURE/ UMBRELLAS/ RAILING
ARC EN CIEL 314 CHAIR / TUUCI 8.5' HEXAGON/ API PATIO RAILING
COLOR: ANTIQUE IRON/ BLACK /

WILKUS ARCHITECTS

Ramsey, MN

DIGITAL MATERIAL BOARD

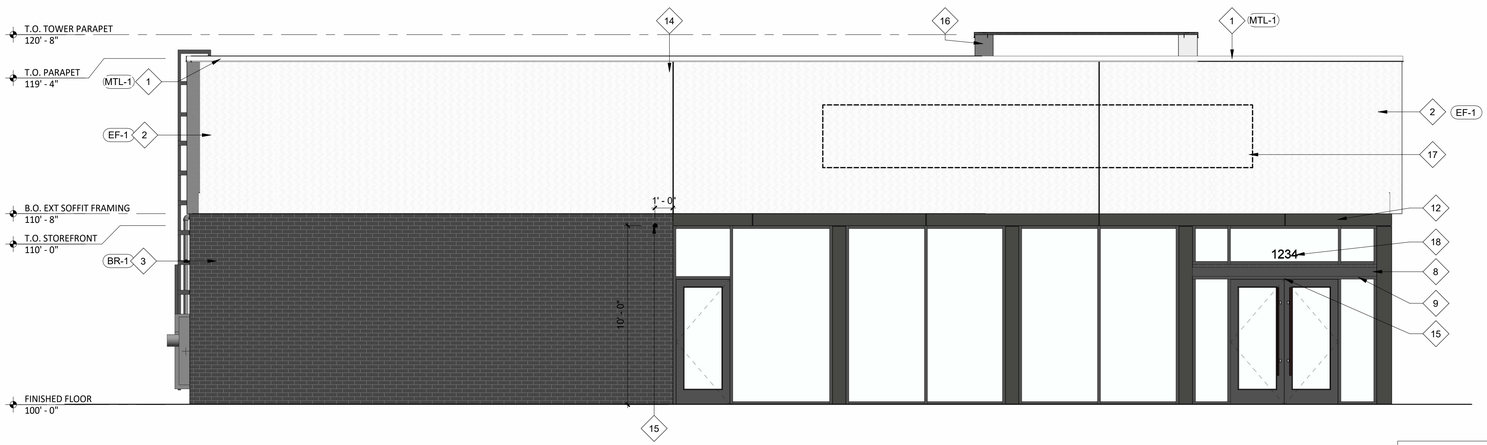


1 EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH - SUNWOOD

STOREFRONT	125 SF	9%
EIFS	488 SF	37%
BRICK	712 SF	54%
TOTAL	1,325 SF	100%

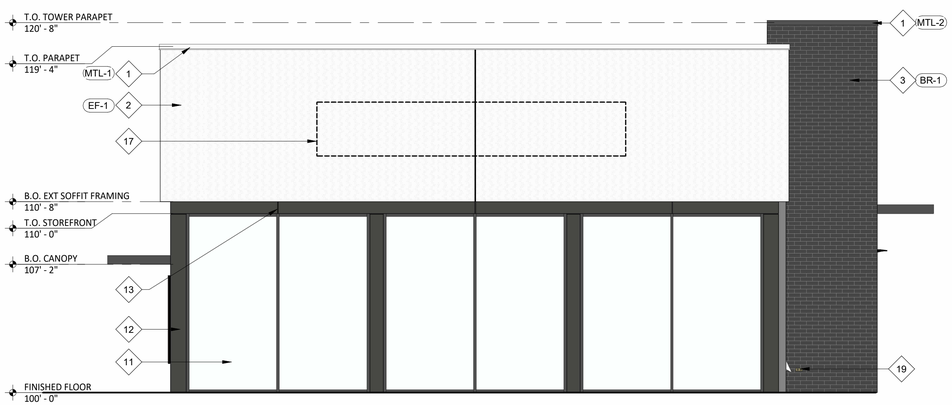


2 EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

NORTH

STOREFRONT	427 SF	33%
EIFS	595 SF	45%
MBCI METAL PANEL	0 SF	0%
BRICK	287 SF	22%
TOTAL	1,309 SF	100%

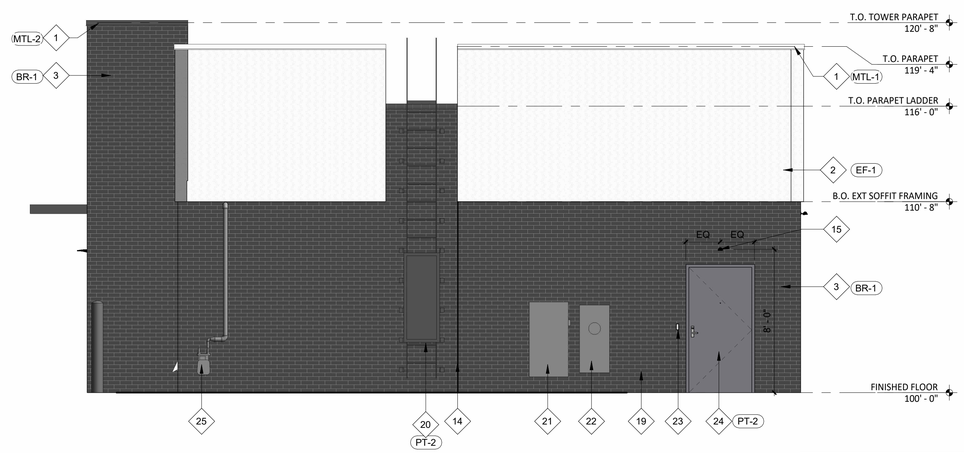


3 EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

WEST - ARMSTRONG

STOREFRONT	362 SF	46%
EIFS	311 SF	40%
BRICK	105 SF	14%
TOTAL	778 SF	100%



4 EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

EAST

STOREFRONT	0 SF	0%
EIFS	270 SF	35%
BRICK	495 SF	65%
TOTAL	765 SF	100%

EXT. ELEV GENERAL NOTES

A. METAL CANOPY IS AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813)-925-0144, E-MAIL: BIDS@AMERICANPROD.COM

KEYNOTE LEGEND

1	PREFINISHED METAL COPING.
2	EIFS - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3	BRICK VENEER - RUNNING BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4	WALL PACK LIGHT (X6). - COLOR TO MATCH ADJACENT WALL FINISH.
5	8" CONCRETE SAFETY BOLLARD.
6	CONCRETE SPLASH BLOCK.
7	STAINLESS STEEL COW TONGUE OVERFLOW ROOF DRAIN DISCHARGE.
8	PREFINISHED METAL CANOPY W/ INTEGRAL LIGHTING.
9	LED CHANNEL LIGHT (X9) - LENGTH TO MATCH CANOPY
10	PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
11	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
12	PREFINISHED BRAKE METAL - MATCH STOREFRONT FINISH.
13	BRAKE METAL SEAM LOCATION, MAINTAIN ALIGNMENT WITH ADJACENT FINISHES.
14	EIFS JOINT ALIGNED WITH BUILDING ELEMENTS AS SHOWN - REFER TO MANUFACTURER'S RECOMMENDATION FOR SPACING REQUIREMENTS.
15	EXTERIOR EMERGENCY LIGHT (E2).
16	RAISED PARAPET BEYOND - EXTERIOR FINISHES TO WRAP AROUND ON EXPOSED SIDES.
17	HATCHED AREA INDICATES EXTENTS OF BLOCKING TO BE PROVIDED BY GENERAL CONTRACTOR - PROVIDE ELECTRICAL ACCESS AS REQUIRED - COORDINATE ADDITIONAL REQUIREMENTS WITH TENANT SIGNAGE VENDOR.
18	6" HIGH VINYL BUILDING ADDRESS NUMBERS - COORDINATE REQUIREMENTS WITH AUTHORITIES HAVING JURISDICTION.
19	FROST PROOF WALL HYDRANT.
20	EXTERIOR ROOF LADDER WITH LOCKING GATE.
21	ELECTRICAL FUSED DISCONNECT SWITCH.
22	ELECTRICAL METER.
23	DOOR BELL - MOUNT BETWEEN 36" AND 48" ABOVE GRADE.
24	INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING.
25	GAS METER

EXTERIOR FINISH SCHEDULE

FINISH	MATERIAL	COLOR	REMARKS
BR-1	4" FACE BRICK	MANGANESE IRONSPOT	REFER TO SPEC FOR GROUT COLOR
EF-1	EIFS	MATCH PT-1	FLAT FINISH
MTL-1	PREFINISHED METAL COPING	MATCH PT-1	TO MATCH ADJACENT FINISH
MTL-2	PREFINISHED METAL COPING	MATCH PT-2	TO MATCH ADJACENT FINISH
PT-1	PAINT	PPG #1010-2 "FOG"	
PT-2	PAINT	PPG #1001-6 "KNIGHT'S ARMOR"	

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CONSULTANT

WILKUS ARCHITECTS

CLIENT

ALLISON KERN MORGAN
CAPITAL REAL ESTATE, INC.
7650 EDINBOROUGH WAY, SUITE 200
EDINA, MN 55435
P: 612-313-0126
AMORGAN@CAPREI.COM

PROJECT INFORMATION

RAMSEY, MN
SHELL BUILDING
ARMSTRONG BLVD & SUNWOOD DRIVE NW
RAMSEY, MN 55303

SEAL

NOT FOR CONSTRUCTION

PROJECT NO.	0000-0000
DRAWN BY	<designer name>
CHECKED BY	<manager name>

ISSUE	DATE
PERMIT PLAN REVIEW	XX/XX/XXXX

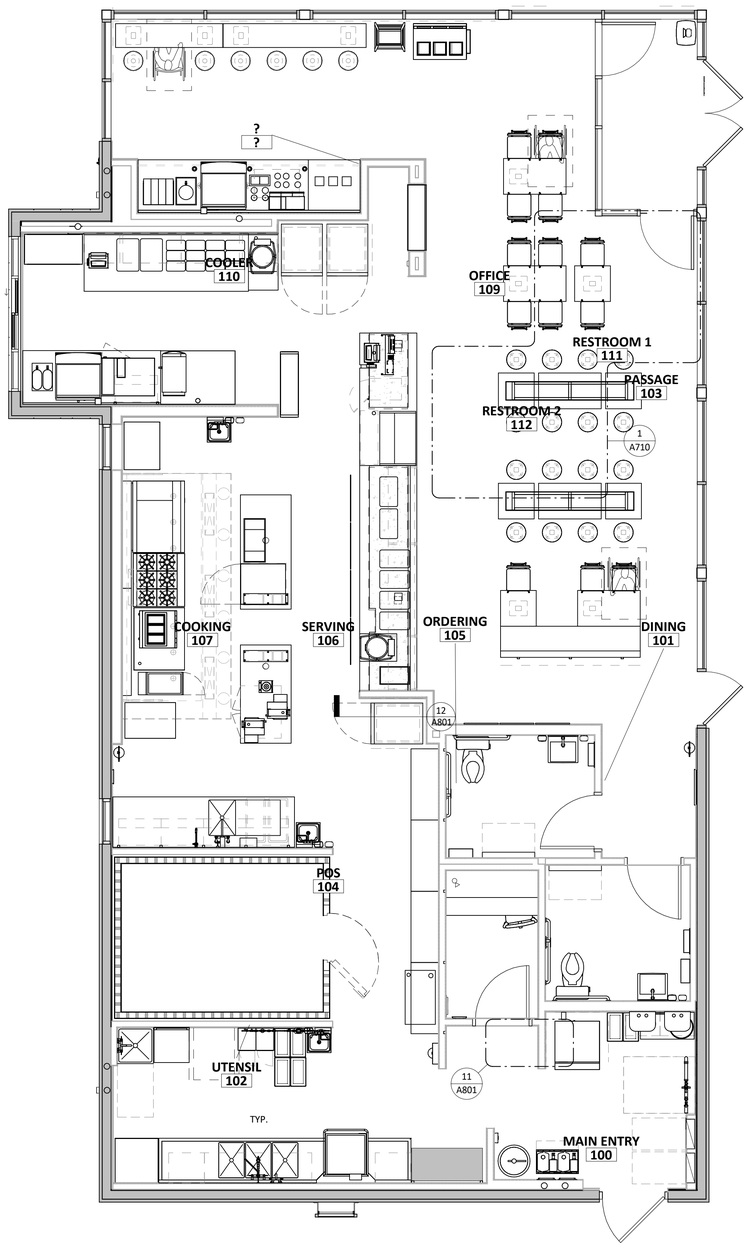
REVISION	DATE

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-700



1 FURNITURE, FIXTURE, & EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

2 FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES - FF& E

A. REFER TO SHEET A131 FOR EQUIPMENT LIST AND FURNITURE SCHEDULE.
B. ALL DIMENSIONS TO EXTERIOR OR EXISTING WALLS ARE TO THE FINISH FACE OF THE EXISTING GYP. BD.
C. ALL DIMENSIONS ARE TO FACE OF FRAMING, EDGE OF EQUIPMENT, OR CENTERLINE OF EQUIPMENT UNLESS NOTED OTHERWISE.
D. ALL FURNITURE TO BE SQUARE/PARALLEL TO TENANT SPACE/WALLS AS SHOWN ON PLANS.

KEYNOTE LEGEND ◇

1 PATIO RAILING LOCATION - SEE SP100 FOR DIMENSIONAL INFORMATION.

CONSULTANT:

WILKUS ARCHITECTS

CLIENT:

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

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PROJECT INFORMATION:

STORE NO.: 5814
"RAMSEY MN"
ARMSTRONG BLVD & SUNWOOD DR. NW
RAMSEY, MN 55303

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 0000-0000
DRAWN BY DESIGNERS/S
CHECKED BY PM/ SR PM/ AOR

ISSUE RECORD:

REVISIONS:

TITLE:

FF&E PLAN

SHEET NUMBER:

A130

CHIPOTLE SHELL BUILDING

RAMSEY, MN
PRELIMINARY EXTERIOR RENDERINGS
2025-06-11

WILKUS
ARCHITECTS

WILKUS ARCHITECTS

CHIPOTLE SHELL BUILDING - RAMSEY, MN

EXTERIOR RENDERING

WILKUS ARCHITECTS

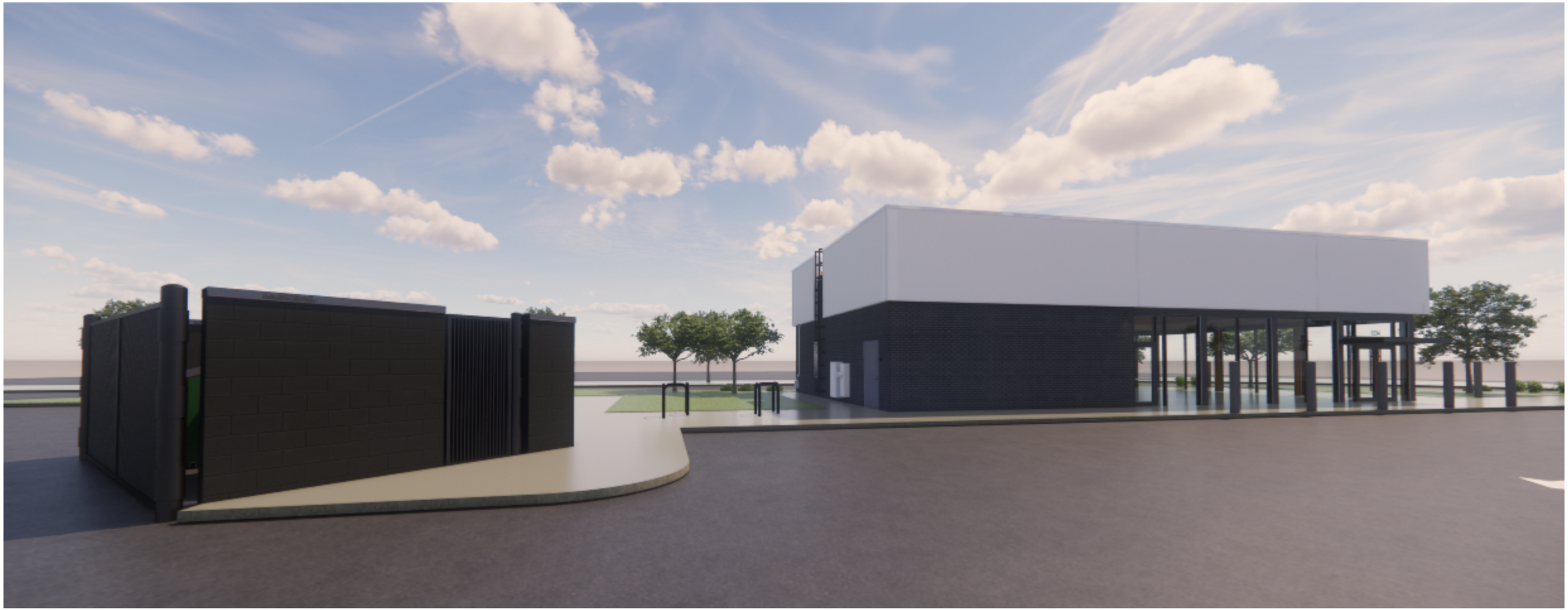
CHIPOTLE SHELL BUILDING - RAMSEY, MN

EXTERIOR RENDERING

WILKUS ARCHITECTS

CHIPOTLE SHELL BUILDING - RAMSEY, MN

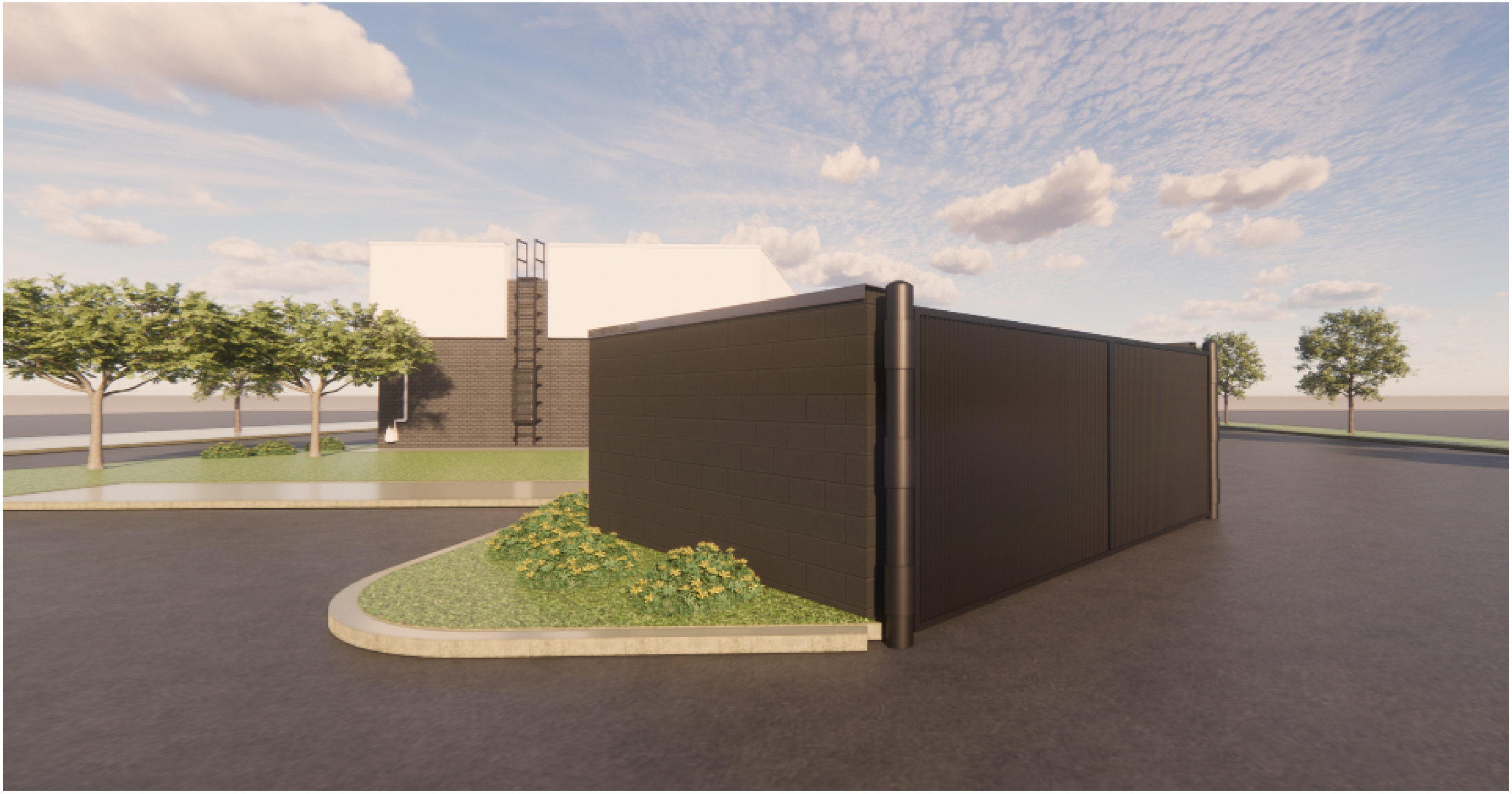
EXTERIOR RENDERING



WILKUS ARCHITECTS

CHIPOTLE SHELL BUILDING - RAMSEY, MN

EXTERIOR TRASH ENCLOSURE RENDERING



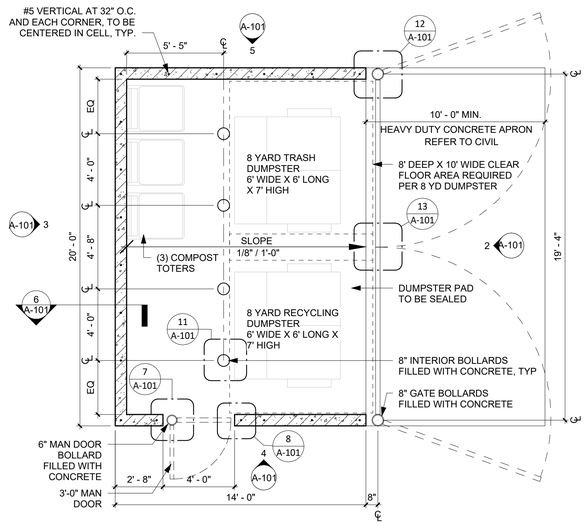
WILKUS ARCHITECTS

CHIPOTLE SHELL BUILDING - RAMSEY, MN

EXTERIOR RENDERING

THANK YOU

WILKUS ARCHITECTS

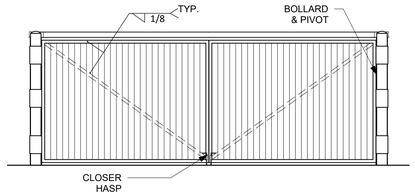


1 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

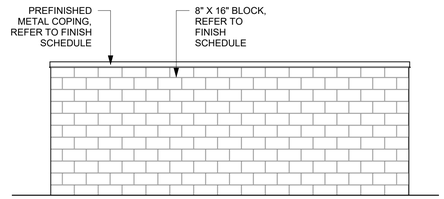
ENCLOSURE FINISH SCHEDULE

MATERIAL	COLOR/FINISH
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR "WHITE"
CMU	REFER TO PAINT SPECIFICATIONS
METAL COPING	PREFINISHED TO MATCH PAINTED CMU
CORRUGATED METAL & DOOR FRAMES	PAINTED "KNIGHTS ARMOR" PPG 1001-6



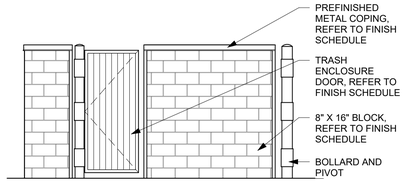
2 TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



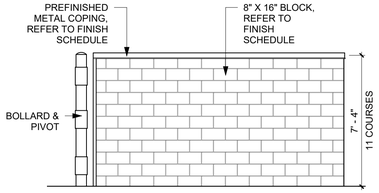
3 TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



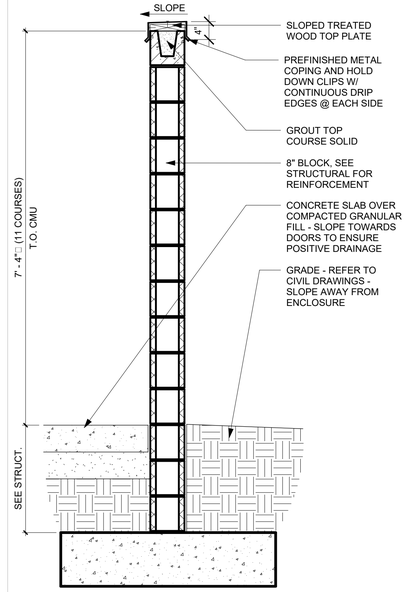
4 TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



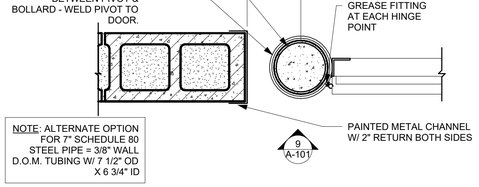
5 TRASH ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



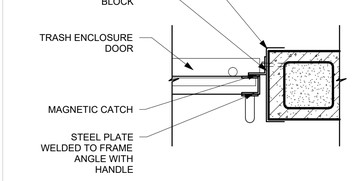
6 TYP. ENCLOSURE SECTION

SCALE: 3/4" = 1'-0"



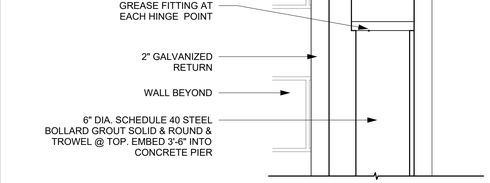
7 ENLARGED MAN DOOR PIVOT DETAIL

SCALE: 1 1/2" = 1'-0"



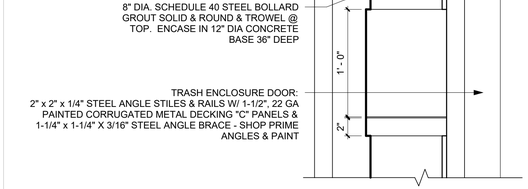
8 MAN DOOR LATCH DETAIL

SCALE: 1 1/2" = 1'-0"



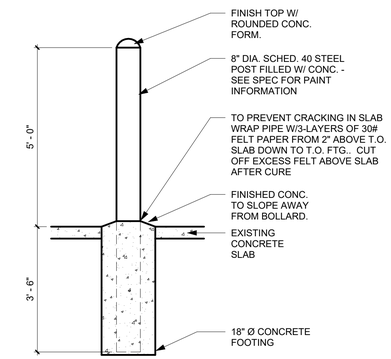
9 TRASH ENCLOSURE MAN DOOR PIVOT

SCALE: 1 1/2" = 1'-0"



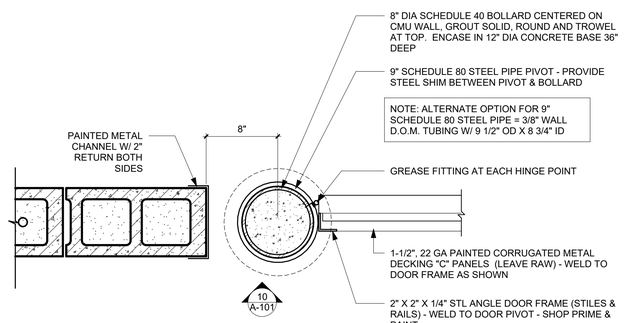
10 TRASH ENCLOSURE GATE PIVOT

SCALE: 1 1/2" = 1'-0"



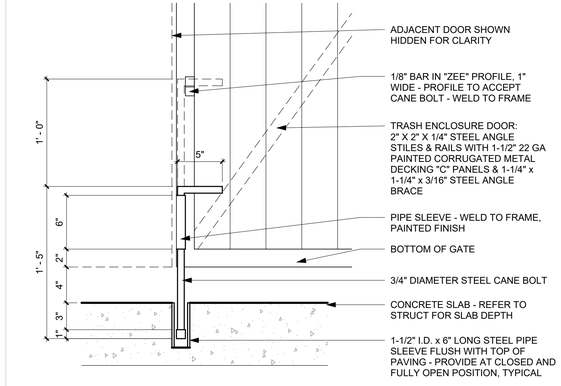
11 TYP. BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



12 ENLARGED GATE PIVOT DETAIL

SCALE: 1 1/2" = 1'-0"



13 TYPICAL CANE BOLT DETAIL

SCALE: 1 1/2" = 1'-0"

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CONSULTANT

WILKUS ARCHITECTS

CLIENT

<Client Representative>
<Client Company>
<Client Street Address>
<City, ST Zip Code>

PROJECT INFORMATION

RAMSEY, MN
SHELL BUILDING
ADDRESS

SEAL

NOT FOR CONSTRUCTION

PROJECT NO.
DRAWN BY
CHECKED BY

ISSUE	DATE

REVISION	DATE

TITLE:
DUMPSTER PLAN & DETAILS

SHEET NUMBER:
A-101

PS.3 25’H D/F FACE LIT PYLON - FLEX FACE - EXTERIOR (Qty 1) - OPTION 1

SQUARE FOOTAGE: 76.6

PART NUMBERS

SPECIFICATIONS:

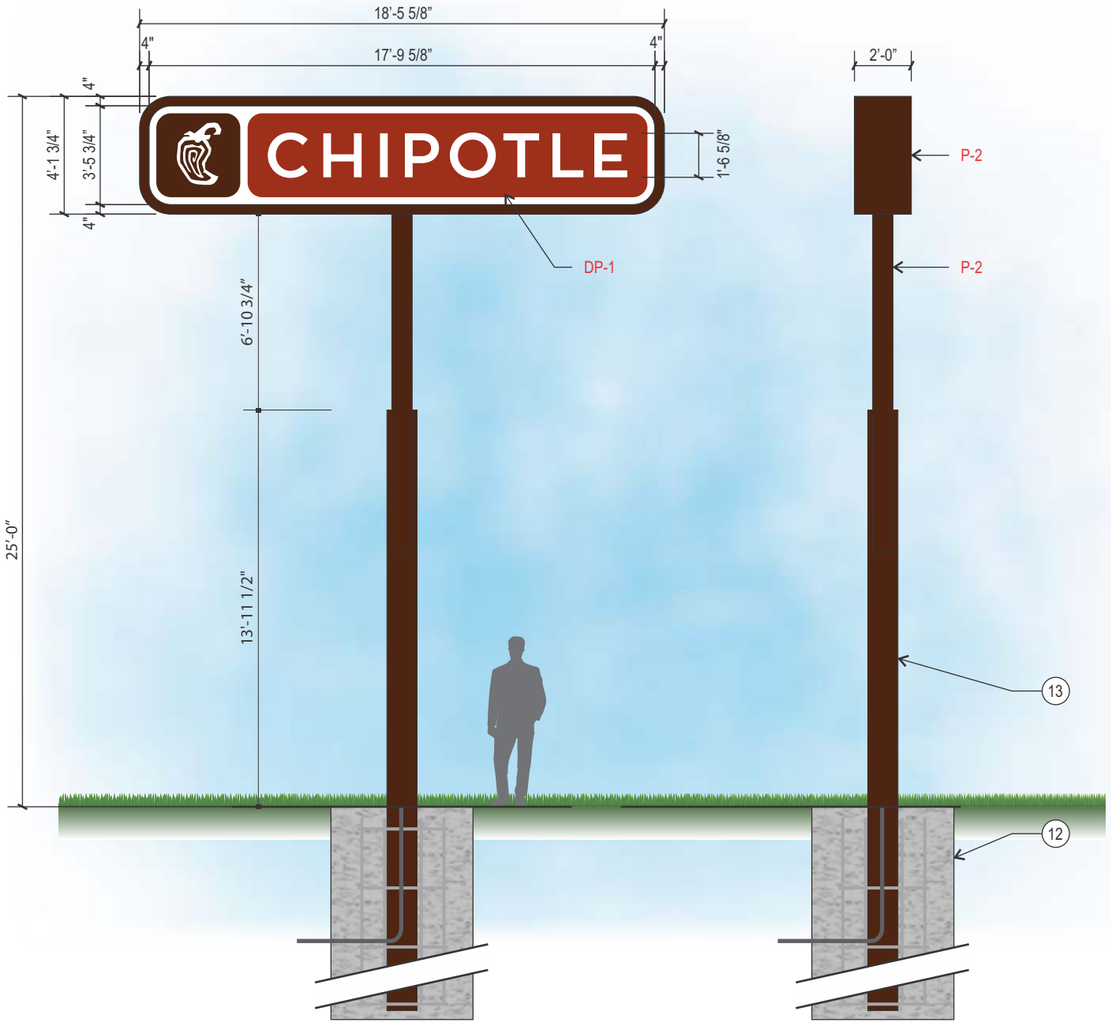
1. 2" X 1" X .125" ALUMINUM TUBE FRAME
2. 4" X 4" X .125" ALUMINUM RETAINER P-2
3. DIGITALLY PRINTED FLEX FACE DP-1
4. STEEL ANGLE SADDLE
5. .063 PRE-FINISHED ALUMINUM SKIN, RIVETED P-2
6. WHITE LED’S
7. LED POWER SUPPLY
8. .080" PRE-FINISHED ALUMINUM SERVICE ACCESS DOOR P-2
9. 3/8"Ø LIFTING EYES (EYE BOLTS), MINIMUM OF 2
10. 1/8” ALUMINUM 4” RADIUS ENDS P-2
11. POST DIRECT BURIED IN CAISSON
12. CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR
13. TWO TIER STEPPED PIPE - FROM SCH 40 12” X .24” WALL PIPE TO SCH 30 8” X .277” WALL PIPE P-2

NOTES

- INTERIOR OF CABINET PAINTED WHITE
- ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
- PRIMARY ELECTRICAL WIRING FROM SIGN WILL BE WIRED INTO THE EXISTING 120V ELECTRICAL SOURCE
- SECONDARY ELECTRICAL LED CONTROLLERS HOUSED INSIDE PERIMETER OF SIGN CABINET
- ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND

COLORS / FINISHES:

- P-2 ADOBO BROWN (JW CHIPOTLE BROWN)
- DP-1 DIGITALLY PRINTED FLEX FACE
  - TO MATCH PMS 484C “ROASTED RED”
  - TO MATCH PMS 4625C “ADOBO BROWN”



FRONT / BACK VIEW
SCALE: 3/16” = 1’-0”

SIDE VIEW
SCALE: 3/16” = 1’-0”

NIGHT VIEW
SCALE: NTS

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: **292348_R0**
DATE: 03.25.2025
DESIGNER: J. CISNEROS
SALES REP: M. BJORKLUND
PROJ MGR: J. SZYMANSKI

REQUIRED:

- ☐ FIELD SURVEY
- ☐ VECTOR ARTWORK
- ☐ PAINT COLOR
- ☐ CLIENT PMS COLOR
- ☐ FONTS
- ☐ ENGINEERING

OTHER: FOOTING AND SIGN STRUCTURE

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

CHIPOTLE

FARGO, ND #33-5332
3971 53RD AVE
FARGO, ND 58104

SHEET NUMBER
16.0

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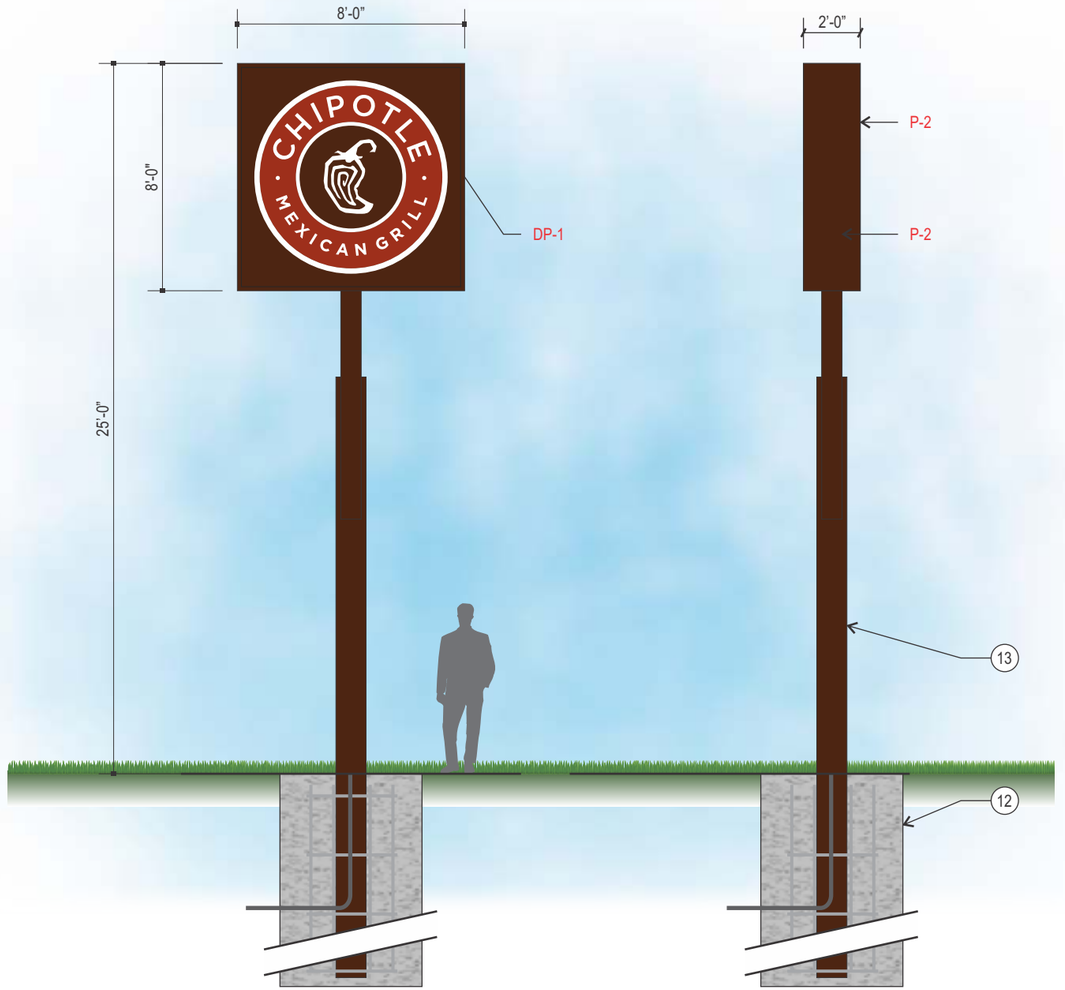
PS.3 25’H D/F SIGN WITH POLYCARBONATE FACES - EXTERIOR (Qty 1) - OPTION 2

SQUARE FOOTAGE: 64



FRONT / BACK VIEW
SCALE: 3/16” = 1’-0”

SIDE VIEW
SCALE: 3/16” = 1’-0”

NIGHT VIEW
SCALE: NTS

SPECIFICATIONS:

1. 2" X 1" X .125" ALUMINUM TUBE FRAME
2. 4" X 4" X .125" ALUMINUM RETAINER P-2
3. WHITE POLYCARBONATE FACE WITH DIGITAL PRINT DIGITALLY PRINTED TRANSLUCENT VINYL V-5 & V-6 APPLIED 1ST SURFACE TO FACES OPAQUE VINYL V-2 APPLIED 1ST SURFACE TO FACES
4. STEEL ANGLE SADDLE
5. .063 PRE-FINISHED ALUMINUM SKIN, RIVETED P-2
6. WHITE LED’S
7. LED POWER SUPPLY
8. .080" PRE-FINISHED ALUMINUM SERVICE ACCESS DOOR P-2
9. 3/8"Ø LIFTING EYES (EYE BOLTS), MINIMUM OF 2
10. TOGGLE DISCONNECT SWITCH MOUNTED TO CABINET RETURN
11. POST DIRECT BURIED IN CAISSON
12. CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR
13. TWO TIER STEPPED PIPE - FROM SCH 40 12” X .24” WALL PIPE TO SCH 30 8” X .277” WALL PIPE P-2

NOTES
- INTERIOR OF CABINET PAINTED WHITE
- ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
- PRIMARY ELECTRICAL WIRING FROM SIGN WILL BE WIRED INTO THE EXISTING 120V ELECTRICAL SOURCE
- SECONDARY ELECTRICAL LED CONTROLLERS HOUSED INSIDE PERIMETER OF SIGN CABINET
- ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND

COLORS / FINISHES:

- P-1 ROASTED RED (JW CHIPOTLE ROASTED RED)
- P-2 ADOBO BROWN (JW CHIPOTLE BROWN)
- V-7 3M 3630-20 TRANSLUCENT WHITE VINYL

- V-2 OPAQUE VINYL TO MATCH ARLON #2100-3651 ADOBO BROWN
- V-5 TRANSLUCENT VINYL PRINTED TO MATCH PMS 484C ROASTED RED
- V-6 TRANSLUCENT VINYL PRINTED TO MATCH PMS 4625C ADOBO BROWN

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: **292348_R0**
DATE: 03.25.2025
DESIGNER: J. CISNEROS
SALES REP: M. BJORKLUND
PROJ MGR: J. SZYMANSKI

REQUIRED:
☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING
OTHER: FOOTING AND SIGN STRUCTURE

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

CHIPOTLE

FARGO, ND #33-5332
3971 53RD AVE
FARGO, ND 58104

SHEET NUMBER
18.0

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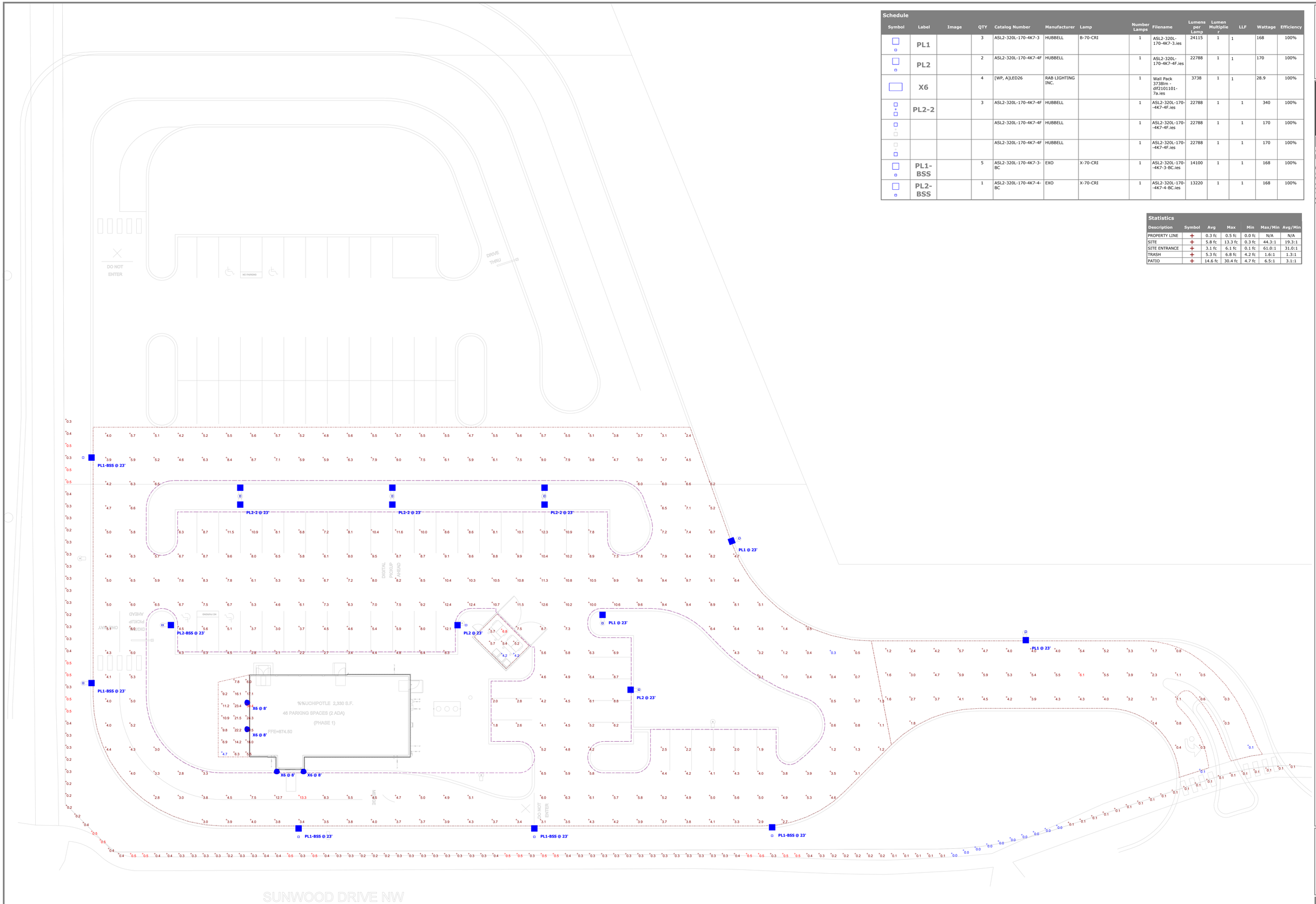

Schedule

Symbol	Label	Image	QTY	Catalog Number	Manufacturer	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency
	PL1		3	ASL2-320L-170-4K7-3	HUBBELL	B-70-CRI	1	ASL2-320L-170-4K7-3.ies	24115	1	1	168	100%
	PL2		2	ASL2-320L-170-4K7-4F	HUBBELL		1	ASL2-320L-170-4K7-4F.ies	22788	1	1	170	100%
	X6		4	[WP, A]LED26	RAB LIGHTING INC.		1	Wall Pack 3738lm - dlf2101101-7a.ies	3738	1	1	28.9	100%
	PL2-2		3	ASL2-320L-170-4K7-4F	HUBBELL		1	ASL2-320L-170--4K7-4F.ies	22788	1	1	340	100%
				ASL2-320L-170-4K7-4F	HUBBELL		1	ASL2-320L-170--4K7-4F.ies	22788	1	1	170	100%
				ASL2-320L-170-4K7-4F	HUBBELL		1	ASL2-320L-170--4K7-4F.ies	22788	1	1	170	100%
	PL1-BSS		5	ASL2-320L-170-4K7-3-BC	EXO	X-70-CRI	1	ASL2-320L-170--4K7-3-BC.ies	14100	1	1	168	100%
	PL2-BSS		1	ASL2-320L-170-4K7-4-BC	EXO	X-70-CRI	1	ASL2-320L-170--4K7-4-BC.ies	13220	1	1	168	100%

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.3 fc	0.5 fc	0.0 fc	N/A	N/A
SITE	+	5.8 fc	13.3 fc	0.3 fc	44.3:1	19.3:1
SITE ENTRANCE	+	3.1 fc	6.1 fc	0.1 fc	61.0:1	31.0:1
TRASH	+	5.3 fc	6.8 fc	4.2 fc	1.6:1	1.3:1
PATIO	+	14.6 fc	30.4 fc	4.7 fc	6.5:1	3.1:1

VISUAL

NOT FOR CONSTRUCTION

DUNHAM

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mechanical + electrical consulting engineering

Chipotle Ramsey MN
Sunwood Dr NW & Armstrong Blvd NW

Designer

Date
05/07/2025
Scale
Not to Scale
Drawing No.

Summary

EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

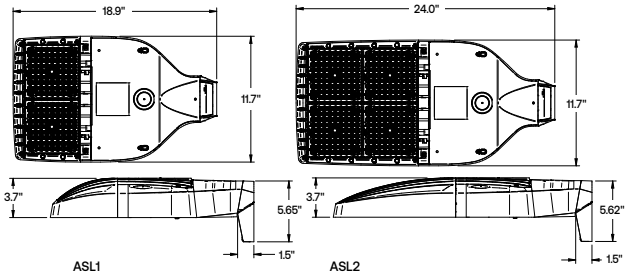
DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a square mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4F, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 3G rated for high vibration applications including bridges and overpasses



	Weight lbs. (kg)	EPA
ASL1	14.47 (6.56)	.46ft² 0.43m²
ASL2	17.47 (7.92)	.56ft² 0.52m²

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SERVICE PROGRAMS

QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2, 3, 4F, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K or 5000K (70 CRI) CCT
- 80, 160 or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Arm mounting works with S2 drill pattern
- Fixture ships with square mounting block for ease of installation
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Standard 6kV surge protection with optional field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

CONTROLS

- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to http://www.designlights.org/ for the most up-to-date list.
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 Year warranty

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EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASQU-BLT-7PRMD-40F

CATALOG # _____

ORDERING INFORMATION

Series		# LEDs		CCT/CRI		Distribution		Voltage		Mounting	
ASL1	ASL Microstrike Series	**80L-25**	3,000 lm	**3K7**	3000K, 70 CRI	**2**	Type II	**UNV**	Universal 120-277V	**A**	Arm for Square poles with S2 drill pattern
		80L-39	4,500 lm	**4K7**	4000K, 70 CRI	**3**	Type III	**120**	120V	**A3**	Square Arm with 3.25"-3.75" OD RPA3 Adapter
		80L-50	6,000 lm	**5K7**	5000K, 70 CRI	**4F**	Type 4F	**208**	208V	**A4**	Square Arm with 3.875"-4.5" OD RPA4 Adapter
		160L-70	9,000 lm			**4W**	Type 4W	**240**	240V	**A5**	Square Arm with 5" OD RPA5 Adapter
		160L-100	12,000 lm			**5QW**	Type 5QW	**277**	277V	**MAF**	Mast Arm Fitter for 2-3/8" OD
		160L-115	15,000 lm					**347**	347V		
		160L-135	18,000 lm					**480**	480V		
ASL2	ASL Microstrike Series	**320L-145**	21,000 lm								
		320L-170	24,000 lm								
		320L-185	27,000 lm								
		320L-210	30,000 lm								
		320L-235	33,000 lm								
		320L-255	35,000 lm								

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
Stand Alone Sensors	
7PR	7 Pin Receptacle
7PR-SC	7 Pin Receptacle with shorting cap
7PR-MD8F	7 pin receptacle with low voltage sensor at 8' mounting for external control accessory
7PR-MD40F	7 pin receptacle with low voltage sensor at 40' mounting for external control accessory
7PR-TL	7 Pin Receptacle with Photocontrol
Sensors	
BTS_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens [2,4]
BTSO_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [3,4]

Options	
F[1]	Fusing
BC	Backlight Control
SP	20kA & 10kV Surge Protector

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Matte Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Notes:

1 Must specify Voltage

2 Replace "_" with "14" for up to 14' mounting height, "40F" for 15-40' mounting height

3 Replace "_" with "12" for up to 12' mounting height

4 Available at 50W or higher only

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EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

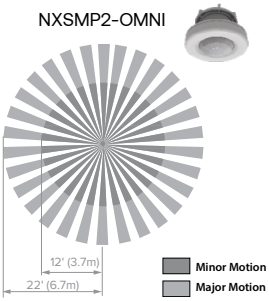
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

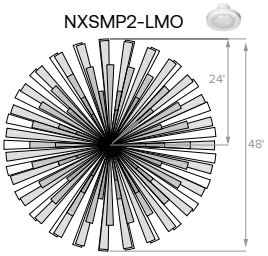
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

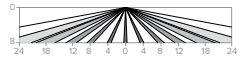
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



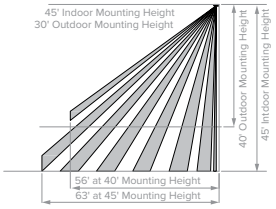
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

Apple App

Google Play

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EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	7PR-TL	7-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	7PR-TL

ACCESSORIES (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**ASL1-HSS-90-B-XXX**[1]	House Side Shield Back 90 deg
☐	**ASL1-HSS-90-F-XXX**[1]	House Side Shield Front 90 deg
☐	**ASL1-HSS-90-S-XXX**[1]	House Side Shield Side 90 deg
☐	**ASL1-HSS-270-BSS-XXX**[1]	House Side Shield Back, Side & Side 270 deg
☐	**ASL1-HSS-270-FSS-XXX**[1]	House Side Shield Front, Side & Side 270 deg
☐	**ASL1-HSS-270-FSB-XXX**[1]	House Side Shield Front, Side & Back 270 deg
☐	**ASL1-HSS-360-XXX**[1]	House Side Shield 360 deg
☐	**ASL2-HSS-90-B-XXX**[1]	House Side Shield Back 90 deg
☐	**ASL2-HSS-90-F-XXX**[1]	House Side Shield Front 90 deg
☐	**ASL2-HSS-90-S-XXX**[1]	House Side Shield Side 90 deg
☐	**ASL2-HSS-270-BSS-XXX**[1]	House Side Shield Back, Side & Side 270 deg
☐	**ASL2-HSS-270-FSS-XXX**[1]	House Side Shield Front, Side & Side 270 deg
☐	**ASL2-HSS-270-FSB-XXX**[1]	House Side Shield Front, Side & Back 270 deg
☐	**ASL2-HSS-360-XXX**[1]	House Side Shield 360 deg
☐	**ASL-MAF**	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms
☐	**SETA2-XX**[1]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
☐	**RETA2-XX**[1]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires CL1S-RPA4-ACC-XX for each luminaire
☐	**RARBC80L**	Backlight Control 80L
☐	**RARBC160L**	Backlight Control 160L
☐	**RARBC320L**	Backlight Control 320L
☐	**RARBC480L**	Backlight Control 480L
☐	**CL1S-RPA*-ACC-CC**[1]	Round Pole Adapter (*denotes pole diameter 3=3.25"-3.75", 4=3.875"-4.5", 5=5" and paint color replaces CC
☐	**ASL-ARMMTG-XX1**[1]	Arm mounting kit for side of pole attachment
☐	**WB-AREA-XX**[1]	Wall bracket, Compatible with standard arm mount option
☐	**ASL-MAF**	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms

1 Replace XX or XXX with color choice, eg.: DB for Dark Bronze or BLT for Black Matte Textured

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EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G
ASL1	25	25.4	2	3430	135	2	0	2	3413	134	2	0	2	3225	127	2	0	2
			3	3465	136	2	0	2	3448	136	2	0	2	3259	128	2	0	2
			4F	3204	126	1	0	1	3201	126	1	0	1	3127	123	1	0	1
			4W	3401	134	2	0	3	3384	133	2	0	3	3198	126	2	0	3
			5QW	3483	137	4	0	2	3466	136	4	0	2	3274	129	4	0	2
	39	38.0	4F	5005	132	1	0	1	5000	132	1	0	1	4885	129	1	0	1
			2	5232	138	3	0	3	5206	137	3	0	3	4919	129	3	0	3
			3	5287	139	2	0	2	5260	138	2	0	2	4971	131	2	0	2
			4W	5188	137	2	0	3	5163	136	2	0	3	4879	128	2	0	3
			5QW	5319	140	4	0	2	5292	139	4	0	2	4975	131	4	0	2
	50	49.7	2	6295	127	2	0	2	6263	126	2	0	2	5918	119	2	0	2
			3	6361	128	2	0	2	6329	127	2	0	2	5981	120	2	0	2
			4F	6407	129	1	0	2	6401	129	1	0	2	6254	126	1	0	2
			4W	6243	126	2	0	3	6212	125	2	0	3	5870	118	2	0	3
			5QW	6392	129	4	0	2	6360	128	4	0	2	6009	121	4	0	2
	70	68.4	2	9460	138	3	0	3	9413	138	3	0	3	8895	130	3	0	3
			3	9559	140	2	0	2	9512	139	2	0	2	8989	131	2	0	2
			4F	8988	131	2	0	2	8979	131	2	0	2	8772	128	2	0	2
			4W	9382	137	2	0	3	9335	136	2	0	3	8822	129	2	0	3
			5QW	9610	140	4	0	2	9562	140	4	0	2	9034	132	4	0	2
	100	88.0	2	11939	136	2	0	2	11885	135	2	0	2	11232	128	2	0	2
			3	12064	138	2	0	2	12010	136	2	0	2	11349	129	2	0	2
			4F	12832	146	2	0	2	12819	146	2	0	2	12524	142	2	0	2
			4W	11840	135	2	0	3	11787	135	2	0	3	11138	127	2	0	3
			5QW	12132	138	4	0	2	12071	138	4	0	2	11404	130	4	0	2
	115	109.7	2	15651	143	2	0	2	15577	142	2	0	2	14977	137	2	0	2
			3	15487	141	2	0	2	15413	140	2	0	2	14820	135	2	0	2
			4F	14754	134	2	0	2	14740	134	2	0	2	14401	131	2	0	2
			4W	15305	140	2	0	3	15232	139	2	0	3	14646	134	2	0	3
			5QW	15731	143	4	0	2	15632	143	4	0	2	15031	137	4	0	2
	135	133.3	2	18089	136	3	0	3	17999	135	3	0	3	17275	130	3	0	3
			3	17863	134	2	0	2	17777	133	2	0	2	17094	128	2	0	2
			4F	17317	130	3	0	3	17300	130	3	0	3	16902	127	2	0	3
			4W	17653	133	2	0	3	17568	132	2	0	3	16893	127	2	0	3
			5QW	18155	136	4	0	2	18030	135	4	0	2	17338	130	4	0	2

ASL2 Performance Data on next page

1 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

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EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G
ASL2	145	143.0	2	21007	147	3	0	4	20902	146	3	0	4	20061	140	3	0	4
			3	20842	146	3	0	4	20738	145	3	0	4	19904	139	3	0	4
			4F	19490	136	3	0	3	19471	136	3	0	3	19023	133	3	0	3
			4W	20595	144	3	0	5	20492	143	3	0	5	19669	138	3	0	5
			5QW	21130	148	5	0	4	21024	147	5	0	4	20179	141	5	0	4
	170	168.0	2	24452	146	3	0	4	24330	145	3	0	4	23351	139	3	0	4
			3	24260	144	3	0	4	24139	144	3	0	4	23168	138	3	0	4
			4F	22847	136	3	0	4	22824	136	3	0	4	22299	133	3	0	3
			4W	23972	143	3	0	5	23853	142	3	0	5	22895	136	3	0	5
			5QW	24596	146	5	0	4	24472	146	5	0	4	23488	140	5	0	4
	185	185.0	2	26658	144	4	0	5	26525	143	4	0	5	25457	138	4	0	5
			3	26449	143	3	0	4	26316	142	3	0	4	25258	137	3	0	4
			4F	24834	134	3	0	4	24809	134	3	0	4	24238	131	3	0	3
			4W	26135	141	4	0	5	26005	141	4	0	5	24961	135	4	0	5
			5QW	26814	145	5	0	5	26680	144	5	0	5	25607	138	5	0	5
	210	210.0	2	29872	142	3	0	4	29723	142	3	0	4	28536	136	3	0	4
			3	29638	141	3	0	4	29489	140	3	0	4	28303	135	3	0	4
			4F	30623	146	3	0	4	30592	146	3	0	4	29598	142	3	0	4
			4W	29286	139	3	0	5	29140	139	3	0	5	27970	133	3	0	5
			5QW	30047	143	5	0	4	29896	142	5	0	4	28694	137	5	0	4
	235	235.0	2	32960	140	3	0	4	32796	140	3	0	4	31475	134	3	0	4
			3	32701	139	3	0	4	32537	138	3	0	4	31229	133	3	0	4
			4F	31582	134	3	0	4	31550	134	3	0	4	30825	131	3	0	4
			4W	32313	138	3	0	5	32152	137	3	0	5	30861	131	3	0	5
			5QW	33153	141	5	0	4	32987	140	5	0	4	31660	135	5	0	4
	255	261.2	2	36216	142	4	0	5	36035	141	4	0	5	34585	136	4	0	5
			3	35932	141	3	0	4	35752	140	3	0	4	34314	135	3	0	4
			4F	34254	131	3	0	4	34219	131	3	0	4	33432	128	3	0	4
			4W	35505	139	4	0	5	35329	139	4	0	5	33910	133	4	0	5
			5QW	36428	143	5	0	5	36246	142	5	0	5	34788	136	5	0	5

1 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

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EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ELECTRICAL DATA

Family	Nominal Wattage	Input Voltage (Volts)	Current (AMPS)	System Power (Watts)
SLING (ASL1)	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
		347	0.07	
		480	0.05	
	39	120	0.32	38
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.41	49.7
		208	0.24	
		240	0.21	
		277	0.18	
		347	0.14	
		480	0.10	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
		347	0.20	
		480	0.14	
	100	120	0.73	88
		208	0.42	
		240	0.37	
		277	0.32	
		347	0.25	
		480	0.18	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

SLING (ASL2) Next Page

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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ELECTRICAL DATA (CONT'D)

Family	Nominal Wattage	Input Voltage (Volts)	Current (AMPS)	System Power (Watts)
SLING (ASL2)	145	120	1.19	143.0
		208	0.69	
		240	0.60	
		277	0.52	
		347	0.41	
		480	0.30	
	170	120	1.40	168.0
		208	0.81	
		240	0.70	
		277	0.61	
		347	0.48	
		480	0.35	
	185	120	1.54	185.0
		208	0.89	
		240	0.77	
		277	0.67	
		347	0.53	
		480	0.39	
	210	120	1.75	210.0
		208	1.01	
		240	0.88	
		277	0.76	
		347	0.61	
		480	0.44	
	235	120	1.96	235.0
		208	1.13	
		240	0.98	
		277	0.85	
		347	0.68	
		480	0.49	
	255	120	2.18	261.2
		208	1.26	
		240	1.09	
		277	0.94	
		347	0.75	
		480	0.54	

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EXO
OUTDOOR LIGHTING

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11[1] L96 60,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

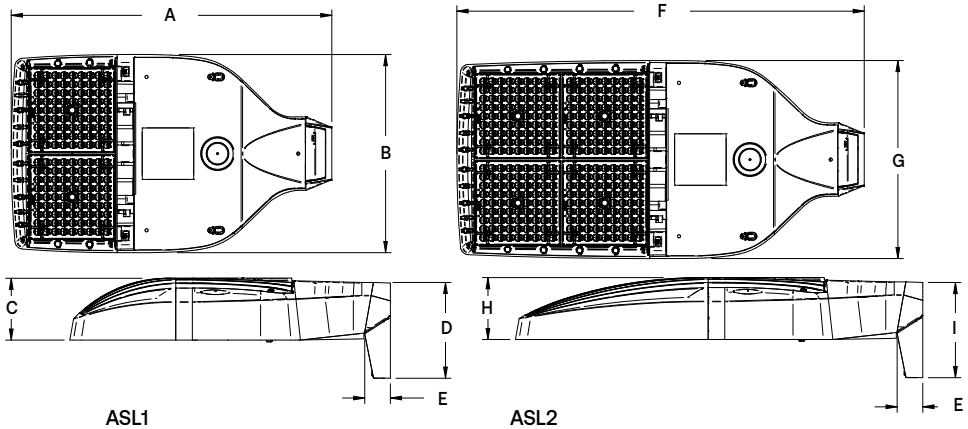
1. Projected per IESNA TM-21-11 (* Cree XP-L, 2100mA, 105°C Ts, 6,000hrs)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.06
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.97

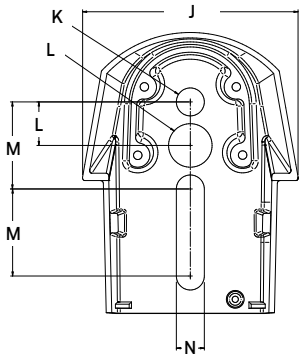
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DIMENSIONS



	Weight
ASL1	14.47 lbs (6.56 kgs)
ASL2	17.47 lbs (7.92 kgs)

A	B	C	D	E	F	G	H	I	ASL1 EPA@0°	ASL2 EPA@0°	ASL1 w/ HSS	ASL2 w/ HSS
18.9" 480mm	11.7" 297mm	3.7" 94mm	5.65" 144mm	1.5" 38mm	24.0" 610mm	11.7" 297mm	3.7" 94mm	5.62" 143mm	.46 ft.^{2} .043 m^2	.56 ft.^{2} .052 m^2	.73 ft.^{2} .068 m^2	1.01 ft.^{2} .094 m^2

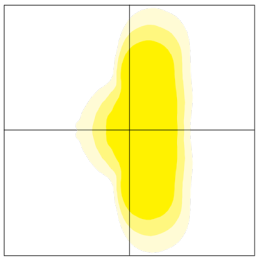


J	K	L	M	N
4.33" 480mm	.562" 297mm	.875" 94mm	1.75" 610mm	.562" 297mm

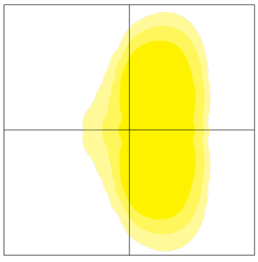
PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

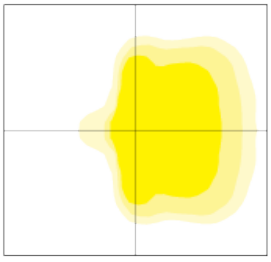
Type II



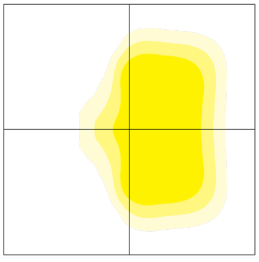
Type III



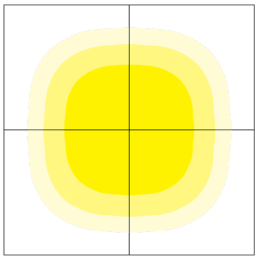
Type IV Forward



Type IV Wide



Type V



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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ADDITIONAL INFORMATION (CONT'D)

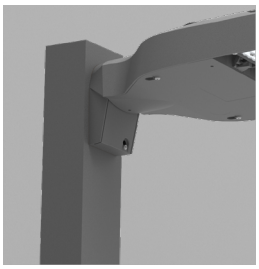
OCCUPANCY SENSOR

- Individual fixture control
- Dims product when space is not occupied

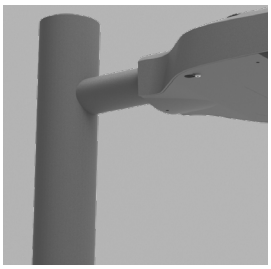
7-PIN RECEPTACLE

- Compatible with 3-pin, 5-pin or 7-pin photocontrols
- Turns fixture on when sun sets, off when sun rises
- For use with a variety of control platforms

MOUNTING



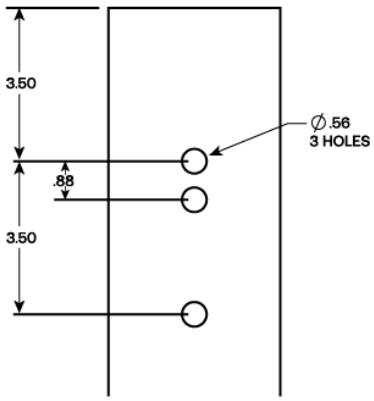
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Outdoor S2 drill pattern.



MAF – Fits 2-3/8" OD arms Roadway applications.

Wall Mount – Wall mount bracket designed for building mount applications.

DRILL PATTERN
S2



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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

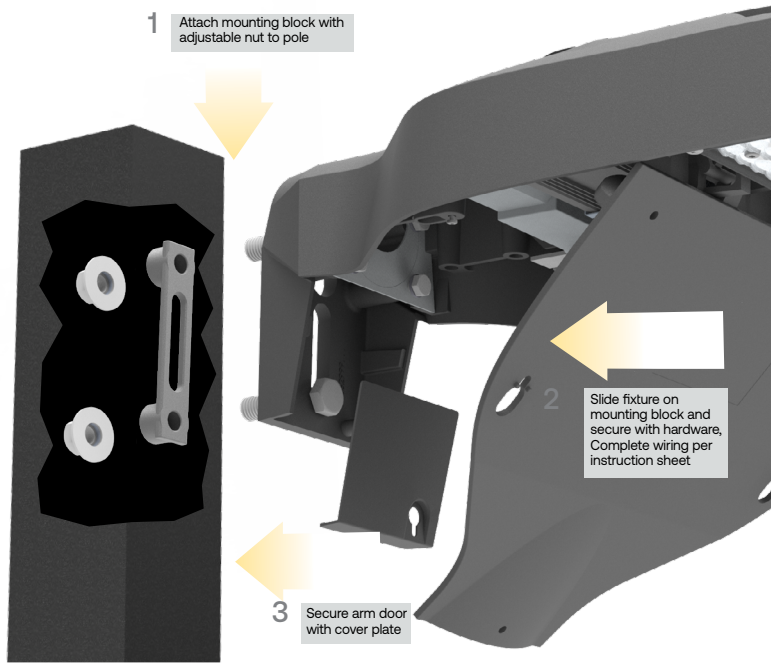
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

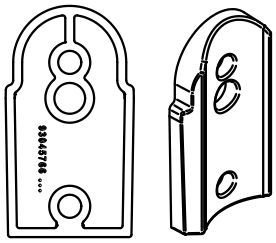
ADDITIONAL INFORMATION (CONT'D)

MOUNTING (CONT'D)



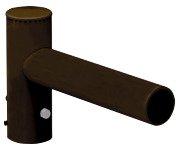
Square Arm Mounting Block –Arm mount block for ease of installation. Compatible with S2 drill patterns from 2.5" to 4.5"

ACCESSORY



ROUND POLE ADAPTER

WB-AREA-XX



SPOKE BRACKET (single arm shown) Horizontal round arm tenon adapters for use with MAF mounting type or accessory kit. Reference SBH Spoke Pole Top Brackets for ordering information.

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SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: LOCATION:

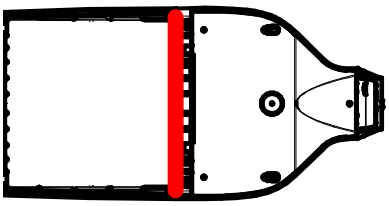
TYPE: PROJECT:

CATALOG #:

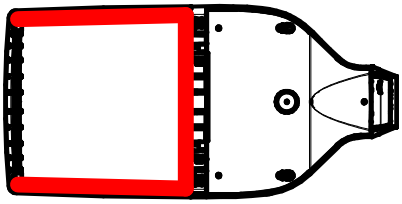
ADDITIONAL INFORMATION (CONT'D)

CONFIGURATIONS

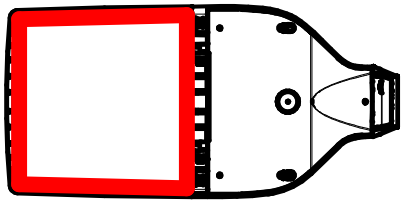
ASLx HSS-90-B-xx



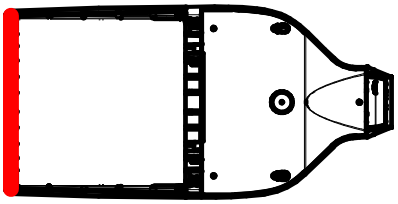
ASLx HSS-270-BSS-xx



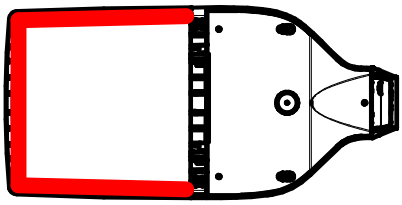
ASLx HSS-360-xx



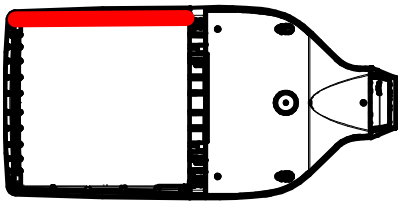
ASLx HSS-90-F-xx



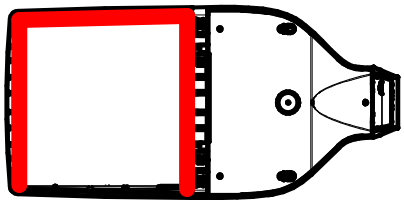
ASLx HSS-270-FSS-xx



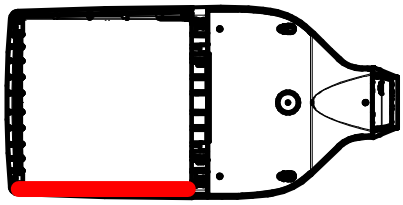
ASLx HSS-90-S-xx



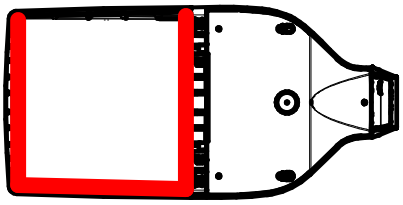
ASLx HSS-270-FSB-xx



ASLx HSS-90-S-xx



ASLx HSS-270-FSB-xx



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WPLED26Y USA

LED 26W Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.1 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.22A
208V	0.13A
240V	0.11A
277V	0.10A
Input Watts	29.1W

LED Info

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3,749 lm
Efficacy	128.8 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IP Rating:
Ingress protection rating of IP66 for dust and water

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P0000175O

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 150W Metal Halide

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
10.77% at 120V, 11.79% at 277V

Power Factor:
98.2% at 120V, 95.6% at 277V

Construction

Finish:
Formulated for high durability and long-lasting color

Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:
The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

FTC Country of Origin:
This product was assembled in the USA by RAB using imported components

Buy American Act Compliance:
This product complies with the Buy American Act

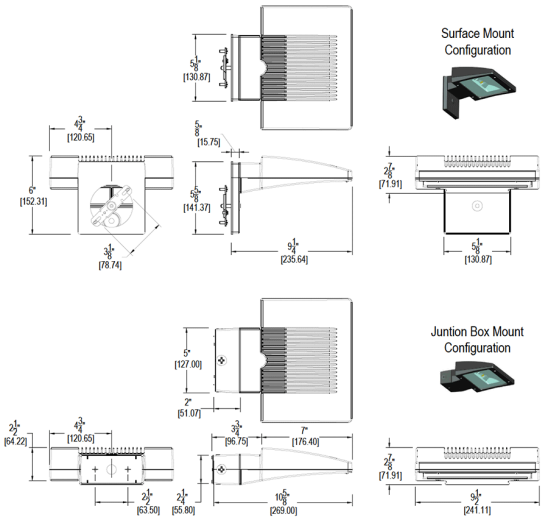
Copyright © 2025 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Technical Specifications (continued)

Optical

BUG Rating:
B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

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CHIPOTLE - BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
ARMSTRONG BLVD NW & BUNKER LAKE BLVD NW
CITY OF RAMSEY, ANOKA COUNTY, MN
JUNE 2025
CIVIL PLANS

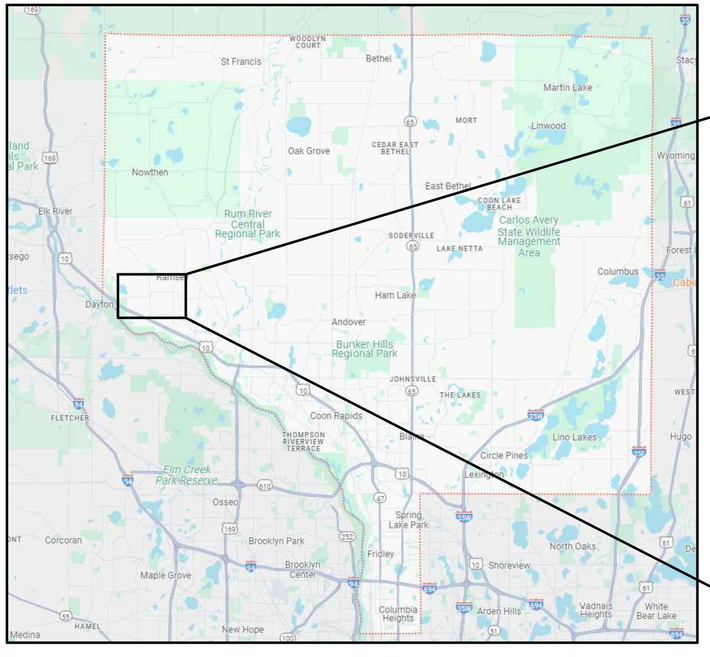
CIVIL & SURVEY PLANS PREPARED BY:

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: 06/04/2025 Lic. No. 58628

Sheet List Table	
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
C24	Traffic Control Plan



ANOKA COUNTY, MINNESOTA

PROJECT LOCATION

VICINITY MAP

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	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.

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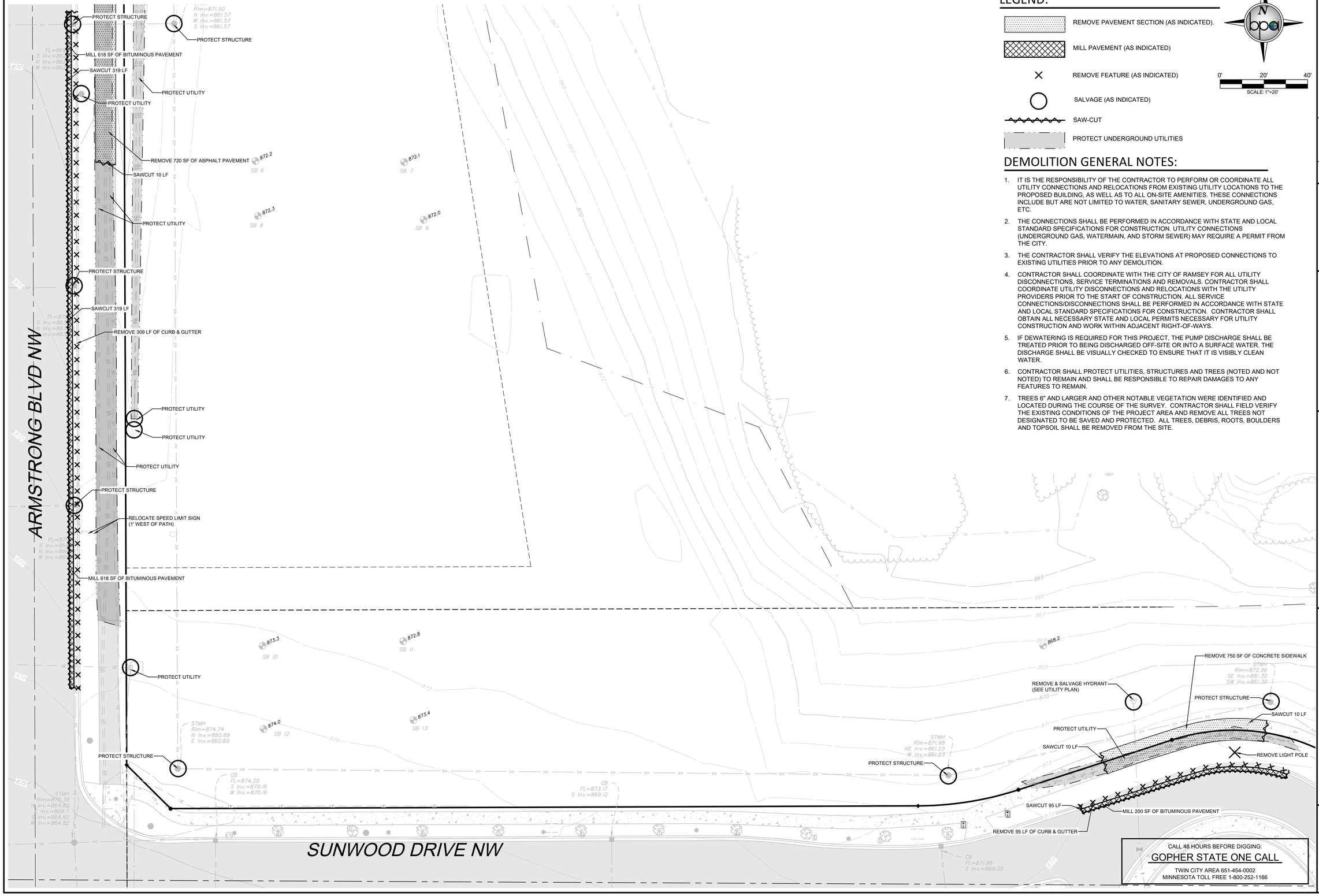

LEGEND:

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

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DATE: 06/04/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DEMOLITION
FILE NO.: 25-0038.00

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Signed: Christopher J. Dahm Lic. No. 58628
Date: 06/04/2025

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LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-3822 FAX: 763-262-3844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DEMOLITION PLAN (SOUTH)

SHEET NO.
C1

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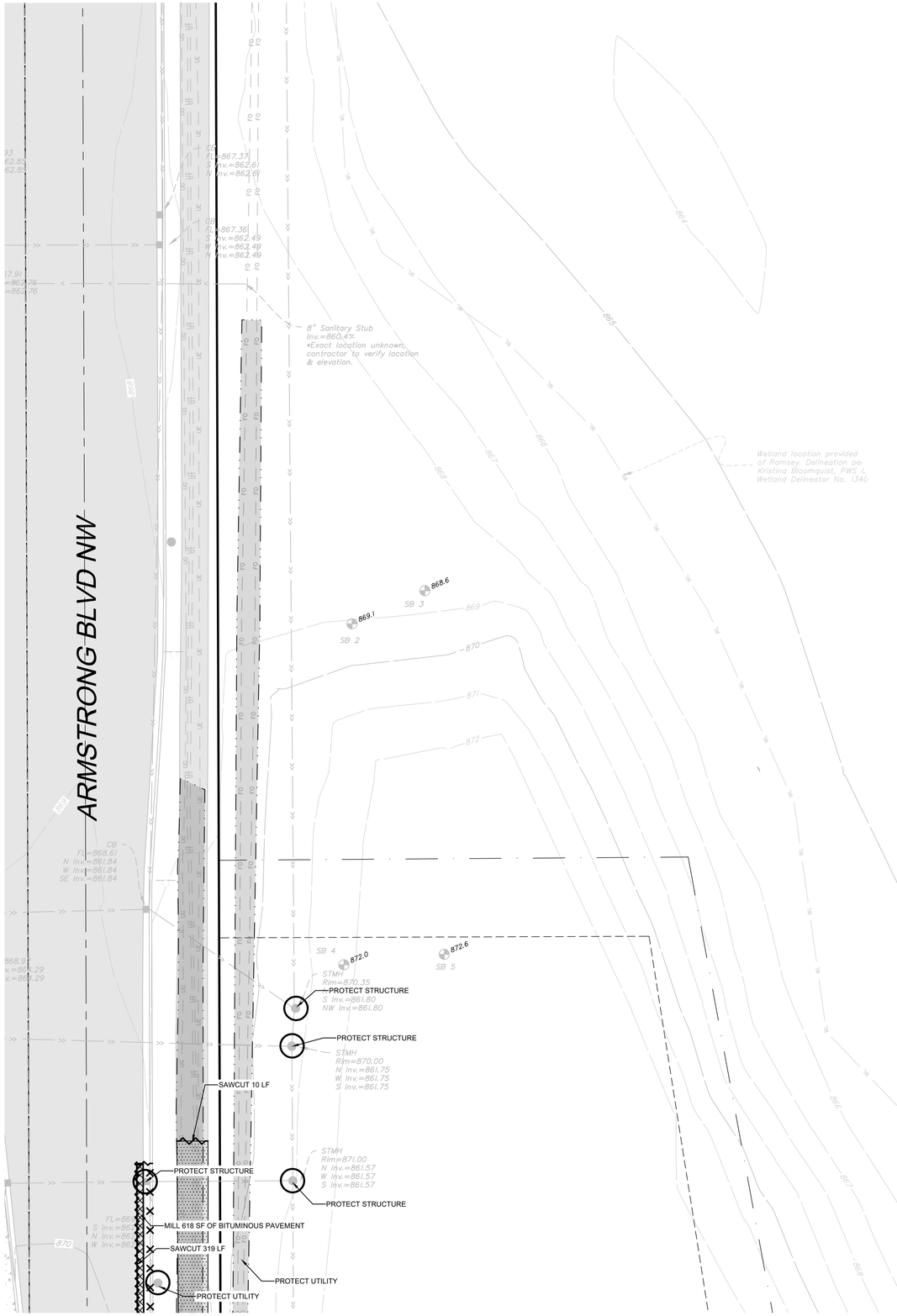

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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DEMOLITION PLAN (NORTH)

SHEET NO.
C2

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BUNKER LAKE BLVD

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

Wetland location provided by the City of Ramsey. Delineation performed by Kristina Bloomquist, PWS Certified Wetland Delineator No. 1340

CHIPOTLE 2,330 S.F.
48 PARKING SPACES (2 ADA)
(PHASE 1)

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'

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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

TOTAL SITE PLAN

SHEET NO.
C3

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SITE PLAN INFORMATION:

PARCEL AREA:
- 1.58 ACRES ± LOT 3

EXISTING ZONING:
- COMMERCIAL DISTRICT (COR-2B)

PRINCIPAL STRUCTURE SETBACKS:
- FRONT: 30'

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	506 SF	38,542 SF
BUILDING AREA	0 SF	2,330 SF
PERVIOUS AREA	68,302 SF	27,936 SF
TOTAL AREA	68,808 SF	68,808 SF

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)

LEGEND:

- PROPOSED ASPHALT PAVEMENT
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- PROPOSED TURF ESTABLISHMENT
- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN
- PROPOSED MILL & OVERLAY AREA

N

0' 20' 40'
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.
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7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
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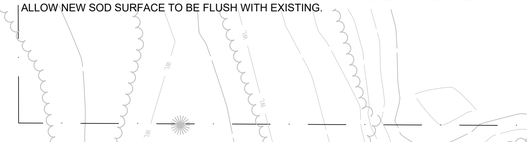
9. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.



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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
SITE PLAN (SOUTH)

SHEET NO.
C4

CALL 48 HOURS BEFORE DIGGING:
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MINNESOTA TOLL FREE 1-800-252-1166

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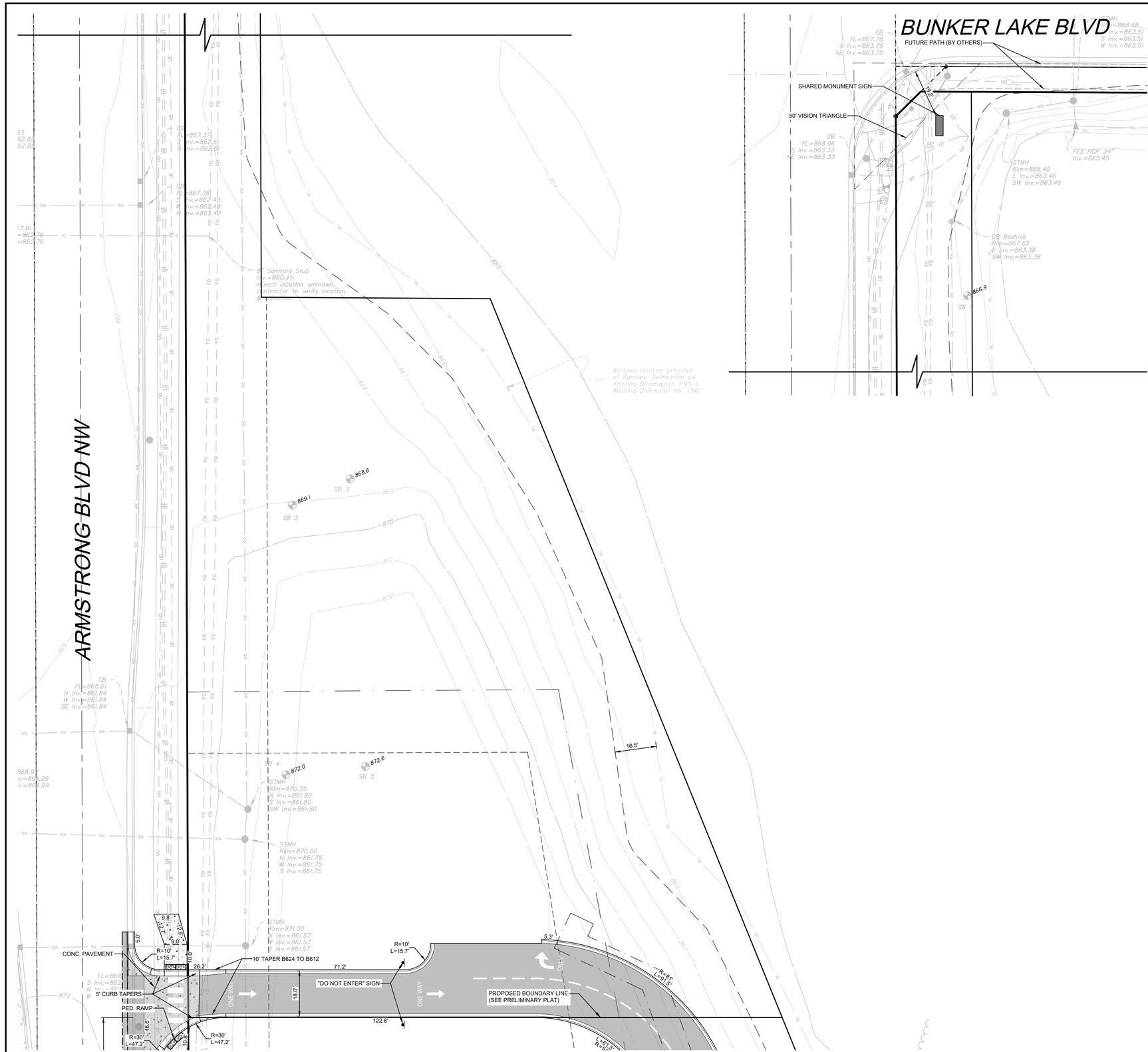

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SITE PLAN (NORTH)

SHEET NO.
C5

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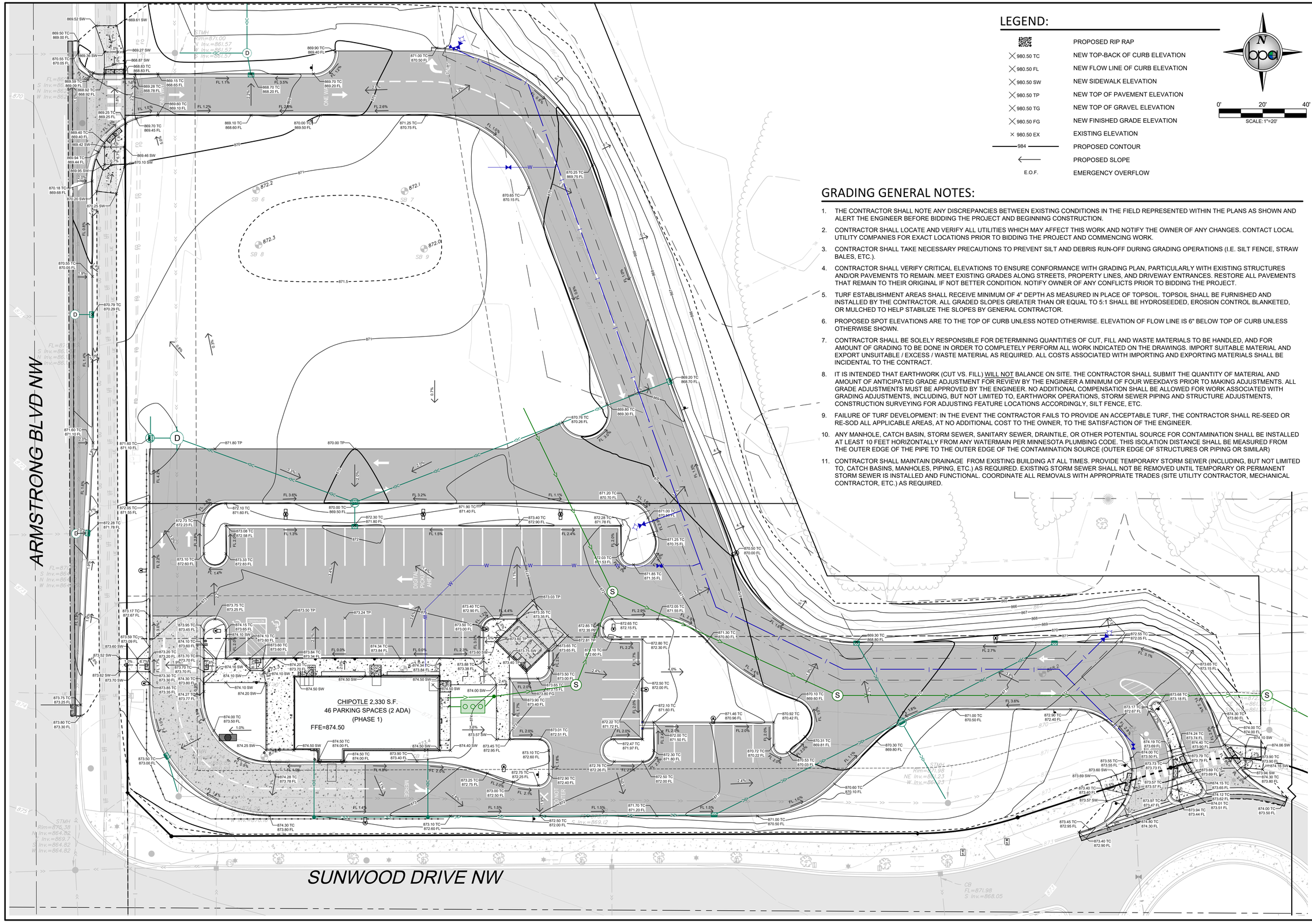

LEGEND:

	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.

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: GRADING
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: 06/04/2025 Lic. No. 58628

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LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-261-3822 FAX: 763-262-8844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
GRADING PLAN (SOUTH)

SHEET NO.
C6

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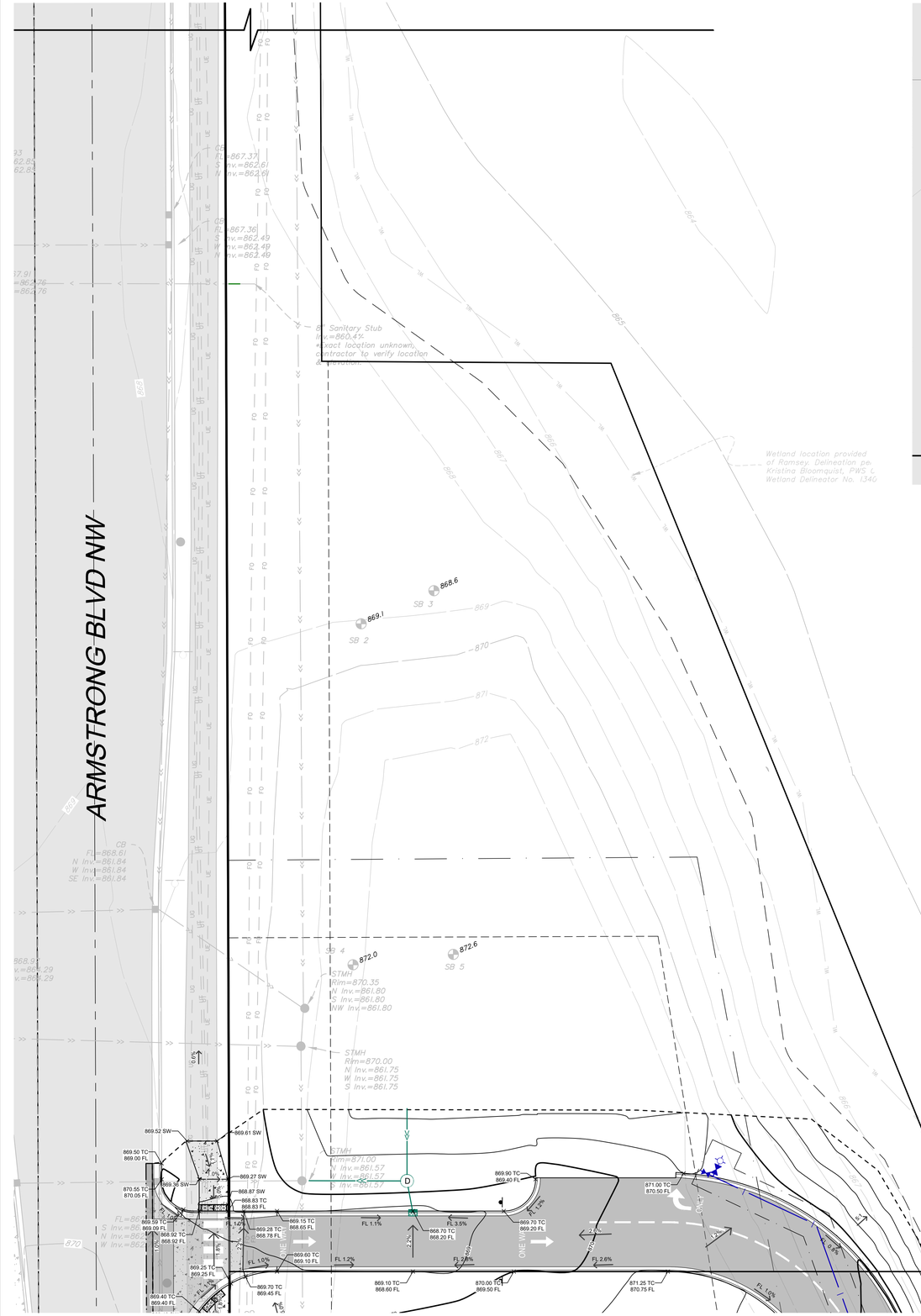

LEGEND:

	PROPOSED RIP RAP
980.50 TC	NEW TOP-BACK OF CURB ELEVATION
980.50 FL	NEW FLOW LINE OF CURB ELEVATION
980.50 SW	NEW SIDEWALK ELEVATION
980.50 TP	NEW TOP OF PAVEMENT ELEVATION
980.50 TG	NEW TOP OF GRAVEL ELEVATION
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:

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Date: 06/04/2025 Lic. No. 58628

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13170 FIRST STREET, BECKER, MN 55308-9322
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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

GRADING PLAN (NORTH)

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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'

SUNWOOD DRIVE NW

ARMSTRONG BLVD NW

CHIPOTLE 2,330 S.F.
46 PARKING SPACES (2 ADA)
(PHASE 1)
FFE=874.50

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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
UTILITY PLAN (SOUTH)

SHEET NO.
C8

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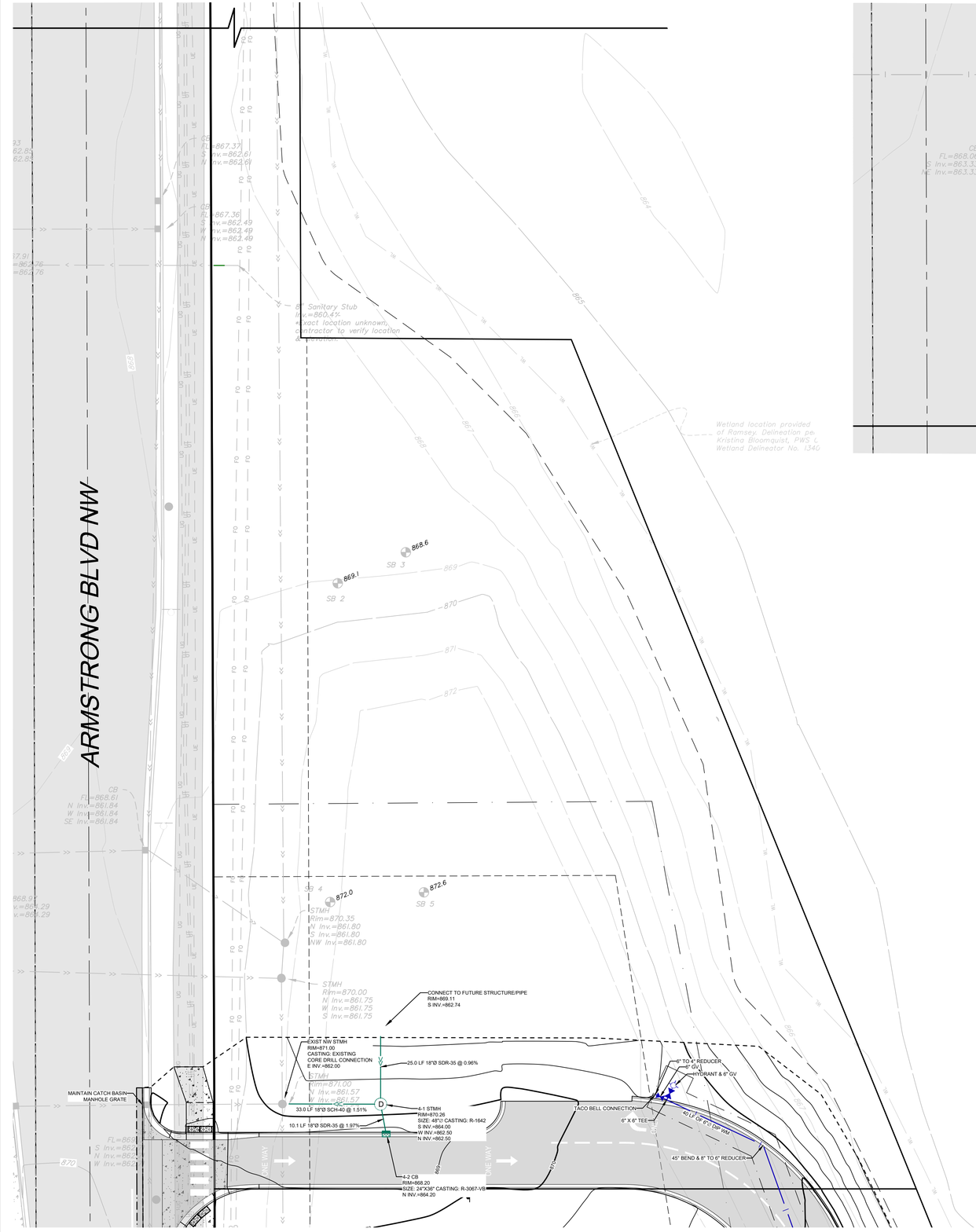

LEGEND:

- 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'

UTILITY GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.

WATER:

5. WATER LINE TO MINIMUM 8.0 FEET DEPTH.
6. ALL WATER LINES 4" OR GREATER SHALL CONFORM TO AWWA C900 OR GRADE PE-3408 OR GRADE PE4710 PIPE AND SHALL BE RATED FOR 200 PSI. ALL WATER LINES LESS THAT 4" SHALL CONFORM TO AWWA C901 SIDR 7 (HDPE WATER LINE) OR TYPE K COPPER PIPE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO CONSECUTIVE PASSING BACTERIOLOGICAL TESTS FROM THE PROPOSED WATER SERVICE.
8. CORPORATION STOP SHALL BE FORD MODEL # FB1001-6-IDR7-NL OR A.Y. MCDONALD MODEL # 74701B-33.
9. TAPPING SADDLE SHALL BE FORD MODEL # FS323 OR A.Y. MCDONALD # 372.
10. CURB STOP SHALL BE FORD MODEL # B66-666M-IDR7-NL.
11. CURB BOX SHALL BE FORD MODEL # EM2-80-56 OR A.Y. MCDONALD # 5614.
12. FOR WATER SERVICE LINES #12 AWG SOLID COPPER CLAD STEEL (CCS) WIRE WITH 30 MIL HIGH DENSITY POLYETHYLENE (HDPE) INSULATING JACKET, COLOR BLUE.

SEWER:

1. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
2. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
3. ALL STORM SEWER AND SANITARY SEWER SHALL MEET ASTM STANDARDS AS DESCRIBED:
   - 3.1. WHEN PIPE IS PLACED 10 FEET, OR GREATER, FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SDR-35 PVC, OR EQUAL. THIS PIPE SHALL MEET OR EXCEED ASTM 2729.
   - 3.2. WHEN PIPE IS PLACED LESS THAN 10 FEET FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SCHEDULE 40 PVC, OR EQUAL. THIS PIPE SHALL MEET OR EXCEED ASTM D1785 AND D2665.
   - 3.3. ALL JOINTS SHALL BE SOLVENT WELDED JOINTS AND USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY CONCRETE PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED WATER, SANITARY, STORM SEWER SERVICE INSTALLATION.
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. NO DEWATERING IS EXPECTED FOR THIS SITE DUE TO SANDY SOIL CONDITIONS.
6. ALL EXISTING CASTINGS FOR SANITARY SEWER AND STORM STRUCTURES WITHIN PROPOSED WORK AREAS THAT ARE WITHIN THE CITY RIGHT OF WAY SHALL BE REPLACED IN KIND.
7. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL PLAN FOR UTILITY INSTALLATION. TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO PAVEMENT REMOVAL AND REMOVED AFTER REPLACEMENT OF PAVEMENT IS COMPLETED.
8. CONTRACTOR SHALL CONFIRM FINAL ROOF DRAIN LOCATIONS SHOWN MATCH ARCHITECTURAL/MEP DRAWINGS.
9. ALL MANHOLES, CATCH BASINS, STORM SEWER PIPES, SANITARY SEWER PIPES, DRAINTILE, AND OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER SECTION 609.6.1 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).
10. 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.
11. GREASE INTERCEPTOR MUST MEET OR EXCEED IAPMO Z1001 STANDARDS.

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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

UTILITY PLAN (NORTH)

SHEET NO.
C9

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6/4/2025

ARMSTRONG BLVD NW
Wetland location provided
of Ramsey. Delineation pe
Kristina Bloomquist, PWS, C
Wetland Delineator No. 1340
SB 1
SB 2
SB 3
SB 4
SB 5
868.6
869.1
872.0
872.6
INSTALL TEMPORARY SEDIMENT FILTER
INSTALL 22 LF OF TEMP. SILT FENCE
INSTALL TEMPORARY SEDIMENT FILTER
INSTALL TEMPORARY SEDIMENT FILTER
INSTALL TEMPORARY SEDIMENT FILTER
INSTALL TEMPORARY SEDIMENT FILTER
INSTALL ROCK CONSTRUCTION ENTRANCE/EXIT
ONE WAY
ONE WAY
ONLY
SF
SF
SF

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.

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

0' 20' 40'
SCALE: 1"=20'

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.

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

INSTALL TEMPORARY SEDIMENT FILTER
INSTALL ROCK CONSTRUCTION ENTRANCE/EXIT
INSTALL 309 LF OF TEMP. SEDIMENT LOG
PLACE 1.1±AC OF GRASS SEEDING
INSTALL 1,300 SY OF EROSION CONTROL BLANKET
INSTALL 553 LF OF TEMP. SILT FENCE
INSTALL 550 LF OF TEMP. SILT FENCE
INSTALL 15 LF OF TEMP. SILT FENCE
INSTALL 727 LF OF TEMP. SILT FENCE
INSTALL 19 LF OF TEMP. SILT FENCE
ONE WAY
DIGITAL PICKUP AHEAD
DIGITAL ORDER AHEAD PICK UP
ENTRANCE ONLY
DO NOT ENTER
MERGE
CHIPOTLE 2,330 S.F.
46 PARKING SPACES (2 ADA)
(PHASE 1)
FFE=874.50
SOD & MULCH LANDSCAPING (SEE LANDSCAPING PLAN)

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CHIPOTLE
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CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

EROSION CONTROL PLAN (SOUTH

SHEET NO.
C11

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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 BUNKER LAKE CROSSING
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:	2.96	ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.01	ACRES
POST CONSTRUCTION IMPERVIOUS AREA:	0.94	ACRES
NEW IMPERVIOUS AREA:	0.93	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	26±
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	-
TEMPORARY SEDIMENT LOGS	LF	309
TEMPORARY SILT FENCE	LF	2,725
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.

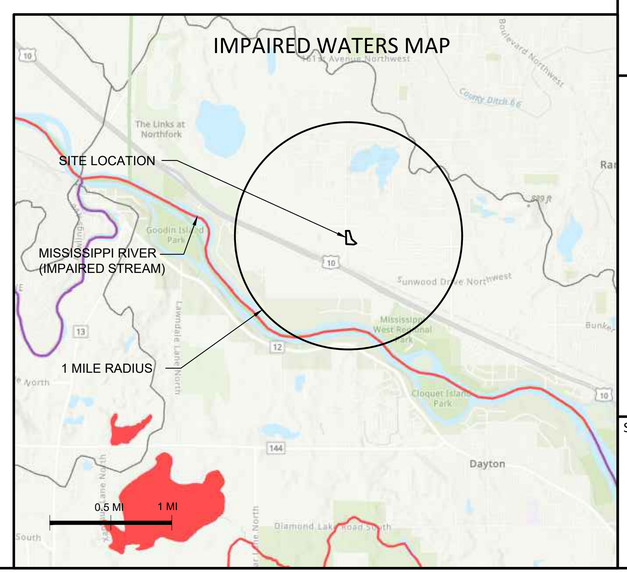
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE; DO NOT REMOVE FROM SITE.

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	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
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: 06/04/2025 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
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

SWPPP NARRATIVE

SHEET NO.
C12

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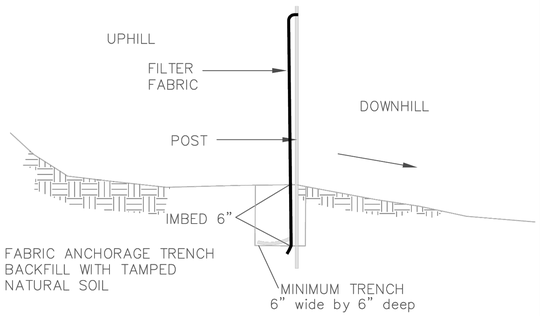
6/4/2025



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

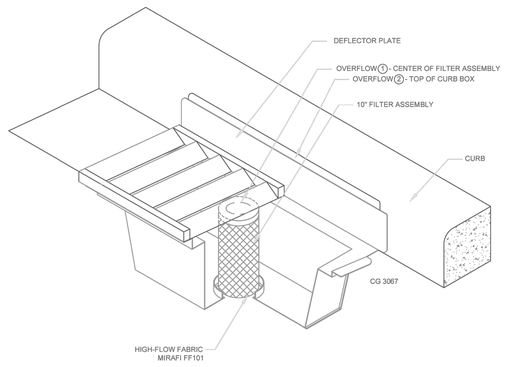
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

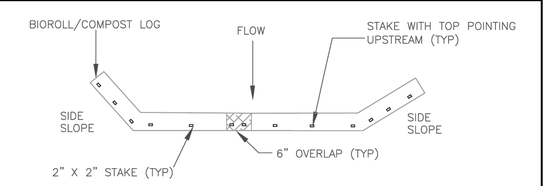
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

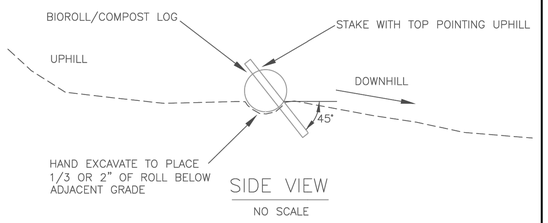
City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



PLAN VIEW



SIDE VIEW

NO SCALE

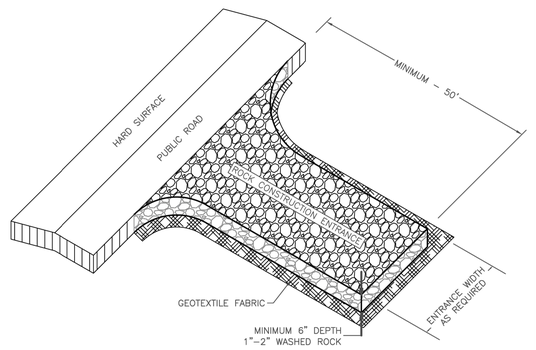
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH 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.
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

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
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DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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Signed: Christopher J. Dahm
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CHIPOTLE
BUNKER LAKE CROSSING
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City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.
C13

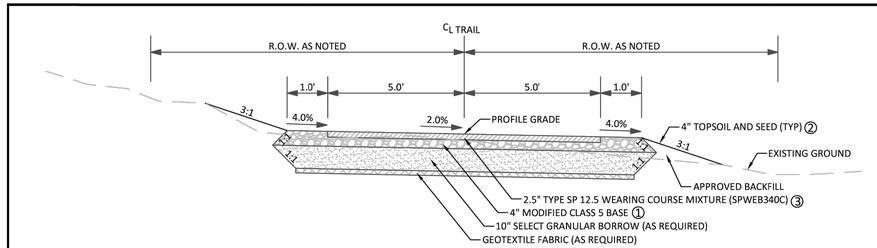
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019

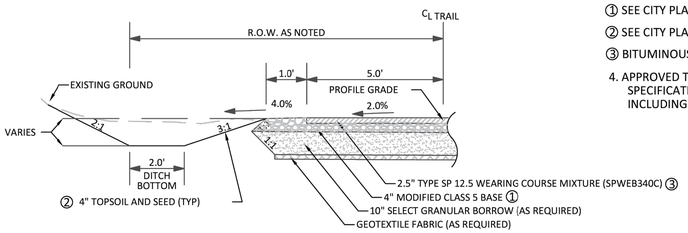
City of RAMSEY

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

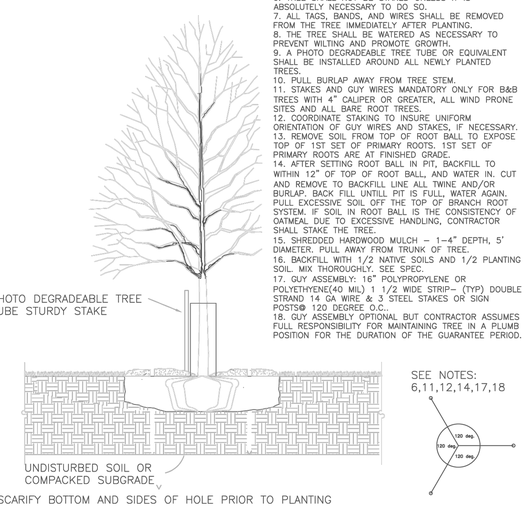
City of RAMSEY

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

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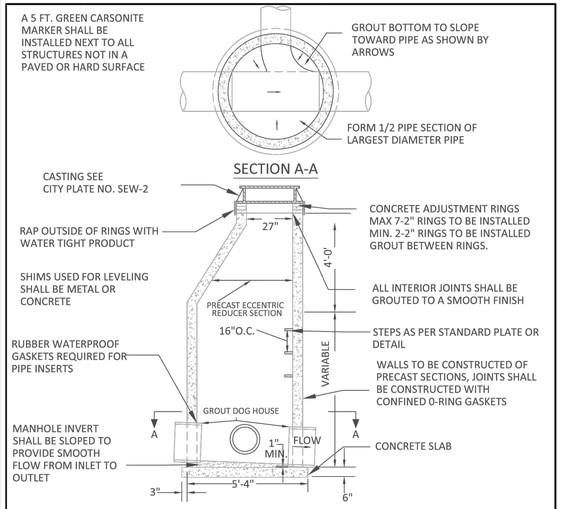
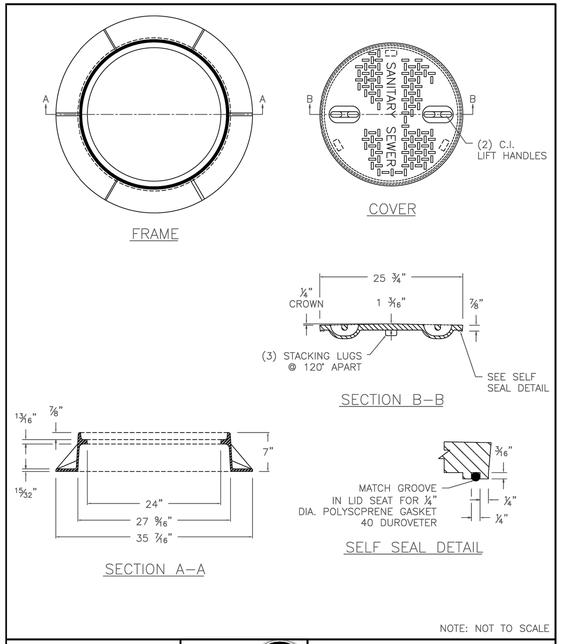


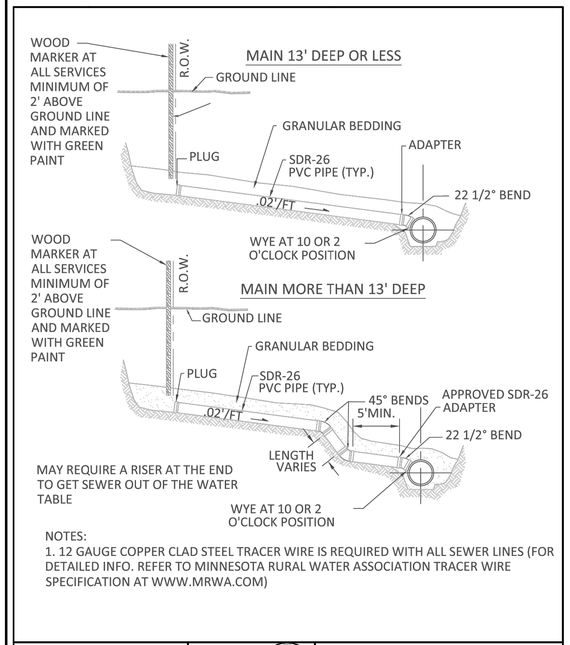
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
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



NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 – 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW-2



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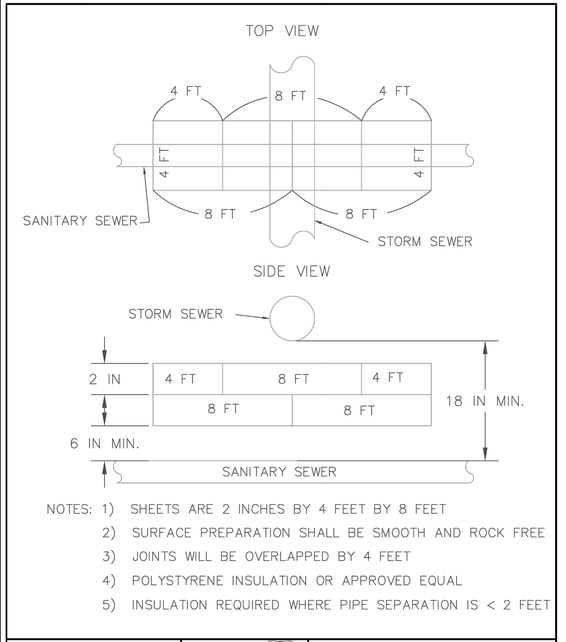
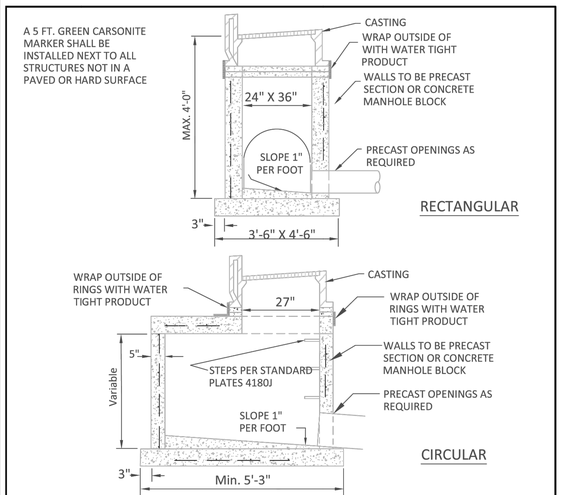
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



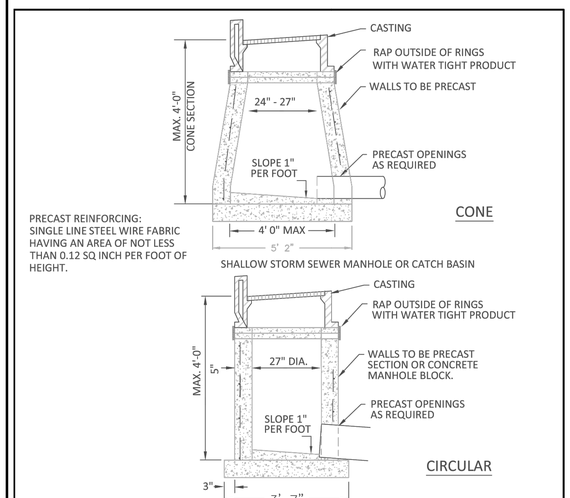
NOTES:
1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	SANITARY SEWER INSULATION
		CITY PLATE No. SEW-6



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



NOTES:
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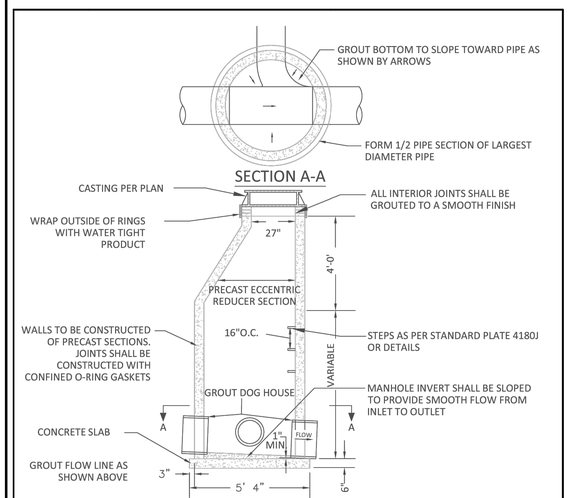
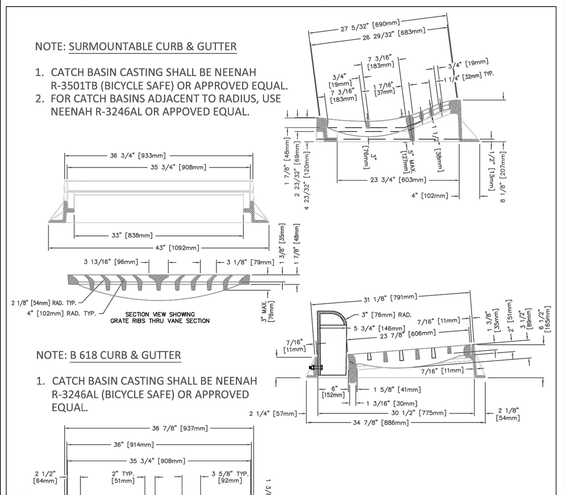
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE 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



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



APPROVED:		STANDARD DETAILS:
4 - 2024	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
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DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.
C14

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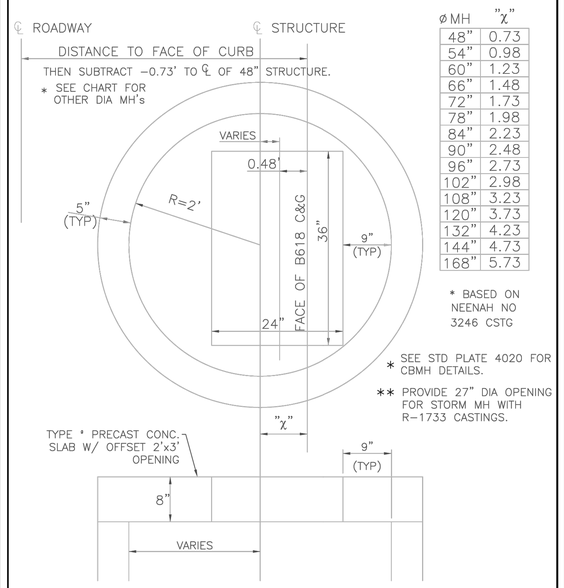


Ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

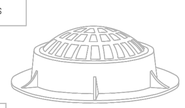
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** 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
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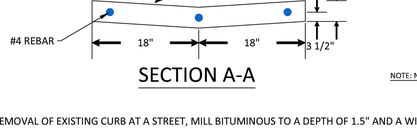
R–2560–E3	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
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

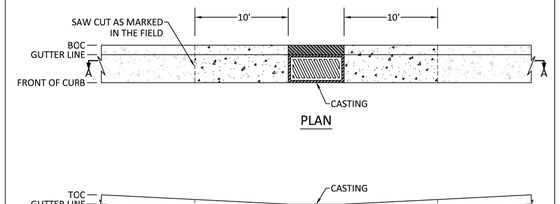
Light Duty

Total Weight 170 Pounds

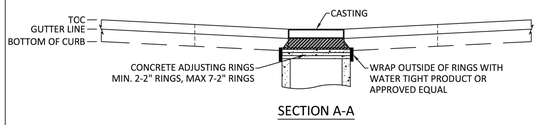


STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6



PLAN



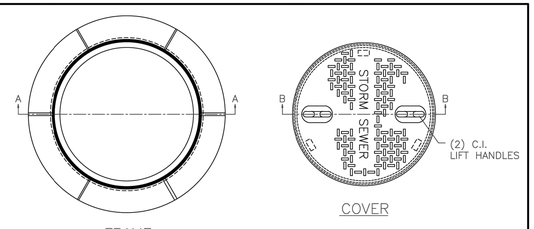
SECTION A-A

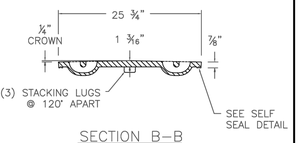
NOTE: NOT TO SCALE

NOTE:

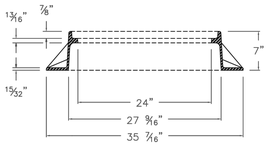
1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. 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

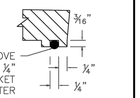




SECTION B–B



SECTION A–A



SELF SEAL DETAIL

NOTE: NOT TO SCALE

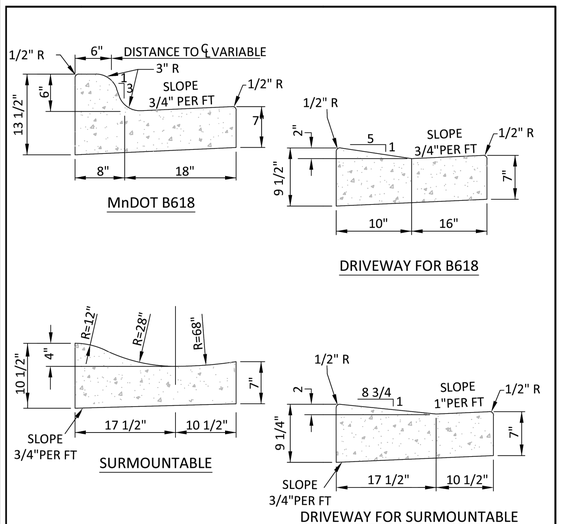
APPROVED:		STANDARD DETAILS:
2 – 2019	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. STO–14

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
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.

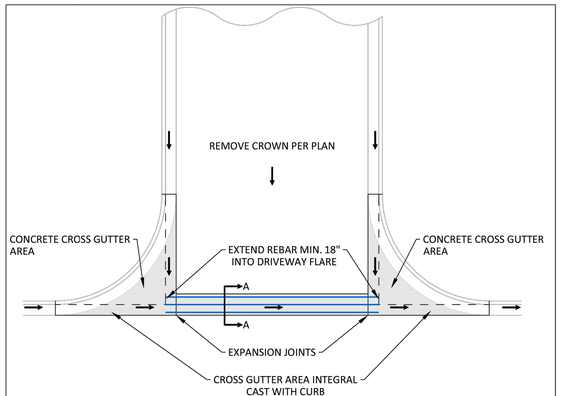
Signed: Christopher J. Dahm
Date: 06/04/2025
Lic. No. 58628



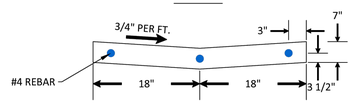
NOTES:

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



PLAN



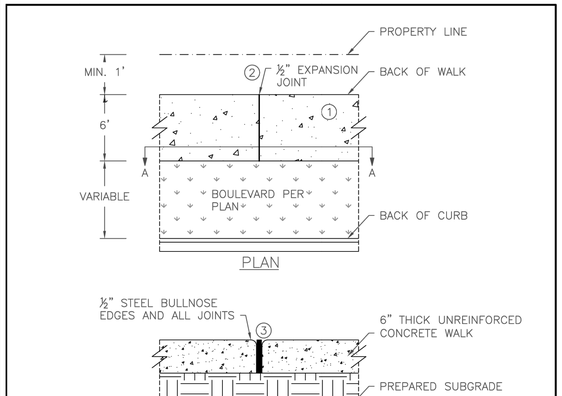
SECTION A-A

NOTE: NOT TO SCALE

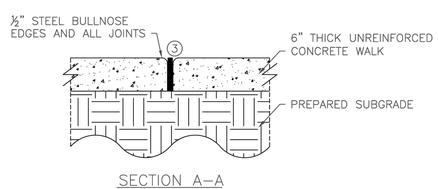
NOTES:

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



PLAN



SECTION A–A

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

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Residential, Commercial & Industrial Fencing Solutions

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Howard County, MD 20723
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Fax: (301)776-7677
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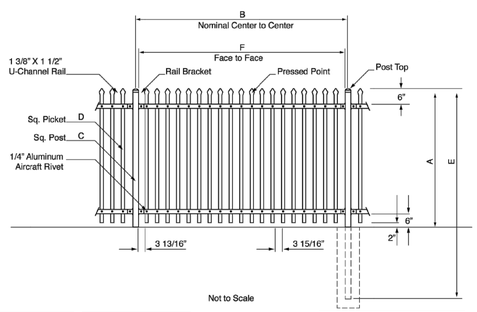
www.ironworldfencing.com



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 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.

42" HIGH ORNAMENTAL FENCE
N.T.S.

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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

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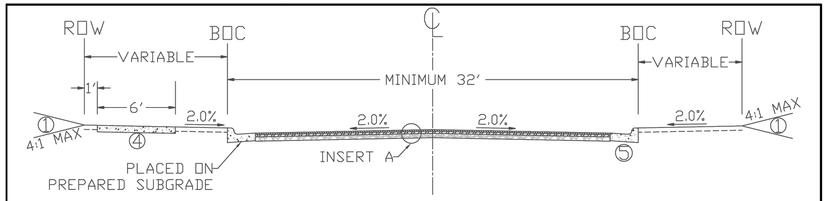
6/4/2025



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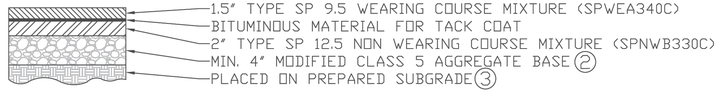


REFERENCE NOTES:

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

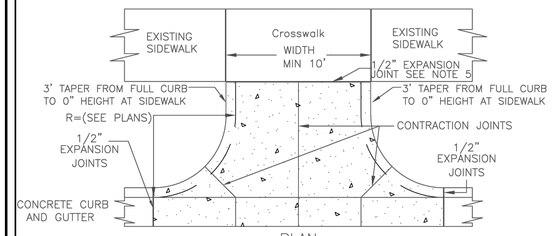
③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

④ ALL SIDEWALKS SHALL BE 6' THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.

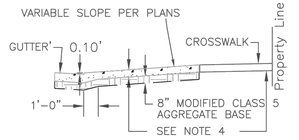
⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

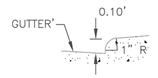
APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET



PLAN



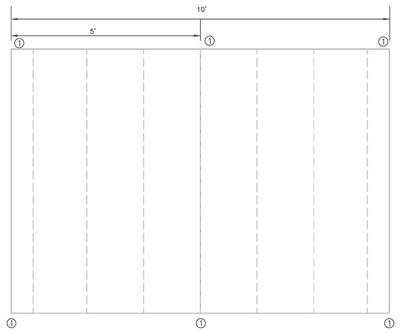
SECTION ON ℄ DRIVEWAY



DETAIL OF LIP

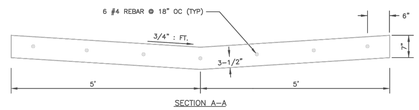
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED 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.

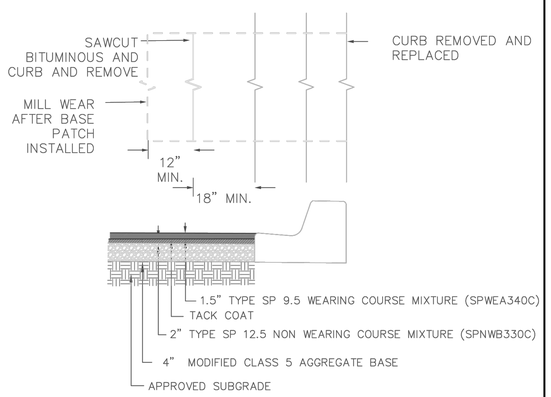


SECTION A-A

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



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.

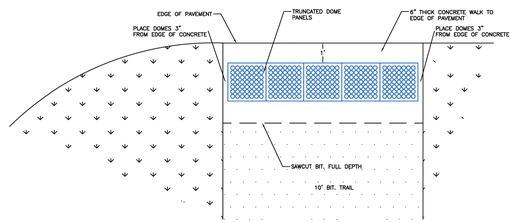
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS CITY PLATE No. STR-25

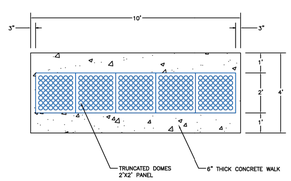
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

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

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
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: 06/04/2025
Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
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DETAILS

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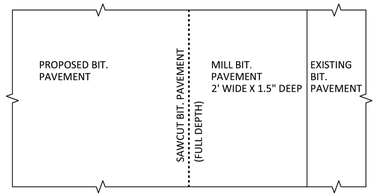
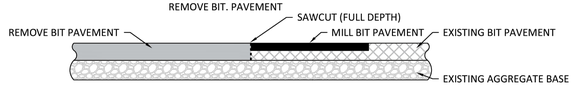
NOTES:

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.

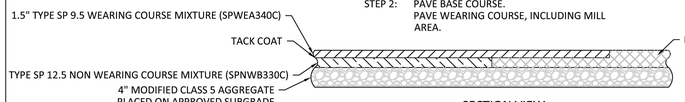


PLAN VIEW

STEP 1: SAW CUT PAVEMENT (FULL DEPTH)
MILL 2' WIDE X 1.5" DEEP
REMOVE BIT. PAVEMENT



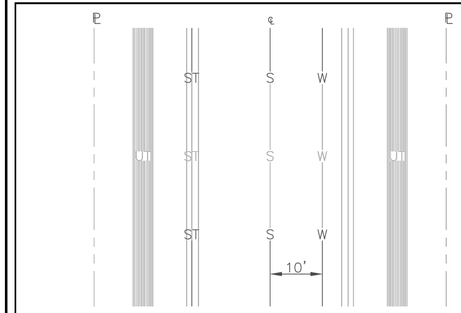
STEP 2: PAVE BASE COURSE.
PAVE WEARING COURSE, INCLUDING MILL AREA.



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN



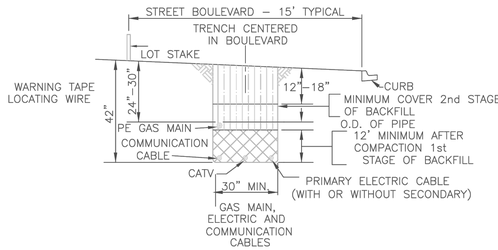
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- P — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

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.

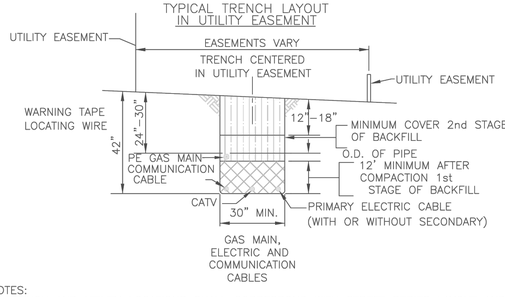
UTILITY LOCATIONS
N.T.S.

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	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
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: 06/04/2025 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

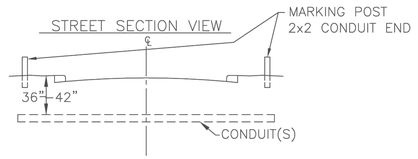
CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.
C17

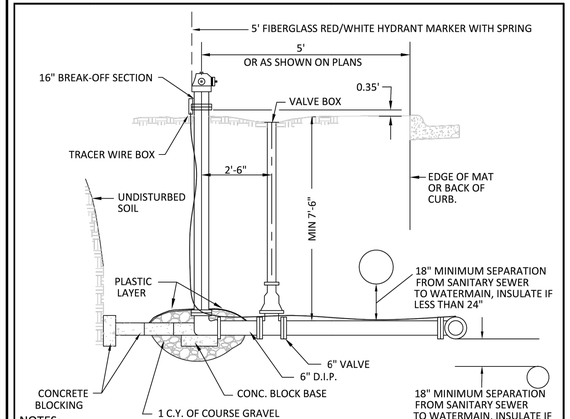
CONDUIT INSTALLATION GUIDE

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.



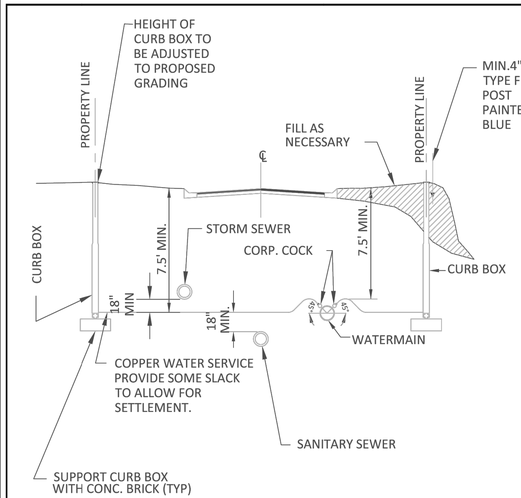
CONDUIT INSTALLATION
N.T.S.

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)

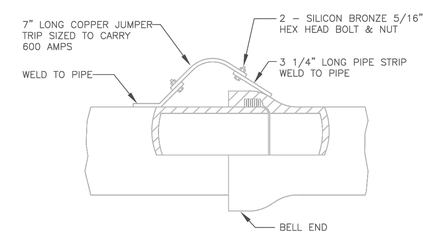
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



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)

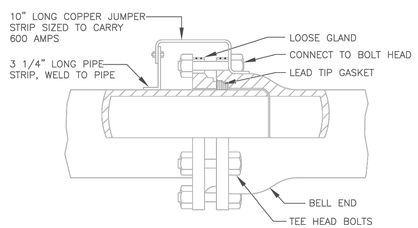
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2



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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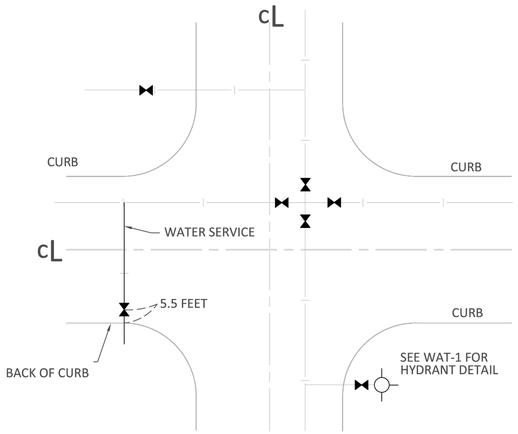
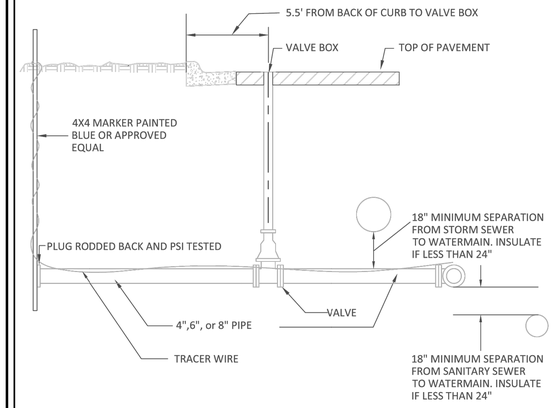


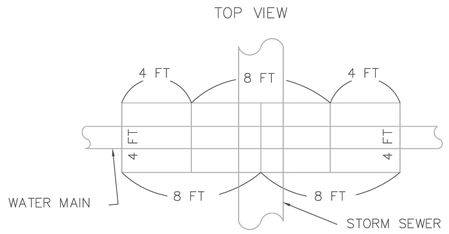
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT 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



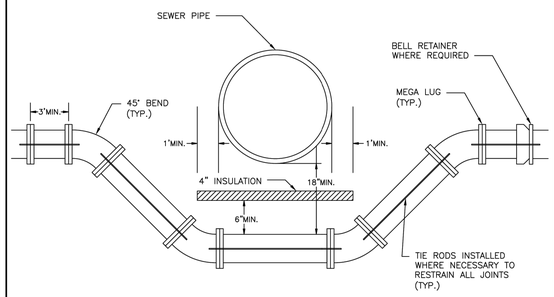
NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA 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	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
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: 06/04/2025 Lic. No. 58628

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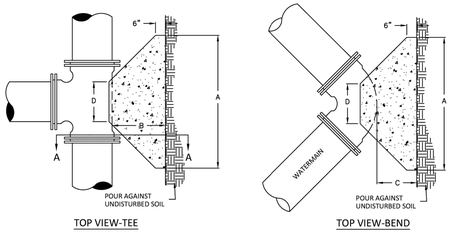
TEL: 763-262-0822 FAX: 763-262-0844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
DETAILS

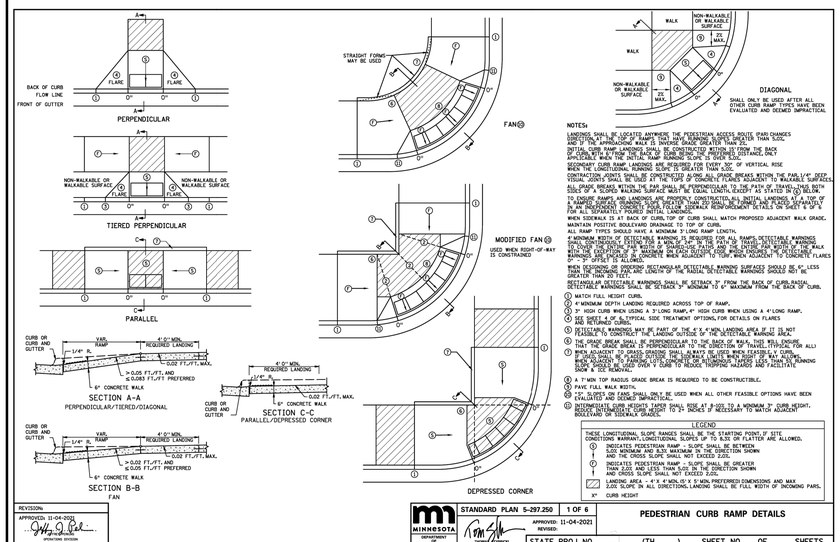
SHEET NO.
C18



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

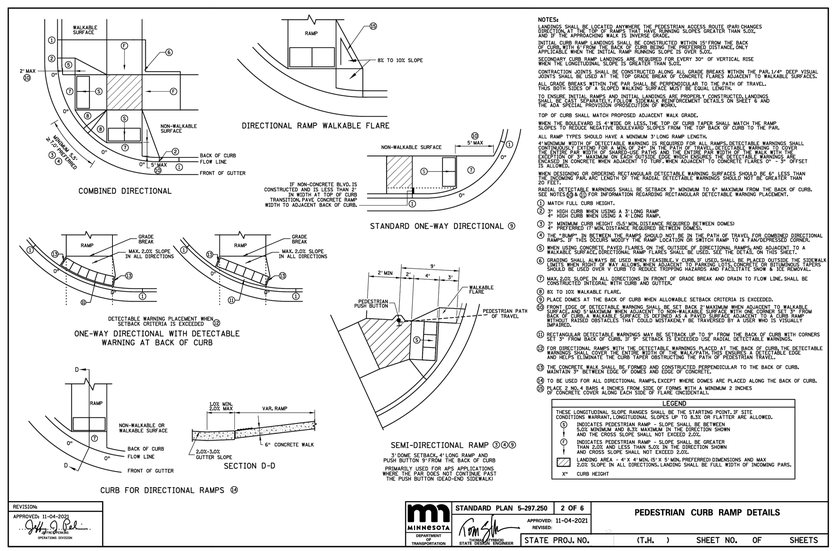


NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP AND BOTTOM OF RAMPS, AND WHERE THE APPROACHING WALK IS SLOPED GREATER THAN 5.00%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 10 FROM THE BACK OF CURB, WITH A MINIMUM DEPTH OF 4' AND A MINIMUM WIDTH OF 5' (PERPENDICULAR ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.00%.
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 TRANSITIONING TO NON-WALKABLE SURFACES. ALL CURB RAMPS, WALKING SURFACES, AND LANDINGS SHALL BE CONSTRUCTED TO HAVE FIRM, STABLE, AND NON-SLIP SURFACES. THE SURFACE SHALL BE FREE OF CRACKS, HOLES, AND OTHER OBSTACLES.
TO ENSURE RAMPS AND LANDINGS ARE DRAINED, CONSTRUCT ALL INITIAL LANDINGS AT TOP OF A RAMP AT DIRECTLY OPPOSING SLOPE GREATER THAN 2% SHALL BE FORMED AND PLACED SEPARATELY FROM THE RAMP. SEE STANDARD PLATE WAT-4 FOR CURB RAMP 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 SHALL BE LOCATED TO PROVIDE THE ENTIRE SURFACE WARNING TO YOUR THE BOTTOM EDGE WITH A MINIMUM DEPTH OF 2' AND THE ENTIRE FOOT WIDTH OF THE WALK. WITH ALL DIMENSIONS OF DETECTABLE WARNING SURFACES MEASURED FROM THE BACK OF CURB. A MAXIMUM DEPTH OF 4' MEASURED FROM BACK OF CURB IS REQUIRED WHEN PLACED ON CONCRETE FLARES OF 10% OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 4', LESS THAN THE BEGINNING 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 & 5 FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.
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.
1) MATCH FULL HEIGHT CURB.
2) 4'MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3) 3" HIGH CURB WHEN USING A 3'LONG RAMP,4" HIGH CURB WHEN USING A 4'LONG RAMP.
4) SEE SHEET 4 OF 6,TYPICAL SIDE TREATMENT OPTIONS,FOR DETAILS ON FLARES AND RETURNED CURBS.
5) DETECTABLE WARNINGS MAY BE PART OF THE 4'X 4'MIN.LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF RAMP& THAT WILL ENABLE WATER TO FLOW ACROSS THE GUTTER WITHOUT PONDING. SEE STANDARD PLATE WAT-4 FOR ALL
7) WHEN ADJACENT TO GRASS,GRADING SHALL ALWAYS BE USED WHEN FEASIBLE,TO CURB, IT SHOULD SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN POINT OF RAY ALLOW.
8) A 1'WIDE TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
9) PAVE FULL WALK WIDTH.
10) SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
11) INTERMEDIATE CURB HEIGHTS (NOT SHALL RISE AT 3-1/2% TO A MINIMUM 3" CURB HEIGHT. CURB HEIGHT SHALL INCREASE TO 6" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT,IF SITE CONDITIONS WARRANT,CONSTRUCTION BEYOND THESE RANGES IN UP TO 0.5% INCREMENTS ARE ALLOWED.
① INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 7.5% MINIMUM AND 8.33 MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 8.33 AND LESS THAN 9.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4'X 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 OPERATIONS DIVISION	APPROVED: 11-04-2021 REVISED: STATE BRIDGE ENGINEER	STATE PROJ. NO. (TH)	SHEET NO. OF SHEETS



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X" CURB HEIGHT

REVISIONs	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021 OPERATIONS DIVISION	APPROVED: 11-04-2021 REVISED: STATE BRIDGE ENGINEER	STATE PROJ. NO. (TJH,)	SHEET NO. OF SHEETS

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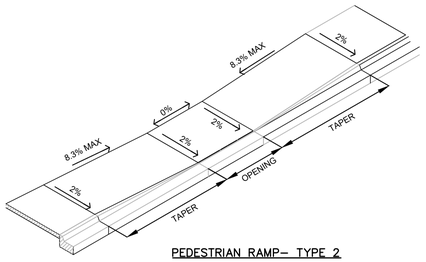
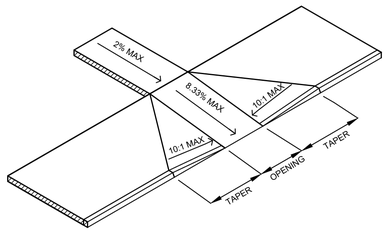
6/4/2025



PEDESTRIAN RAMP– TYPE 2

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 2
N.T.S.

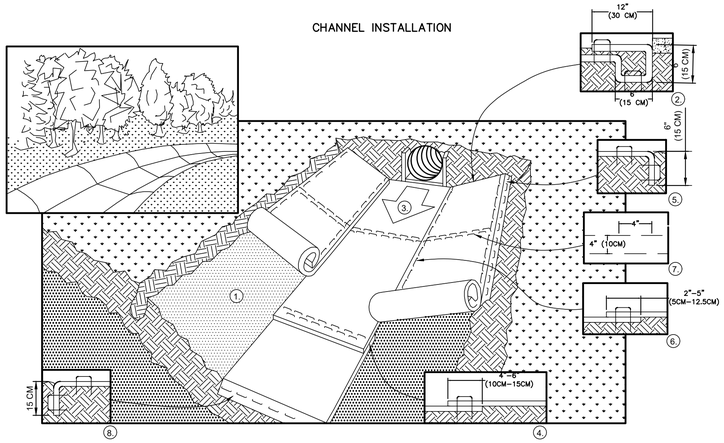


PEDESTRIAN RAMP– TYPE 1

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. ™

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.

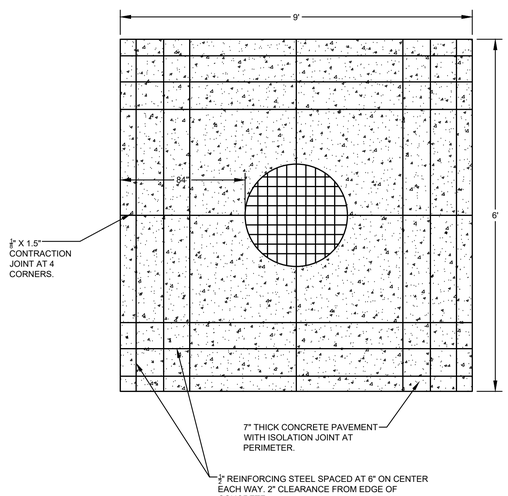
NOTE:

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

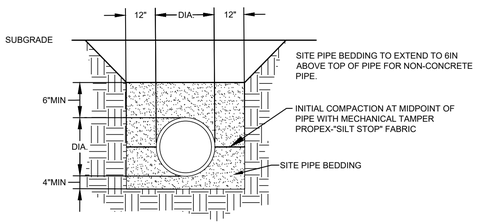
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING
N.T.S.

MINIMUM SHOWN FOR 24" CASTING. MAINTAIN 18" MINIMUM BETWEEN CORNER OF CASTING AND EDGE OF CONCRETE.



CASTINGS LOCATED WITHIN PAVEMENT AREAS N.T.S.

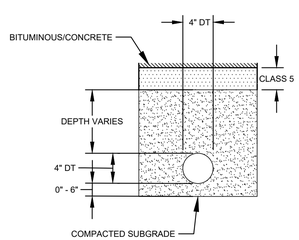


SITE PIPE BEDDING GRADATION:

SIEVE SIZE	% PASSING
1IN	100%
NO. 200	0% - 11%

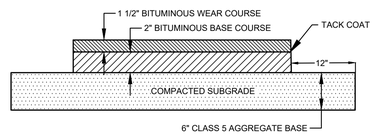
*COMPACTED TO 95% STANDARD PROCTOR DENSITY

SITE PIPE BEDDING
N.T.S.

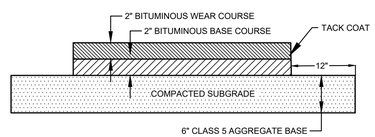


DRAINTILE CROSS SECTION
N.T.S.

EXTEND SUBGRADE PREPARATION AND AGGREGATE BASE PLACEMENT 12IN BEYOND EDGE OF PAVEMENT WHEN ADJACENT TO EXISTING OR NEW TURF



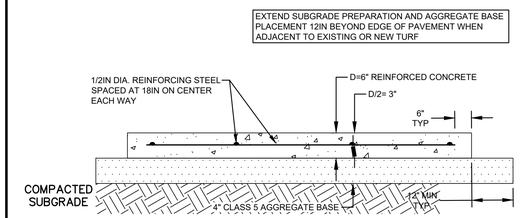
LIGHT DUTY PAVEMENT SECTION



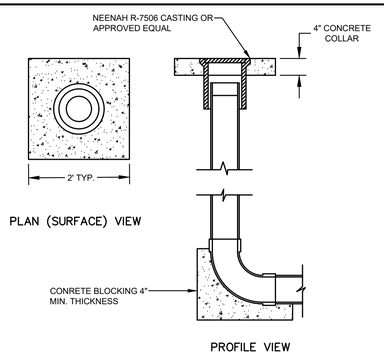
HEAVY DUTY PAVEMENT SECTION

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
N.T.S.



SANITARY SEWER CLEANOUT
N.T.S.

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
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: 06/04/2025 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
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.
C19

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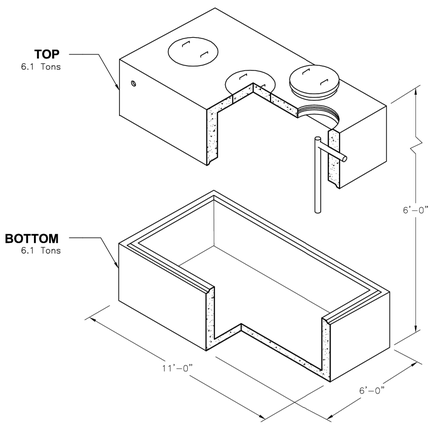
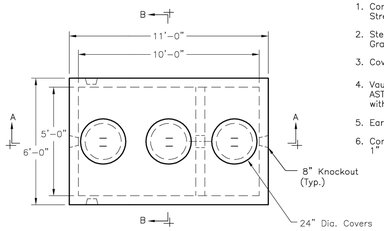
6/4/2025



Oldcastle Precast®

GT-1500	5'-0" x 10'-0" x 5'-1" I.D. Grease Interceptor 1,500 Gallon Capacity
FILE NAME: 324ECGGT1500_ISO.DWG	
ISSUE DATE: January, 2008	
www.oldcastleprecast.com	

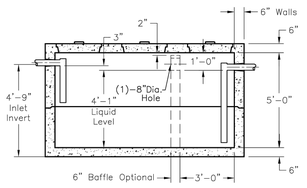
Copyright ©2008 Oldcastle Precast



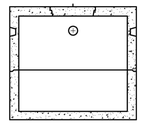
PLAN VIEW

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



SECTION A-A



SECTION B-B

Oldcastle Precast®

GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
FILE NAME: 324ECGGT1500_DET.DWG	
ISSUE DATE: January, 2008	
www.oldcastleprecast.com	

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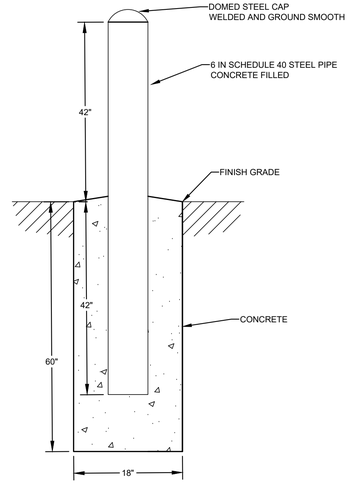
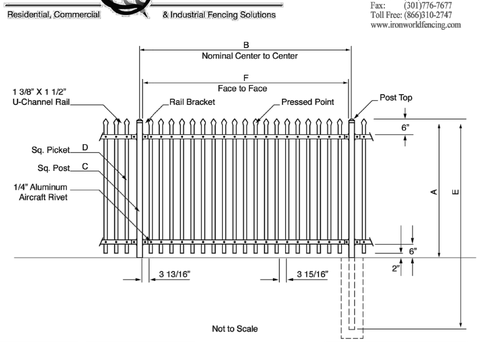


6" STEEL BOLLARD POST
N.T.S.

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	05/12/2025	CHIPOTLE ONLY CIVIL SET
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DATE: 06/04/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

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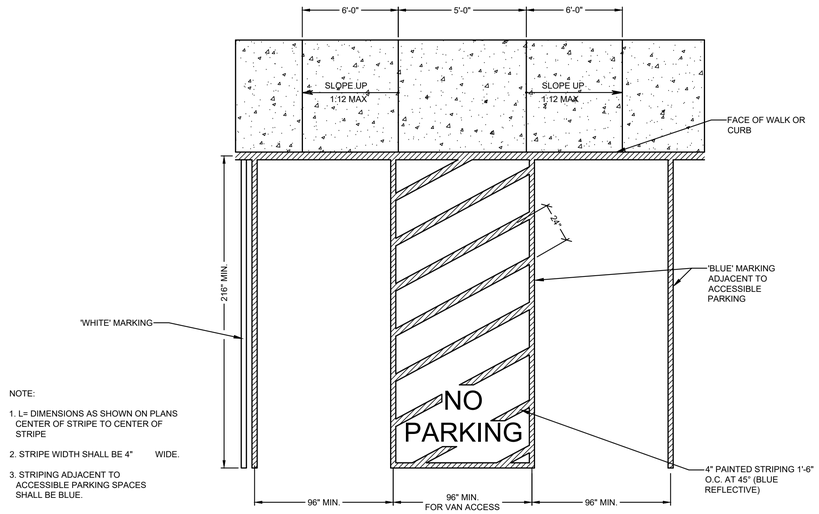
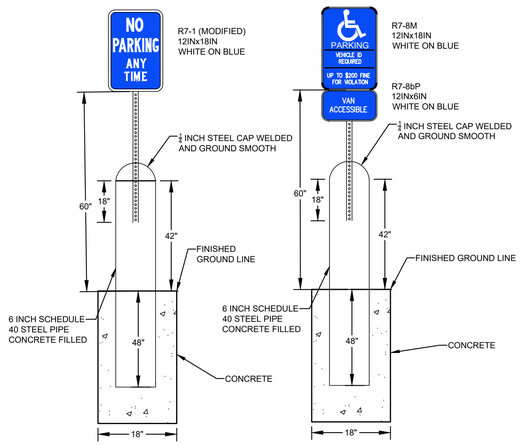
Signed: Christopher J. Dahm
Date: 06/04/2025 Lic. No. 58628



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.

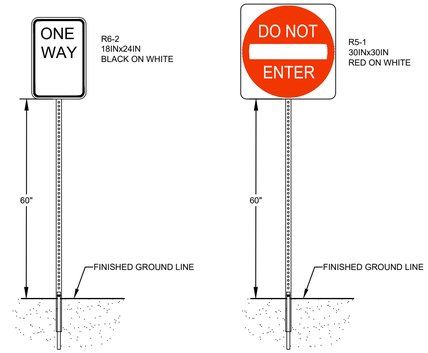


NO PARKING SIGN

SITE ACCESSIBLE SIGN

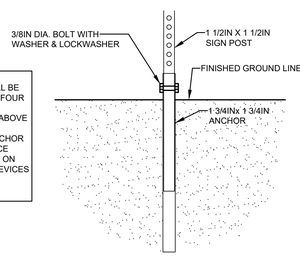
NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

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
BUNKER LAKE CROSSING
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 & 73 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)

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

CHIPOTLE 2,330 S.F.
46 PARKING SPACES (2 ADA)
(PHASE 1)
FFE=874.50

42" HIGH ORNAMENTAL FENCE

MAINTAIN 3' CLEARANCE AROUND HYDRANTS

INSTALL WOOD MULCH AT TREES OUTSIDE SOD LIMITS (TYP.)

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

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CHECKED BY: MJM, CJD
DWG FILE: LANDSCAPE
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TEL: 763-262-9062 FAX: 763-262-9044

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

LANDSCAPE PLAN (SOUTH)

SHEET NO.
C21

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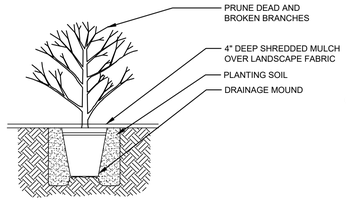
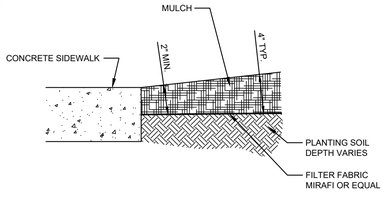
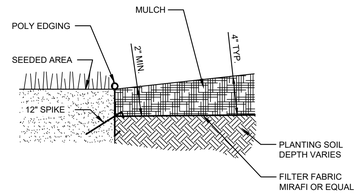


SHRUB PLANTING DETAIL
N.T.S.



MULCH AT SIDEWALK DETAIL
N.T.S.



MULCH AT SEEDED AREA DETAIL
N.T.S.

LANDSCAPE REQUIREMENTS:

REQUIRED	PROPOSED
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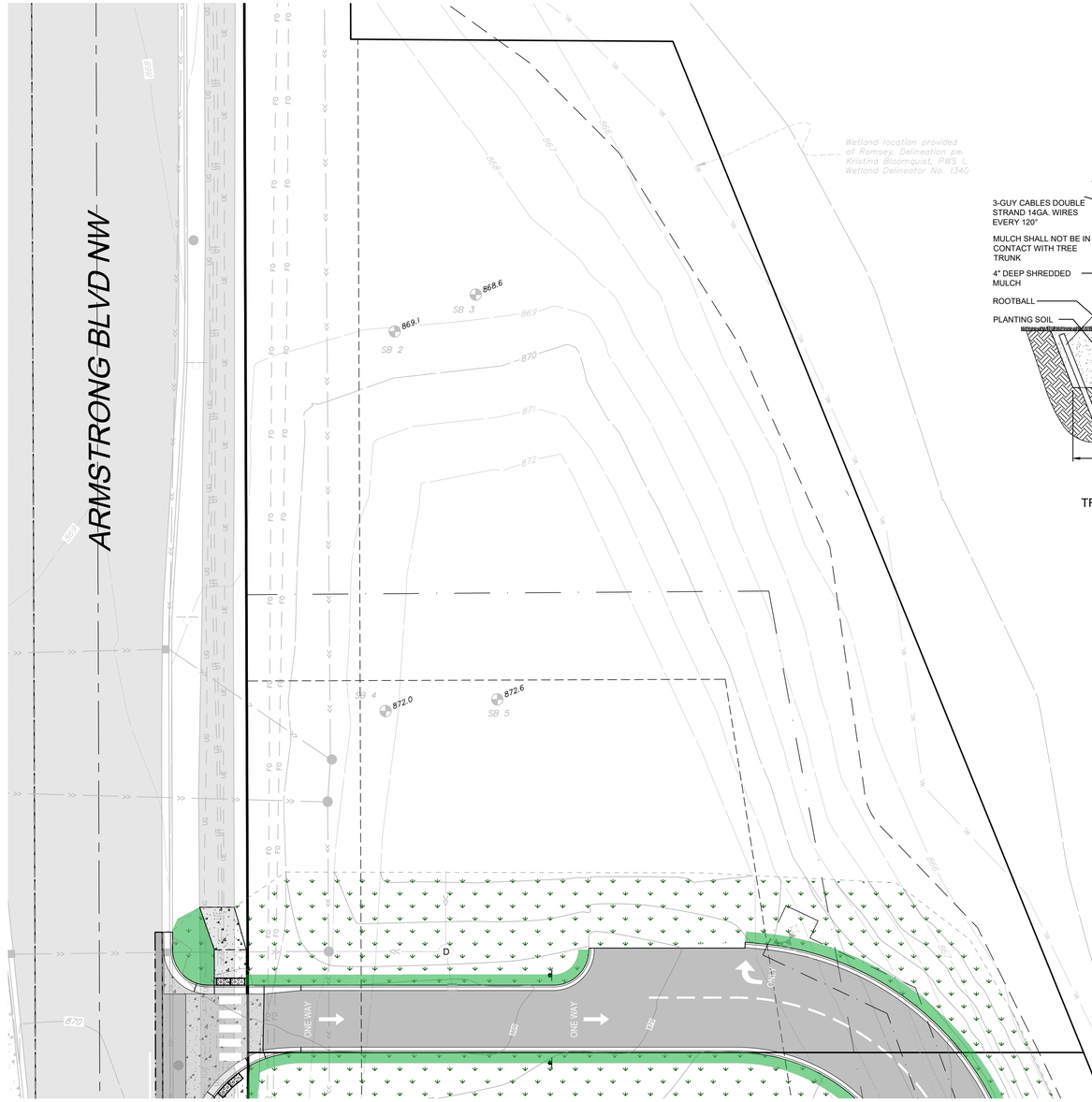
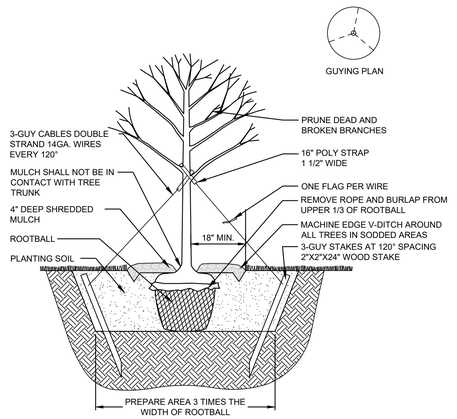
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- PROPOSED DOUBLE SHREDDED BROWN MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB/GRASS

N

0' 20' 40'
SCALE: 1"=20'





TREE PLANTING DETAIL
N.T.S.

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)

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
DECIDUOUS TREES						
6	**BL**	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2" DIAMETER	50'+	STRAIGHT TRUNK, NO V-CROTCH
9	**CA**	CRABAPPLE	MALUS	1.5" DIAMETER	10'+	STRAIGHT TRUNK, NO V-CROTCH
3	**EP**	ELM, PATRIOT	ULMUS WILSONIANA HYBRID	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
2	**HB**	HACKBERRY	CELTIS OCCIDENTALIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
5	**HLT**	HONEYLOCUST, THORNLESS	GLEDITSIA TRIACANTHOS VAR. INERMIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
11	**MR**	MAPLE, RED	ACER RUBRUM	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
36	**TOTAL**					
CONIFEROUS TREES						
11	**BHS**	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6' HIGH	40'+	
11	**TOTAL**					
SHRUBS						
9	**DWE**	DWARF-WINGED EUONYMUS	EUONYMUS ALATUS "COMPACTUS"	24"	8'	
24	**FD**	FIREDANCE DOGWOOD	CORNUS SERICEA 'BAILADELINE'	24"	3'	
23	**JY**	JAPANESE YEW	TAXUS CUSPIDATA	24"	6'	
17	**MJ**	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS	24"	6'	
73	**TOTAL**					
PERENNIALS & ORNAMENTAL GRASSES						
26	**KFG**	KARL FOERSTER FEATHER REED GRASS	CORNUS SERICEA 'BAILADELINE'	1 GAL. CONT.	5'	
30	**SSD**	STELLA SUPREME DAYLILY	HEMEROCALLIS 'STELLA SUPREME'	1 GAL. CONT.	12"	
56	**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	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
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: 06/04/2025 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
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

LANDSCAPE PLAN (NORTH)

SHEET NO.
C22

6/4/2025 2:09 PM n:\projects current\25-0038.00 cre ci ramsey\engineering\cad files chipotle only\CRE Landscape.dwg

LEGEND:

Pumper Fire Truck

Rear-Load Garbage Truck

0' 30' 60'

SCALE: 1"=30'

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

FIRE TRUCK PATH

VEHICLE OVERHANG

TIRE PATH

CHIPOTLE 2,330 S.F.
46 PARKING SPACES (2 ADA)
(PHASE 1)
FFE=874.50

REAR LOAD GARBAGE TRUCK

TIRE PATH

VEHICLE OVERHANG

Rear-Load Garbage Truck

Pumper Fire Truck

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	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: VEHICLE TURN
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: 06/04/2025 Lic. No. 58628

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LAND SURVEYING
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TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

VEHICLE TURNING EXHIBIT

SHEET NO.

C23

6/4/2025 2:48 PM n:\projects sunvert\25-0038.00 cre c\ ramsey\engineering\cad files chipotle only\CIVIL\Ramsey Vehicle.dwg

ARMSTRONG BLVD NW

END ROAD WORK
G20-2

TYPE II CHANNELIZER DRUMS
15' SPACING

RIGHT LANE MUST TURN RIGHT
R3-7R (PERMANENT)

RELOCATE SPEED LIMIT SIGN (1' WEST OF PATH)

2 LANES OF TRAFFIC MAINTAINED
ADJUST SIGNAGE AND DRUM PLACEMENT AS NEEDED IF 1 LANE IS TEMPORARILY NECESSARY.

W4-2R

ROAD WORK AHEAD
W20-1

CHIPOTLE 2,330 S.F.
46 PARKING SPACES (2 ADA)
(PHASE 1)
FFE=874.50

TYPE II CHANNELIZER DRUMS
10' SPACING

ROAD WORK AHEAD
W20-1

SUNWOOD DRIVE NW

ROAD WORK AHEAD
W20-1

ROAD WORK AHEAD
W20-1

LEGEND:

- TYPE II CHANNELIZER DRUMS
- SIGN

0' 40' 80'
SCALE: 1"=40'

TRAFFIC CONTROL PLAN NOTES:

1. SIGNS TO FOLLOW CONVENTIONAL ROAD SIZINGS (36" X 36" COMMON)
2. TRAFFIC CONTROL SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL.
3. ALL TEMPORARY TRAFFIC CONTROL SIGNS TO BE ON SKIDS.
4. ADDITIONAL SIGNS AND CHANNELIZERS SHALL BE SUPPLIED AND MOVED BY CONTRACTOR AS NEEDED FOR SAFE ROAD CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL TRAFFIC CONTROL SIGNS, CHANNELIZERS, AND FLAGGERS AS NEEDED.

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	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: VEHICLE TURN
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: 06/04/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET | BECKER, MN 55308-9322
TEL: 763-262-9022 FAX: 763-262-9044

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

TRAFFIC CONTROL PLAN

SHEET NO.
C24

Wetland Delineation performed on [illegible] by Kristine [illegible] Wetland [illegible]

6/4/2025 2:09 PM n:\projects current\25-0038.00 cre c ramsey\engineering\cad files chipotle only\CIVIL Traffic Control.dwg

CC Regular Session

Meeting Date: 07/08/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-128 Approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-128 approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant.

Background:

Advanced Engineering and Environmental Services, Inc. (AE2S) was hired by the City of Ramsey to design and prepare final plans and specifications for the Water Treatment Plant (WTP). AE2S was also hired by the city to provide construction services during construction.

Magney Construction, Inc. (Magney) was awarded the construction contract for construction of the WTP.

When the project was bid, bid alternate #1 was added in response to comments received from contractor's during the pre-bid meeting that the project schedule was very tight and that adding several months to the project schedule may help reduce bid prices since contractors tend to increase their bid prices if they have concerns that liquidated damages may be assessed if completion deadlines are not met. Magney therefore submitted a bid deduction for bid alternate #1 in the amount of -$50,000 based on a 28-month construction schedule versus a 24-month schedule per the base bid. When the city awarded the contract for construction, only the base bid was awarded meaning Magney has 24-months to complete the project.

During construction, the city approved 2 Change Orders and 2 Engineering Amendments as follows.

- Change Order #1 – Increased project costs $794,153.71 to apply prevailing wages so awarded grant funds could be used.
- Change Order #2 – Extended completion dates by 88 days due to delays in obtaining DOLI and building permits. No cost increase was associated with this CO.
- Engineering Amendment #1 – Increased construction services fees $225,100 due to construction schedule extension.
- Engineering Amendment #2 – Increased construction services fees $2,683.15 due to building permit requirement for as-built survey. Also included $14,640.69 for engineering services due to plan revisions needed to address new DOLI code and city site plan review process.

City staff met with and held numerous conversations with staff from AE2S and Magney Construction regarding Change Order No. 3 and Engineering Amendment No. 3. City staff felt there were generally three options for moving forward with these requests, as follows.

- Option #1 – Present Change Order #3 and Engineering Amendment #3 as is and request City Council approval.
- Option #2 – Agree to a more equitable distribution of costs across all parties resulting from these requests.
- Option #3 – Leave the schedule as is and apply liquidated damages through the contract, if needed.

City staff expressed that the city has endured significant project delays and cost increases during this project, and

wanted to ensure that the requests were justified and held to an absolute minimum to both minimize delays and financial impacts to all parties.

Change Order #3 request by Magney Construction, Inc.

Through Change Order #3, Magney is requesting a time extension of 79 calendar days to the Substantial Completion date, and 64 calendar days to the Final Completion date. If approved, this would result in a total project time extension of 167 calendar days to the Substantial Completion date, and 152 calendar days to the Final Completion date from the original construction schedule. Magney is requesting this time extension based on their assessment of the current project schedule and discussions with their subcontracting partners regarding the time that will be needed to complete the project in full accordance with the approved plans and specifications.

Attached is a copy of Change Order #3, along with a cover letter from AE2S detailing the time extension requested by Magney Construction.

Magney also submitted an email to staff providing the following justifications for their request and asked that these points be considered before any action is taken. According to Magney;

- We value the continued spirit of collaboration on this project and remain committed to maintaining a strong and positive working relationship throughout the remainder of the project and beyond.
- The 1st time extension cannot and should not be a factor in this conversation. As previously expressed, it was neither a gift nor a benefit to us, but rather a justifiable, minimum, replacement of working days lost due to delays completely out of our control, including, but not limited to design, regulatory and/or permitting issues.
- In hindsight, the 1st time extension was not equitable, as we traded summer working days (May, June & July) for winter working days on a 1:1 basis. As previously explained, this led to a major disruption of our planned construction schedule, including the sequencing of structures to be built and ultimately led to delayed construction activity.
- Magney Construction absorbed approximately $93,000.00 in winter construction costs (winter concrete charges, heater rentals, heating fuel, insulated blankets, temporary enclosures, and subcontractor's winter work charges) that were attributable to the initial delay/1st time extension. Please note, this does not account for the cost of lost worker productivity.
- We believe this current time extension request is reasonable and justified, as it is based on schedule impacts of past, current and future design changes/modifications/clarifications, and material availability.
- We also believe that the approval of the proposed completion dates would be in the best interest of the project and for all parties involved, as we work towards completion, including pending RFIs, design decisions, utility services connections, controls and instrumentation, and startup, training, and commissioning.

Magney's email also stated they recognized that extending the schedule has both direct and indirect costs on all parties. They also stated they will likely incur between $150,000 - $200,000 in general conditions costs by extending the construction schedule, but they believe it is the right decision for the project. Magney said they have no intention of requesting or recovering the $240,000 - $300,000 in unanticipated costs, but in turn, they would like for these costs to represent their good faith effort to both AE2S and the City of Ramsey as their share in the equitable distribution of costs. Lastly, they said they will do everything in their power to expeditiously close out this project with an unwavering commitment of collaboration and quality.

Staff requested that a representative from Magney attend the City Council meeting but at the time this case was published staff had not yet received a response.

Engineering Amendment #3 request by AE2S

AE2S emailed city staff stating they remain fully committed to the success of this project and to supporting the city in delivering a high-quality outcome, and that they believe that their amendment is justified based on the

scope, complexity, and project circumstances to date. They also said their amendment request accurately and transparently reflects the effort required to successfully complete the work without compromising quality or introducing risk, and that they will support city staff in clearly communicating the rationale and necessity behind these requests to Council, and that they remain open to continued dialogue and remain committed to working collaboratively to reach a path forward that respect everyone's constraints and responsibilities.

Attached to this case is a slide deck prepared by AE2S that outlines previously approved project costs and completion deadlines as justification for AE2S's request for an additional $184,300 through Engineering Amendment #3. One or more representatives from AE2S will attend the City Council meeting to formally present their request and respond to questions, if needed.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Observations:

Both requests must be addressed concurrently.

Approving Change Order #3 would result in the Substantial Completion date being revised from July 28, 2025, to October 15, 2025, and the Final Completion date being revised from October 28, 2025, to December 31, 2025. The requested time extensions would not adversely impact municipal water users as water use is not in high demand during Fall and Winter months.

Additionally, the requested time extensions would dovetail well with Fall watermain flushing, which occurs during the month of October. As soon as staff finishes flushing the water supply distribution system, substantial completion of the WTP will have just occurred and the commissioning process will have just started, which is when water will first be fed into the WTP to allow the new processes to be started, run and tested prior to feeding finished water into the municipal water supply distribution system upon final completion of the WTP at the end of December.

Alternatives:

Alternative #1 – Motion to adopt Resolution #25-128 approving Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant.

Alternative #2 – Motion to reject Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant, as presented, and to direct staff to work with Magney and AE2S to reduce the additional time and funds requested and present amended requests on July 22, 2025.

Alternative #3 – Motion to reject Change Order No. 3 and Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant, and to complete the project as currently approved.

Funding Source:

Change Order #3 does not include a direct request for additional funding.

Engineering Amendment #3 includes a request for additional funding in the amount of $184,300. If approved, Sewer and Water Funds would pay for the additional construction services provided by AE2S.

Recommendation:

City staff recommend approval of Alternative 1 or Alternative 2.

City staff support Alternative #3 but are concerned that in order to achieve the current Substantial and Final Completion deadlines, the contractor and/or their subcontractors may complete their work with minimal coordination and/or direction from AE2S and city staff, which could result in the need to make future modifications to the WTP that may cost more than the requests presented tonight.

Outcome/Action:

Dependent on discussions.

Attachments

Resolution 25-128

Change Order 3

Engr Amendment 3

Project Budget Update

AE2S Slides

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/05/2025 11:20 AM
Bruce Westby (Originator)	Bruce Westby	07/03/2025 02:13 PM
Brian Hagen	Brian Hagen	07/03/2025 03:03 PM
Form Started By: Bruce Westby		Started On: 06/02/2025 01:41 PM
Final Approval Date: 07/03/2025		

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

RESOLUTION #25-128

RESOLUTION APPROVING CHANGE ORDER #3 AND ENGINEERING AMENDMENT #3 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 (AE2S) in the amount of $225,100.00 for additional construction phase services for the Water Treatment Plant, and

WHEREAS, pursuant to Ramsey City Council Resolution #24-059 adopted February 13, 2024, Change Order #1 was approved in the amount of $794,153.71 to apply prevailing wages to the contract, and

WHEREAS, pursuant to Ramsey City Council Resolution #24-219 adopted August 27, 2024, Change Order #2 was approved to extend Magney Construction, Inc.'s contract by 88 days for documented delays at the beginning of the project outside Magney's control, and

WHEREAS, Change Order #3 proposes to extend Magney Construction, Inc.'s contract by an additional 64 calendar days due to their assessment of the current project schedule, discussions with their subcontracting partners, and material delivery delays outside their control, and

WHEREAS, Engineering Amendment #3 proposes to increase AE2S construction contract by $184,300 to allow for the continuation of construction services through the end of construction as requested by Magney Construction, Inc. per Change Order #3.

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 Change Order #3 and Engineering Amendment #3 for Improvement Project #21-09 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 8th day of July, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

www.ae2s.com

June 17, 2025

Bruce Westby
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Ramsey Water Treatment Plant – Change Order No. 03

Dear Mr. Westby:

AE2S continues to oversee construction activities for the City of Ramsey's new Water Treatment Plant (WTP), and significant progress has been made to date. Magney Construction has completed the structural concrete placements for both the reservoir and the WTP. Molin has finished installation of all precast wall panels and hollow-core roof panels, and the roof membrane and insulation systems are now complete. Electrical equipment has been installed in the electrical room, and wire pulling and equipment hookups are ongoing throughout the facility. Structural steel has been erected at all levels, and most of the process piping in the pipe gallery is now in place. Framing, electrical, and mechanical work are advancing in the administration space, and painting has begun in the chemical rooms.

Our engineering team continues to work closely with Magney to oversee and coordinate installation details for the remaining equipment. Throughout the project, the Contractor has communicated to the Owner and Engineer that the construction schedule would be challenging to meet, even after Change Order No. 2 was executed to address building permit-related delays. Following a detailed assessment of the current project schedule, the Contractor is now formally requesting a time extension to the Construction Contract to ensure the project is completed correctly and in accordance with the high quality that has been maintained to date.

Change Order No. 03 Summary:

Magney Construction, Inc. is requesting a modification to the Substantial and Final Completion dates. The extension is based on their current schedule assessment and ongoing coordination with City staff and subcontracting partners. This request includes a net increase of 79 calendar days to the Substantial Completion date and 64 calendar days to the Final Completion date, both measured from the updated milestones established in Change Order No. 2. With these additions, Change Order No. 3 would result in a total extension of 152 calendar days from the original contract Final Completion date. Supporting documentation provided by the Contractor is attached for your review.

www.ae2s.com

Construction Contract Summary:

Construction Contract Budget

Expense No.	Subtotal
Original Construction Contract	$31,528,500.00
Change Order No. 1 (**Increase**)	$794,153.71
Total Construction Contract	**$32,322,653.71**
Total Completed and Stored to Date	$24,643,720.74
Retainage	$1,232,186.04
Total Compensated	**$23,411,534.70**
Balance to Finish Plus Retainage	**$8,911,119.01**
Percent Completed	76.2%

Note: Summary includes up to Pay Application No. 24.

Construction Contract Times

Contract Times	Date
Substantial Completion:	May 1, 2025
Final Completion:	August 1, 2025
Change Order No. 2 (**Increase**/Decrease)	+ 88 Days
Change Order No. 3* (**Increase**/Decrease)	+79 Days (Substantial) +64 Days (Final)
Substantial Completion:	October 15, 2025
Final Completion:	December 31, 2025

*Included in this Change Order No. 03

Engineer's Recommendation:

AE2S has reviewed the Contractor's request and believes the additional time requested is both reasonable and necessary to support continued quality workmanship and the coordinated completion of all remaining work items. It is the Engineer's recommendation to approve the proposed extension. Granting this additional time will help alleviate scheduling pressure during the critical startup and commissioning phases and support the successful completion of the project. AE2S remains actively engaged in monitoring construction progress and will continue to provide updates as needed to assist the City in making informed decisions. Change Order No. 03 is being submitted to the City for formal consideration and action. Please feel free to contact us with any questions regarding construction progress or this change order.

Submitted in Service,
AE2S

Ryan Hanson, PE
Project Engineer

Attachments: *Magney's Request for Extension of Time memo (dated 5/7/25), Magney's Request for Extension of Time additional information memo (dated 6/17/25), Change Order No. 3*

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

May 7, 2025

Mr. Bruce Westby
City Engineer / Public Works Director
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

Re: **Request for Extension of Time - Ramsey Water Treatment Plant – Ramsey, MN**

Dear Bruce,

As a follow up to our most recent progress meeting and our ongoing discussions, we respectfully submit this letter to formally request an extension of time for the completion of the Ramsey Water Treatment Plant project.

We are requesting that the substantial and final completion dates be modified to October 15, 2025, and December 31, 2025, respectively. This request is based upon our careful assessment of the current project schedule, along with discussions with city staff and our subcontracting partners to successfully complete this project, while maintaining the commitment to quality that has been established.

We trust that this extension will allow all parties involved to continue to proceed in a coordinated and efficient manner. We appreciate your understanding and continued cooperation as we work toward the successful delivery of your project.

Should you require any additional information or wish to discuss this matter further, we are available to do so at your convenience. Rest assured, we will continue to complete this project as quickly and efficiently as possible, with top-quality workmanship remaining our highest priority.

Respectfully,

Magney Construction, Inc.

Kevin Vranicar
President
Magney Construction, Inc.
(952) 474-1674 Office
kevin@magneyconstruction.com

Cc: Ryan Hanson, AE2S
Abby Bowman, AE2S

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

June 17, 2025

Mr. Bruce Westby
City Engineer / Public Works Director
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

Re: **Request for Extension of Time - Ramsey Water Treatment Plant – Ramsey, MN**

Dear Bruce,

As a follow up to our May 7, 2025, letter requesting an extension of time for the completion of the Ramsey Water Treatment Plant project, please find the following additional information that further reinforces the need for a time extension:

- The original project delay and subsequent time extension (Reference Change Order No. 2) accounted for only the substantiated number of days lost, on a 1:1 basis, but did not fully capture nor realize the totality of impact(s) on the overall construction schedule. Replacing approximately 3 months of summer working conditions with 3 months of winter working conditions resulted in a net duration increase for numerous construction activities, which ultimately extends the overall construction schedule. This is not something that could have been calculated accurately or completely previously.

- For example, a major portion of the concrete work, which this project has an abundance of, was required to be completed during the winter months. Placing concrete in the winter is undeniably met with lower worker productivity but also an increase in workload/tasks, such as temporary heating and cover, for which each concrete pour had to be covered for approximately five days: essentially leading to a loss of one week between pours.

- The availability and delivery of process piping has changed dramatically since the inception of this project. Previously, the spool pieces that are field measured and custom ordered took approximately two weeks to arrive onsite, currently these orders are averaging around six and half weeks. This change is most likely attributed to market instability, including tariffs and raw material availability.

- This is a complex project with complex challenges. As we all strive to get this project right, to date there have been over 60 RFI's and 40 construction modification proposals. All of these changes/modifications take time, not only from a construction perspective, to actually complete the work, but also from a design standpoint, to review, research and recommend the best solution. Most clarifications or modifications result in some form of schedule impact which can either be measured individually for daily or weekly impacts, or in this case, holistically, by only adding what is truly required.

Again, we trust that this extension will allow all parties involved to continue to proceed in a coordinated and efficient manner, with the best interest of the project in mind.

Please don't hesitate to reach out with any questions or if you should require any other information, as we would be more than happy to discuss this matter further. Rest assured, we're committed to completing this project quickly and efficiently, without compromising on quality.

Respectfully,

Magney Construction, Inc.

Kevin Vranicar
President
Magney Construction, Inc.
(952) 474-1674 Office
kevin@magneyconstruction.com

Cc: Ryan Hanson, AE2S
Abby Bowman, AE2S

CHANGE ORDER NO.: 3

Owner:	City of Ramsey	Owner's Project No.:	
Engineer:	AE2S	Engineer's Project No.:	05434-2020-002
Contractor:	Magney Construction Inc.	Contractor's Project No.:	00599
Project:	Ramsey Water Treatment Plant		
Contract Name:			
Date Issued:	June 17, 2025	Effective Date of Change Order:	June 24, 2025

The Contract is modified as follows upon execution of this Change Order:

Description:

Proposal No.	Description	Total Cost	Description
N/A	**Construction Time Extension**	**$0.00**	**The Contractor has requested a modification to the terms of the Contract to include a time extension based on current project progress. This request reflects Magney's assessment of the construction schedule, in coordination with City staff and Magney's subcontracting partners, to ensure successful completion of the project while maintaining the established commitment to quality.**
	Total Change Orders	**$0.00**	

Attachments: *AE2S Change Order No. 3 memo, Magney's Request for Extension of Time memo (dated 5/7/25), Magney's Request for Extension of Time additional information memo (dated 6/17/25)*

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Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: $ 31,528,500.00	Original Contract Times: Substantial Completion: May 1, 2025 Ready for final payment: August 1, 2025
Increase from previously approved Change Orders No. 1 to No. 2: $ 794,153.71	**[Increase]** from previously approved Change Orders No. 1 to No. 2: Substantial Completion: 88 Days Ready for final payment: 88 Days
Contract Price prior to this Change Order: $ 32,322,653.71	Contract Times prior to this Change Order: Substantial Completion: July 28, 2025 Ready for final payment: October 28, 2025
Increase this Change Order: $ 0	**Increase** this Change Order: Substantial Completion: 79 days Ready for final payment: 64 days
Contract Price incorporating this Change Order: $ 32,322,653.71	Contract Times with all approved Change Orders: Substantial Completion: October 15, 2025 Ready for final payment: December 31, 2025

Recommended by Engineer (if required)	Accepted by Contractor
By: Ryan Hanson, PE	
Title: Project Engineer	
Date: June 17, 2025	

Authorized by Owner	Approved by Funding Agency (if applicable)
By:	
Title:	
Date:	

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June 17, 2025

Bruce Westby
City Engineer/Public Works Director
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Water Treatment Plant – Request for Engineering Amendment

Dear Mr. Westby:

AE2S is currently under contract with the City of Ramsey to provide construction phase engineering services for the City's new 10 MGD Water Treatment Plant (WTP). The original scope of services assumed full-time construction support through Substantial Completion on May 1, 2025, and part-time support through Final Completion on August 1, 2025.

Since the start of construction, AE2S has been actively engaged in providing on-site representation, submittal and RFI reviews, contractor coordination, QA/QC oversight, bi-weekly progress meetings, and construction documentation review. Our team has worked diligently to manage project needs while maintaining budget, including optimizing our on-site time and shifting support efforts off-site when feasible.

Following initial permitting delays, the City granted the Contractor an 88-day extension to the construction contract, pushing Substantial Completion to July 28, 2025, and Final Completion to October 28, 2025. AE2S absorbed this extension within our existing budget without seeking additional compensation. To do so, we strategically limited our on-site presence to only the most critical construction activities—such as concrete placements, mechanical and process equipment installations, and major system tie-ins—while performing other support tasks remotely whenever feasible. This approach allowed us to conserve hours and manage costs, while still ensuring the Contractor had the guidance and oversight needed to maintain quality and project progress. However, with the Contractor requesting an additional time extension, it will be difficult to maintain the same support this project requires during the crucial startup and closeout phases without exceeding the remaining budget from the original agreement.

Given this continued extension and the increasing demands of the startup and closeout phases, AE2S is requesting an amendment to our construction phase services agreement to ensure we can maintain the necessary level of involvement and oversight through project completion. The remainder of this letter provides the basis for our request and a summary of the proposed amendment.

Basis for Request:

AE2S has supported the City through every phase of this important project and remains dedicated to completing the WTP with focus on quality, safety, and performance. As the project advances into its final and most critical stages—including process, electrical, and architectural systems installation, painting, equipment commissioning, WTP startup, punch list development, and project closeout—the need for consistent, experienced engineering oversight becomes increasingly vital.

These final stages are typically the most time- and labor-intensive for complex treatment facilities. They involve close coordination between the contractor, equipment vendors, system integrators, and City staff; active troubleshooting and optimization; and detailed validation and documentation of operational performance. AE2S's continued involvement will help ensure that these activities are completed correctly, efficiently, and in alignment with the project requirements.

AE2S has reviewed the revised construction timeline and developed a staffing plan to support the remainder of the project starting June 1, 2025, which aligns with the period covered by our most recent engineering invoice. This plan reflects our experience with similar facilities, our understanding of the contractor's pace and needs, and our responsibility to uphold the City's investment in a safe and high-performing water treatment system. A summary of the major tasks and associated Professional Hours/Fees and a detailed breakdown is attached at the end of this document.

Requested Engineering Fee:

AE2S estimates that a total of $276,100 will be required to provide the necessary level of engineering services from June 1, 2025, through the Contractor's requested time extension and final project closeout. As of our most recent engineering invoice (through May 30, 2025), $91,777.79 remains available in our current construction phase services agreement. Therefore, AE2S is requesting an amendment in the amount of **$184,300**. This amount equates to approximately $33,500 per month in engineering services over the 5.5-month extension period—from the original Substantial Completion date of May 1, 2025, to the new date of October 15, 2025—which aligns closely with AE2S's historical monthly billing average of $32,500 over the past 18 months.

Once the fee is approved, AE2S can supply an Amendment to the Owner–Engineer Agreement for execution.

AE2S appreciates the opportunity to continue supporting the City of Ramsey on this important project and remains committed to its successful completion. Please don't hesitate to contact us with any questions or if you would like to review our staffing plan or fee breakdown in more detail.

Submitted in Service,
AE2S

Ryan Hanson, PE
Project Engineer

www.ae2s.com

City of Ramsey Water Treatment Plant	AE2S									Expenses	Expense Total	Subconsultants	Line Item Total
Role	PM	Asst. PM	RPR	Process Tech	Cons. Support	Cons.	Operations	Total Hours	Total $				
Labor Category	PM IV	Eng III	Eng I	Eng Tech III	Eng III	Cons. Serv. V	Op. Spec. V						
Name	Aaron V.	Ryan H.	Abby B.	Shleby R.	Lane V.	Darrell S.	Del D.						
Project Billing Rate (2025)	$274	$205	$146	$136	$205	$224	$214						
Project Billing Rate (2026)	$288	$215	$153	$143	$215	$235	$225						
Phase 060 - Construction Services	58	256	148	60	40	8	24	594	$115,659	$500	$500	$10,346	$126,504
Project Management													
Progress Meetings	8	8						16	$3,832		$0		$3,832
Amendment Development	1	8						9	$1,914		$0		$1,914
Communications with Owner		8						8	$1,640		$0		$1,640
Shop Drawing Review		8						8	$1,640		$0		$1,640
Change Orders & RFIs	2	6						8	$1,778		$0	$750	$2,528
Communications with Contractor	2	16						18	$3,828		$0		$3,828
Review Construction Schedules		2						2	$410		$0		$410
Contractor Pay Requests		4						4	$820		$0		$820
Start-Up of Systems	20	80			8		24	132	$28,656		$0	$1,000	$29,656
Substantial Completion Punchlist	8	40			16	8		72	$15,464	$125	$125	$2,500	$18,089
Final Completion Review	8	16						24	$5,472	$125	$125	$1,500	$7,097
Post-Construction - **(2026 Rates)**													
MDH Walkthrough		4	8					12	$2,087	$125	$125		$2,212
Project Close-Out	4	16						20	$4,595		$0		$4,595
Record Drawings		16	60	60				136	$21,210		$0	$3,096	$24,306
Document Library/O&M Manuals	4	16	80		16			116	$20,303		$0	$1,500	$21,803
Warranty Walkthrough	1	8						9	$2,010	$125	$125		$2,135
Phase 061 - RPR	0	0	983	0	0	0	0	983	$143,518	$6,000	$6,000	0	$149,518
Construction RPR													
Construction Observation (35 hrs/wk thru Substantial Completion & Start-Up & 30 hrs/wk thru Final Completion)			983					983	$143,518	$6,000	$6,000		$149,518
Total Hours	**58**	**256**	**1131**	**60**	**40**	**8**	**24**	**1577**	**$259,177**	**$6,500**	**$6,500**	**$10,346**	**$276,022**
Total Labor at Billing Rate	$16,015.30	$53,095.00	$166,206.40	$8,568.00	$8,364.00	$1,792.00	$5,136.00		$259,177	$6,500	$6,500	$10,346	$276,022
Total Construction Phase Professional Services Fee to Complete Project													**$276,100**

Advanced Engineering and Environmental Services, Inc.
6901 East Fish Lake Road, Suite 184 • Water Tower Place Business Center • Maple Grove, MN 55369 • 763-463-5036

www.ae2s.com

Ramsey Water Treatment Plant
Project Budget Status – June 2025
Date: 6/17/2025

Objective

AE2S continues to oversee the construction of the City of Ramsey's new WTP. The intent of this report is to provide the City with a review of the status of the project budget in its entirety.

Engineering Services Contract

Design Phase

Project Phase	**Subtotal**
Design Phase Fee	$556,100.00
Amendment No. 02 – Additional Site Plan Design	$14,640.69
Total Professional Fee	**$570,740.69**
Percent Completed	100%

Bidding Phase

Project Phase	**Subtotal**
Bidding Phase Fee	$38,100.00
Amendments	$0.00
Total Professional Fee	**$38,100**
Percent Completed	100%

Construction Services Phase

Project Phase	**Subtotal**
Construction Services Phase Fee	$604,400.00
Amendment No. 01 – Construction Services	$225,100.00
Amendment No. 02 – As-Built Survey	$2,683.15
Total Professional Fee*	**$832,183.15**
Total Billed**	$740,405.36
Balance to Finish Phase	**$91,777.79**
Percent Completed	89.0%

*Combined Construction Services (Lump Sum) and Construction Services - RPR (Hourly) budget.
**Through most recent engineering invoice (through May 30, 2025)

Construction Contract

Construction Contract Budget

Expense No.	Subtotal
Original Construction Contract	$31,528,500.00
Change Order No. 1	$794,153.71
Change Order No. 2	$0.00
Total Construction Contract	**$32,322,653.71**
Total Compensated and Stored to Date	$24,643,720.74
Retainage	$1,232,186.04
Total Billed	**$23,411,534.70**
Balance to Finish Plus Retainage	**$8,911,119.01**
Percent Completed	76.2%

Note: Summary includes up to Pay Application No. 24.

Construction Contract Times

Contract Times	Date
Substantial Completion:	May 1, 2025
Final Completion:	August 1, 2025
Change Order No. 2 (**Increase**/Decrease)	+ 88 Days
PENDING APPROVAL - Change Order No. 3* (**Increase**/Decrease)	+79 Days (Substantial) +64 Days (Final)
Substantial Completion:	October 15, 2025
Final Completion:	December 31, 2025

*Includes pending Change Order No. 3 time extension.

Construction Allowance Summary

General Construction Allowance

Expense No.	General Construction Allowance Amount Original Allowance: $950,000.00	Status
Expense No. 1	$76,446.53	Approved
Expense No. 2	$135,654.02	Approved
Expense No. 3	$99,095.63	Approved
Expense No. 4	$102,023.36	Approved
Expense No. 5	$39,361.69	Approved
Expense No. 6	$17,125.02	Approved
Expense No. 7	$31,938.68	Approved
Expense No. 8	$31,463.77	Approved
Expense No. 9*	$13,851.80	Pending
Net Expenses to Date	**$546,960.88**	
Available Construction Contingency:	**$403.039.12**	
Percent Completed	57.6%	

*Includes pending CCE No. 9.

Office Furniture

Expense No.	Office Furniture Allowance Amount Original Allowance: $50,000.00	Status
Net Expenses to Date:	**$0.00**	
Available Construction Contingency:	**$50,000.00**	

Computer Hardware

Expense No.	Computer Hardware Allowance Amount Original Allowance: $80,000.00	Status
Net Expenses to Date:	**$0.00**	
Available Construction Contingency:	**$80,000.00**	

IT Equipment

Expense No.	IT Equipment Allowance Amount Original Allowance: $100,000.00	Status
Net Expenses to Date:	**$0.00**	
Available Construction Contingency:	**$100,000.00**	

Security and Access Control Hardware & Equipment

Expense No.	Security and Access Control Hardware & Equipment Allowance Amount Original Allowance: $60,000.00	Status
Net Expenses to Date:	**$0.00**	
Available Construction Contingency:	**$60,000.00**	

Irrigation System

Expense No.	Irrigation System Allowance Amount Original Allowance: $60,000.00	Status
Net Expenses to Date:	**$0.00**	
Available Construction Contingency:	**$60,000.00**	

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Summary

Based on the items noted above, AE2S believes the construction of the water treatment plant is progressing well and is not expected to require additional funding beyond what is already reserved in the construction allowances for change orders. AE2S has worked diligently to manage our construction phase services budget, averaging approximately $32,500 per month in invoices to the City over the past 18 months. At this current rate, we expect the remaining budget to be exhausted by August. Given the Contractor's recent request for an extension to the construction contract, additional budget will be necessary for AE2S to continue providing the same level of service through the extended construction period and final project closeout. A detailed breakdown of this request will be provided in a future memo. Should you have any further questions, please do not hesitate to contact us.

Submitted in Service,
AE2S

Ryan Hanson, PE
Project Engineer

Ramsey Water Treatment Plant

AE2S Amendment 3 & Change Order 3 Discussion

By: Ryan Hanson, PE &

Grant Meyer, PE

Date: July 8, 2025

Picture Date: 11/23/24

Ramsey Water Treatment Plant

Major Project Timeline

Ramsey Water Treatment Plant

Pre-Bidding Meeting

- Attendance
  - AE2S
  - City of Ramsey
  - Magney Construciton
  - Gridor Construction
  - Rice Lake Construction
- Contractor expressed concerns with a May 1, 2025 completion
  - Complexity of project
  - Supply chain issues
- Contractor felt that Fall 2025 completion would add more flexibility

Ramsey Water Treatment Plant

Construction Bidding Results

24-month Construction Timeline
Substantial Completion: May 1, 2025
Final Completion: August 1, 2025

28-month Construction Timeline
Substantial Completion: September 1, 2025
Final Completion: December 1, 2025

Ramsey Water Treatment Plant
City of Ramsey
Ramsey, MN
AE2S Project No. P05434-2020-002
Bid Opening 1:00 PM CST, Thursday, March 9, 2023

	Contractor	Download Addenda 1-3	Bid Security	Completed Bid Form	Contractor's License or Renewal Responsible Contractor Certifications	Non-collusion Affidavit	MN Affirmative Action Certification Form	Governmental Certifications Form	Completed vBid Worksheet	Section 01 21 00 Allowances	Base Bid: Ramsey Water Treatment Plant Construction	Bid Alternate No. 1: Alternative Construction Completion Dates (Deduct)	Total Project Bid Price (Sum of Bid Prices A+B+C)
1	Magney Construction, Inc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$30,228,500.00	-$50,000.00	$31,478,500.00
2	Rice Lake Construction Grp.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$34,325,300.00	-$1,000,000.00	$34,625,300.00
3	Gridor Constr., Inc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	$1,300,000.00	$37,672,500.00	-$250,000.00	$38,722,500.00
	Engineer's Estimate											$37,000,000.00		

Aaron Vollmer, PE

Advanced Engineering and Environmental Services, LLC
Water Tower Place Business Center
6901 E Fish Lake Rd, Suite 184
Maple Grove, MN 55369
Tel: 763-763-5036

Ramsey Water Treatment Plant

Construction Bidding Award

- Bid Alternate No. 1 and the corresponding Engineering Amendment for a 28-month timeline would have cost just $37,500 more than the Base Bid package
- AE2S Bid initially recommended Alternate No. 1 for City approval
- The City requested a revised recommendation to reject the alternate
  - AE2S noted that if the project timeline were to extend, additional engineering services would need to be evaluated
- On March 28, 2023, Council awarded the Base Bid and approved Engineering Amendment 1 for $225,100

Base Bid (24-month Construction Timeline)	**Subtotal**
Magney Construction's Bid	$30,228,500
Allowances	$1,300,000
Total Construction Award	**$31,528,500**
Engineering Amendment (to extend construction from 18 to 24 months)	$225,100
Subtotal	***$31,753,600***

Bid Alternate No. 1 (28-month Construction Timeline)	**Subtotal**
Magney Construction's Bid	$30,228,500
Deduct	-$50,000
Allowances	$1,300,000
Total Construction Award	**$31,478,500**
Engineering Amendment (to extend construction from 18 to 28 months)	$312,600
Subtotal	***$31,791,100***

Ramsey Water Treatment Plant

Construction Contract Budget

Construction Contract	Subtotal
Construction Contract	$31,528,500
Change Order No. 1 (Prevailing Wage)*	$794,153.71
Total Construction Contract	**$32,322,653.71**
Total Completed and Stored to Date	$24,643,720.74
Retainage	$1,232,186.04
Total Compensated	**$23,411,534.70**
Balance to Finish Plus Retainage	**$8,911,119.01**
Percent Completed	*76.2%*

*To accommodate the City accepting state funding.

Ramsey Water Treatment Plant

General Construction Contingency Allowance

- Construction Allowance intended to expedite Change Orders
- Net Allowance expenses to date has added 1.8% to the original base bid price
  - Industry standard typically ranges from 5%-15% of the bid amount (AWWA)
- Unused Allowance is credited back to the City
- **All parties have worked diligently to limit cost changes to the project**

General Construction Allowance	Subtotal
Contracted General Construction Allowance	$950,000.00
Net Expenses to Date	$546,960.50
Available General Construction Allowance	**$403,039.50**
Percent Used	*57.6%*

Ramsey Water Treatment Plant

Construction Contract Times

- Change Order 2 approved August 2024
  - Extended completion by 88 days due to DOLI and building permit delays (April 17 - July 25, 2023)
- Contractor expressed concerns that the 1:1 calendar extension did not fully capture the impact of losing three summer working months
- AE2S acknowledged that additional engineering support would be needed but committed to managing the budget and delaying an amendment request until necessary

Construction Contract Times	Date
Substantial Completion: Final Completion:	May 1, 2025 Aug 1, 2025
Change Order No. 2	+ 88 Days
Total Contract Time Changes	**+ 88 Days**
Adjusted Substantial Completion: **Adjusted Final Completion:**	**July 28, 2025** **October 28, 2025**

Ramsey Water Treatment Plant

Requested Construction Contract Time Extension

Construction Contract Times	Date
Substantial Completion: Final Completion:	May 1, 2025 Aug 1, 2025
Change Order No. 2	+ 88 Days
Requested Change Order No. 3	*+ 79 Days (Substantial)* *+ 64 Days (Final)*
Total Contract Time Changes	**+ 167 Days (Substantial)** **+ 152 Days (Final)**
Adjusted Substantial Completion: **Adjusted Final Completion:**	**October 15, 2025** **December 31, 2025**

- Over the past 6 months, the Contractor kept the City informed they were working to stay on schedule but indicated a second extension might be necessary
- On May 7, 2025, the Contractor formally requested a 79-day extension
  - Due to increased curing time of winter concrete,
  - & process piping delivery delays

Ramsey Water Treatment Plant

AE2S Construction Services Budget

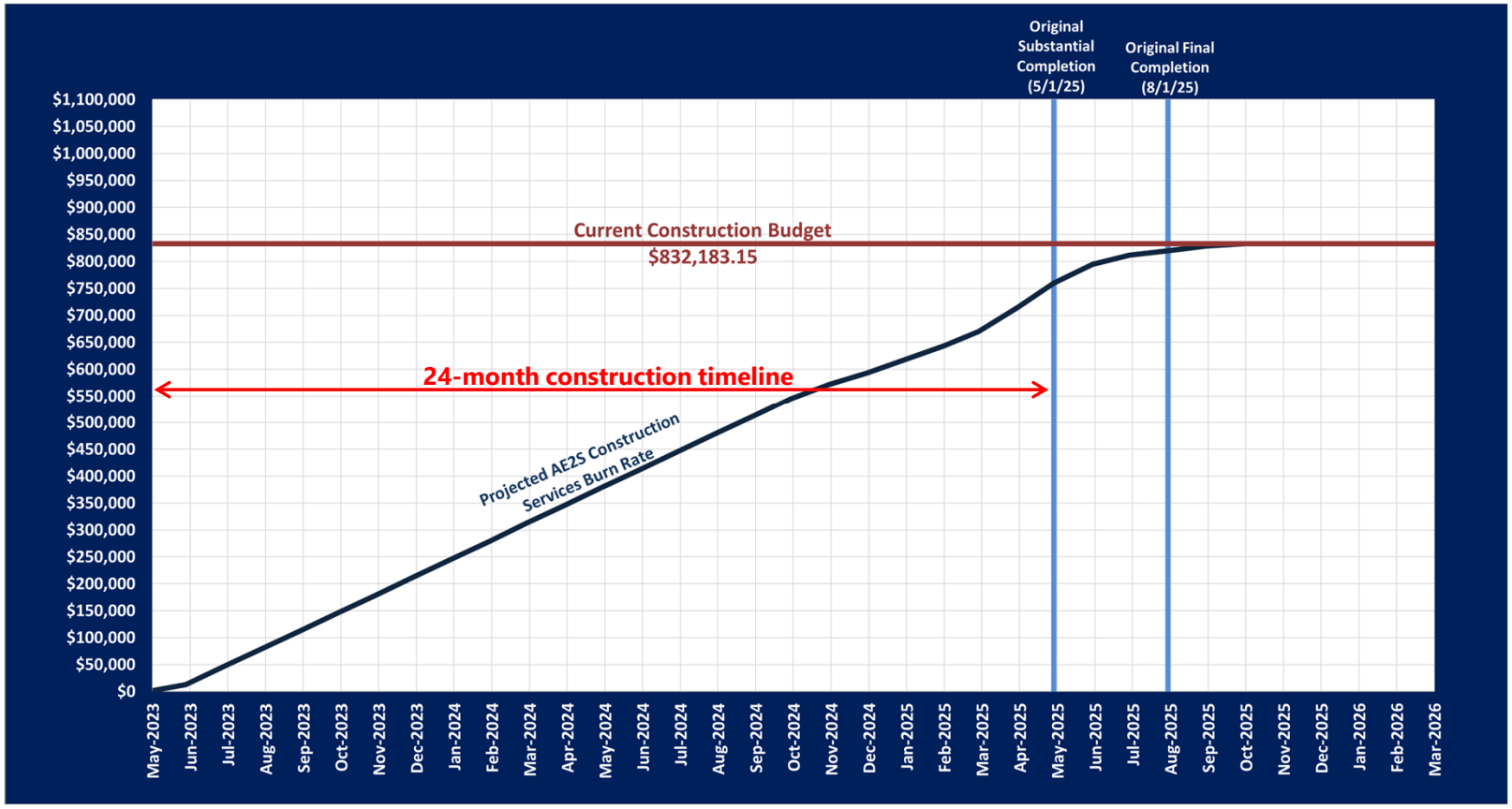
- Proposal Construction Services Fee: **$604,400**
  - Original Agreement assumed an 18 mos. construction timeline
- Amendment 1
  - Construction Services Phase: **$225,100**
    - Extended construction timeline from 18 mos. to 24 mos. (through May 1, 2025)
- Amendment 2
  - Construction Services Phase: **$2,683.15**
    - Additional field as-built survey to support Certificate of Survey
  - Engineering Design Phase: **$14,640.69**
    - Additional effort to support City's Site Plan Review process
    - Stormwater redesign to address unexpected DOLI code changes

AE2S Construction Services	Subtotal
Construction Services Phase Fee	$604,400
Amendment 1	$225,100
Amendment 2	$2,683.15
Total Professional Fee	**$832,183.15**
Invoiced to Date (through May 1*)	$716,069.19
Balance to Finish Phase	**$116,113.96**
Percent Completed	*86.1%*

*May 1, 2025 was the budgeted Substantial Completion

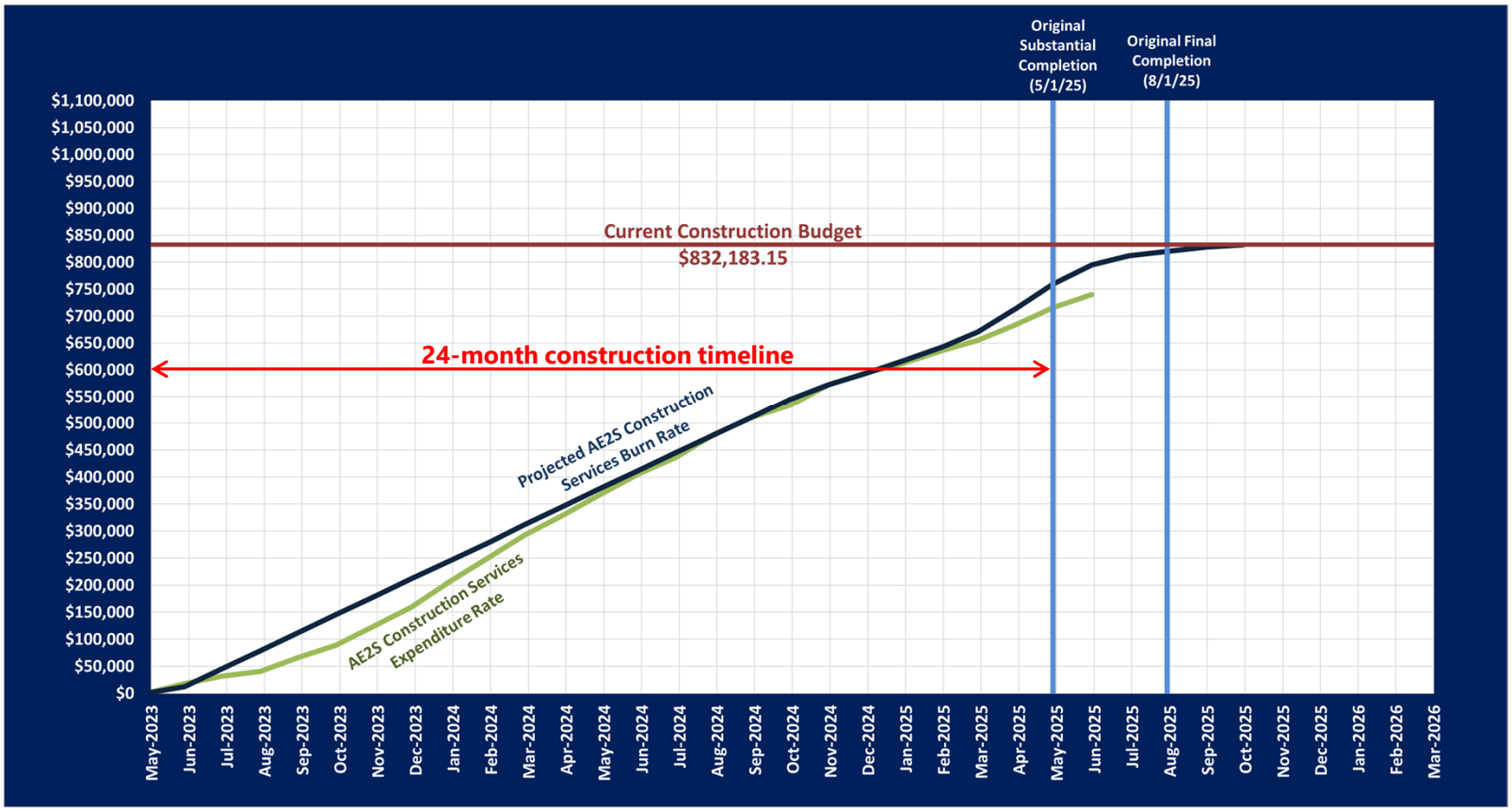
Ramsey Water Treatment Plant

AE2S Projected Burn Rate



Ramsey Water Treatment Plant

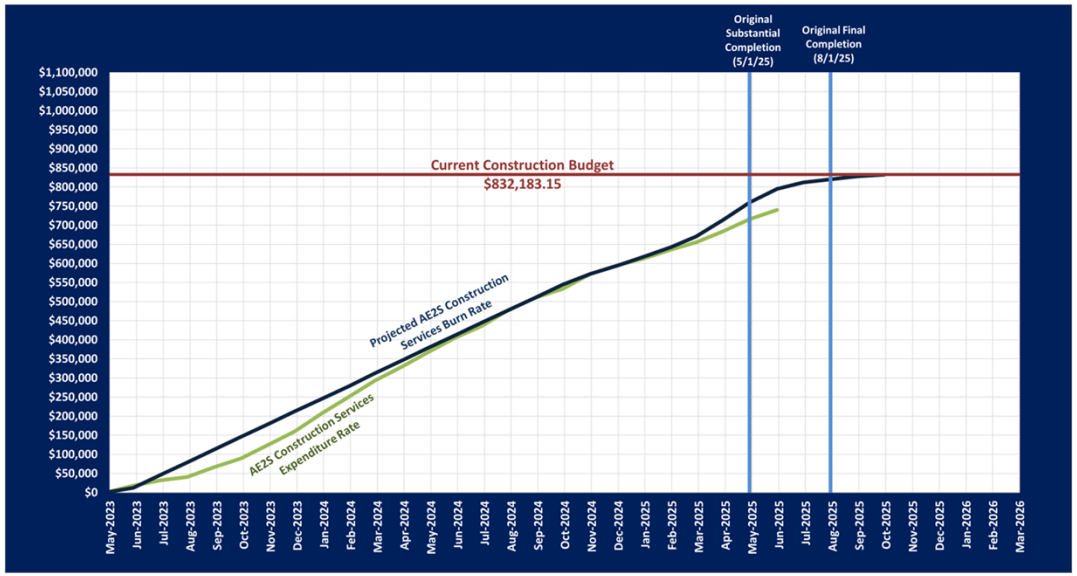
AE2S Expenditure Rate



Ramsey Water Treatment Plant

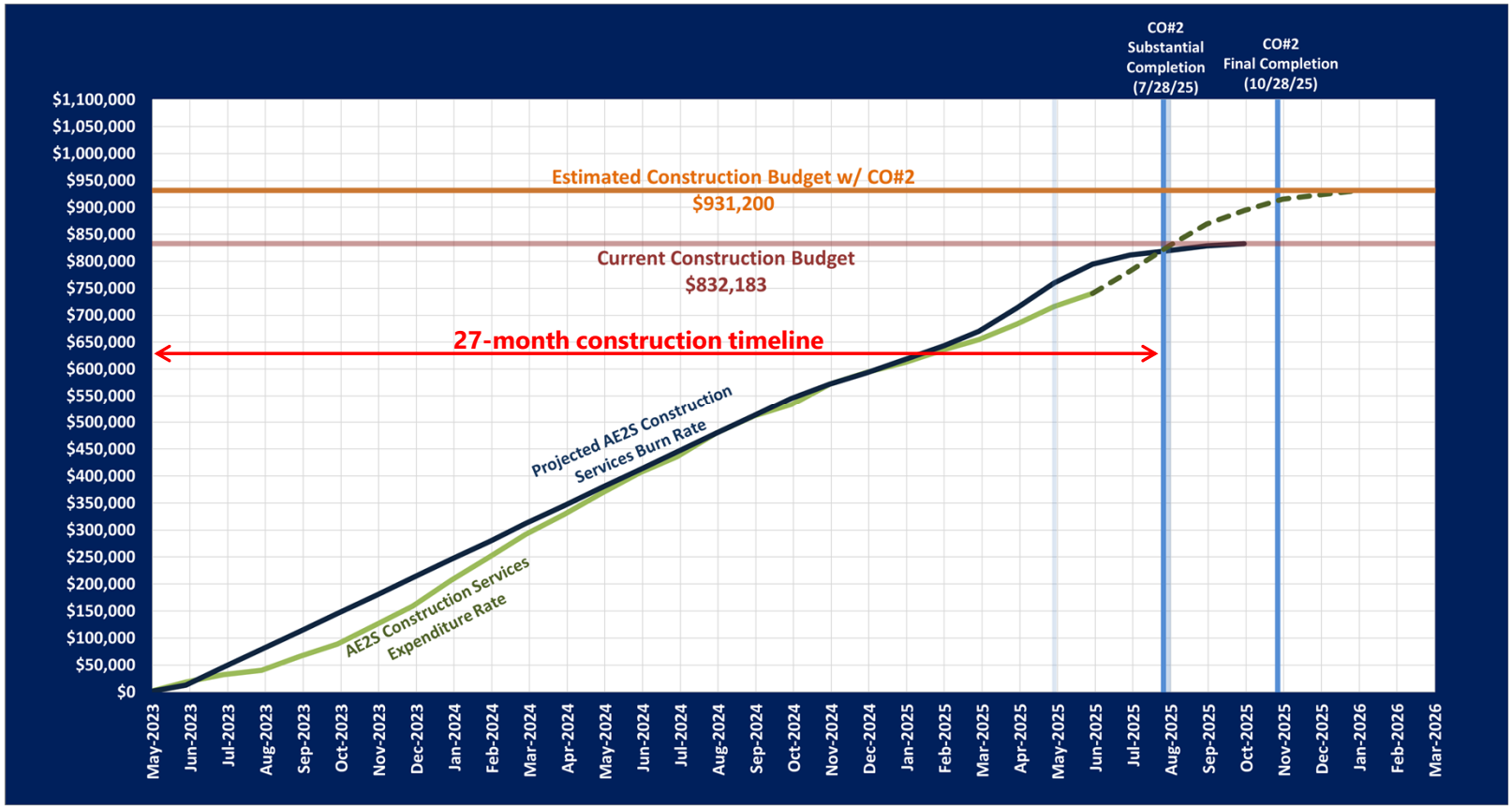
AE2S Expenditure Rate

- AE2S remained committed to delivering high-quality construction services throughout the project
- City staff confirmed their satisfaction with our level of effort
- As of Substantial Completion (May 1, 2025), $116,100 remained in AE2S's budget
- Based on the original construction timeline, this remaining budget was expected to be sufficient for project closeout



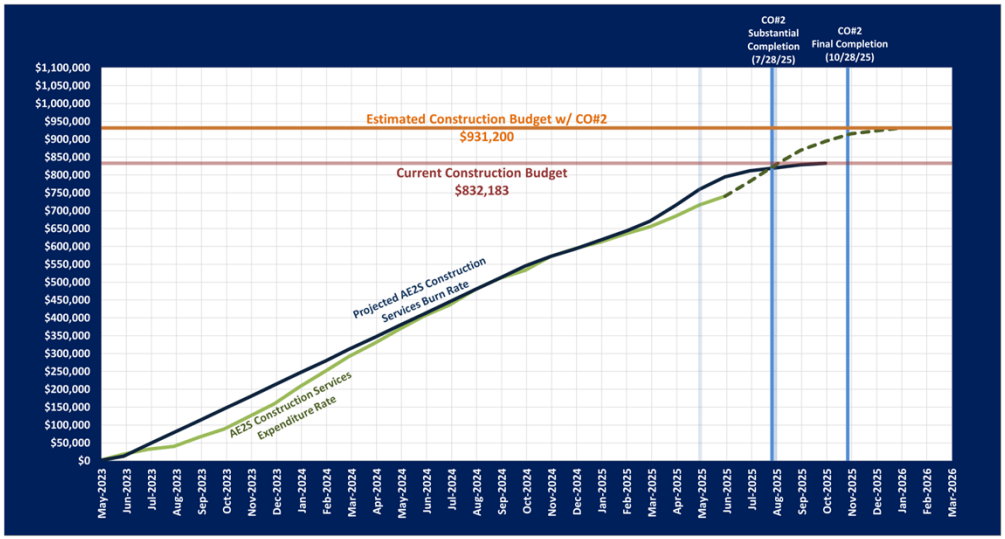
Ramsey Water Treatment Plant

Projected Expenditures (Through July 28, 2025)



Ramsey Water Treatment Plant

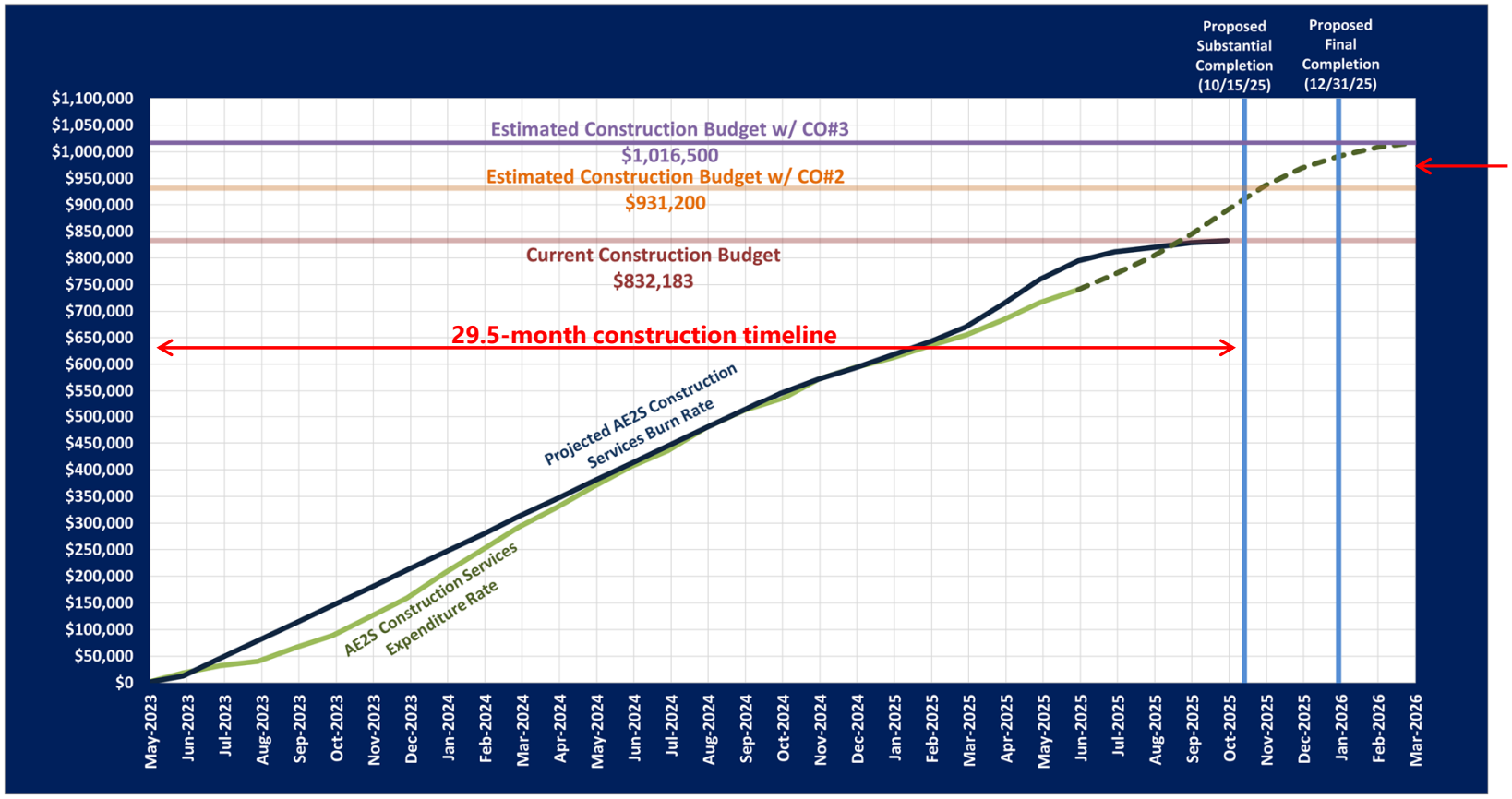
Projected Expenditures (Through July 28, 2025)



- January 2025 Budget Status Report submitted to Council projected that the budget would be exhausted by August, leaving no budget for startup and closeout
- AE2S delayed requesting an amendment until necessary
- AE2S estimates that an additional $99,000 would have been needed to complete the project for the first extension

Ramsey Water Treatment Plant

Projected Expenditures (Through October 15, 2025)

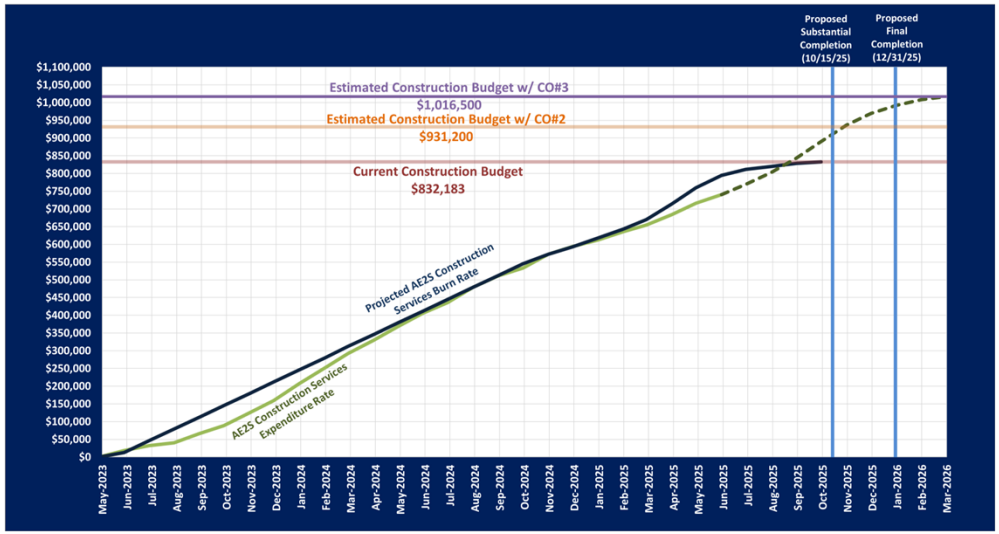


Estimated $85,300 for additional 2.5-month extension

Ramsey Water Treatment Plant

Projected Expenditures (Through October 15, 2025)

- At the March 2025 progress meeting, Magney informed AE2S and the City that an extension request was in progress
- On March 26, Magney submitted an updated schedule showing Substantial Completion in October
- On April 1, AE2S and the City met to discuss the potential extension and AE2S's continued support through startup
- On May 7, the Contractor formally requested an extension through October 15
- Amendment 3 requests $184,300 in additional funds to support services from May 1 through the extended completion date of October 15



Ramsey Water Treatment Plant

Summary

- Amendment 1 supported construction services for a 24-month timeline through May 1, 2025. We are now being asked to provide the same level of service through October 15 — an additional 5.5 months.
- AE2S communicated the likely need for an amendment early in the project
- This request does not increase the level of effort — it simply extends the same level of service over a longer construction timeline
- The WTP project has delivered strong value for the City of Ramsey
  - The awarded bid came in $6.5M below the Engineer's Estimate of $37M
  - Responsible design and construction oversight has limited change orders to just 1.8%, well below industry standards
- AE2S respectfully requests **$184,300** to continue to provide the necessary services to accommodate the new Substantial Completion date of October 15

Thank you! **Questions?**