

City of Ramsey
Agenda
Regular City Council
Tuesday, July 22, 2025
7:00 pm

Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Approve Agenda

3. Presentation

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. Approve the Following Meeting Minutes:

1. City Council Work Session dated July 8, 2025
2. City Council Regular Session dated July 8, 2025

2. Approve Business License Applications

3. Adopt Resolution #25-174 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2025 through July 16, 2025.

4. Adopt Resolution #25-134 Approving Final Payment to Twin Cities Utilities LLC for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

5. Adopt Resolution #25-157, Approving a Development Agreement for Bunker Lake Crossing

6. Adopt Resolution #25-158, Approving a Development Agreement for Chipotle at 14701 Armstrong Blvd NW
7. Adopt Resolution #25-161 Approving Partial Payment to GMH Asphalt Corporation for IP #24-03, NE Ramsey Street Reconstructions.
8. Adopt Resolution #25-162 Approving Minnesota Laws, 2025 1st Special Session Chapter 13, Article 5, Section 2
9. Adopt Resolution #25-163 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-02, MSA Sunwood Drive Reconstruction.
10. Adopt Resolution #25-164 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions.
11. Adopt Resolution #25-166, Approving a Development Agreement for Kwik Trip at 8040 Bunker Lake Blvd NW
12. Adopt Resolution #25-167 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-05, High Point Street Reconstructions.
13. Adopt Resolution #25-168 Approving Partial Payment to Park Construction Company for Improvement Project #25-06, Sorteberg's Street Reconstruction.
14. Adopt Resolution #25-169 to North Valley, Inc. for Improvement Project #25-07, 2025 Neighborhood Pavement Overlay Improvements.
15. Adopt Resolution #25-170 Approving Final Payment to FlowSeal Surface Maintenance, Inc. for Improvement Project #25-09, 2025 Crack Seal Improvements.
16. Adopt Resolution #25-171 Approving Change Order #1 for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04
17. Adopt Resolution #25-172 Authorizing Partial Payment #25 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.

6. **Public Hearing**

7. **Council Business**

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

2. Adopt Resolution #25-175 Approving Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant
3. Attorney-Client Privileged Discussion of Litigation: Murray v. City of Ramsey (Conciliation Court Appeal) - Closed to the Public
8. **Mayor/Council/Staff Input**
9. **Adjournment**

CC Regular Session

Meeting Date: 07/22/2025

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

Title

Approve the Following Meeting Minutes:

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

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

OutcomeAction:

Motion to approve the following Council meeting minutes:

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

Attachments

- 7-8-2025 CCWS
- 7-8-2025 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/17/2025 02:52 PM
Form Started By: Katie Schmidt		Started On: 07/17/2025 11:02 AM
Final Approval Date: 07/17/2025		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, July 8, 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
Fire Chief Matt Kohner
Police Chief Brad Bluml
Administrative Services Director Colleen Lasher
Community Development Director Stephanie Hanson
Parks and Assistant Public Works Director Mark Riverblood
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Discuss Paid Family Medical Leave, Administrative Options, and Cost Sharing

City Administrator Hagen reviewed the Staff report in regard to paid family medical leave, administrative options, and cost sharing.

Councilmember Riley said he likes the idea of the cost-sharing option. He noted that if they went with the private paid family medical leave option, then they would be locked in for two years. He asked if the State were to change the laws on this over the next two years, how this would affect their private contract.

City Administrator Hagen stated he does not know how the change in State law would affect their contract with a private company.

Finance Director Lund asked what the private contract says about whether the State was to change the rates.

Administrative Services Director Lasher shared that she is attending a webinar tomorrow in regard to this RFP with MetLife. She said they have been told that they will be eligible for a two-year rate cap, and it is not being portrayed as a contract. She noted that Staff is looking for direction from the Council on whether they are supportive of Staff looking into the private option through MetLife.

Councilmember Peters asked if there are any other private vendors who offer these services.

Administrative Services Director Lasher said yes; however, MetLife is the superior product with lower prices.

The consensus of the Council was to direct Staff to move forward with looking into MetLife for paid family medical leave services with a 50% cost share.

2.02: Preliminary 2026 General Fund Budget/Levy Review - Please Note: at the meeting, the consensus was to move this case to 2.2.

Finance Director Lund reviewed the Staff report concerning the 2026 general fund budget and levy.

Mayor Heineman asked if they are currently only paying interest on the Public Works building.

Finance Director Lund said yes and explained that once the City Hall building is paid off, they will begin paying on the Public Works building.

Mayor Heineman shared that when he came up with the pavement management plan in 2021 to increase by 5% every year, the idea was that they would be able to reduce this as they caught up on roads. He asked if they would ever catch up on the roads.

City Engineer/Public Works Director Westby stated road conditions are getting better, but he is not sure when or if they will catch up.

Councilmember Riley asked how much the health insurance will increase.

Finance Director Lund said it will increase by 6.1%.

Councilmember Specht asked what the current increase would be if they did not add anything new to the budget.

Finance Director Lund said it would be over a 4% increase. She reviewed the personnel requests for each department.

Police Chief Bluml shared his request for an increase in hours for the Records Technician. He noted that there has been an increase in demand for body camera footage, and this has kept the Record Technicians busy, and he would like one of the current part-time positions to become full-time. He added that they used to have an individual who was a part-time Records Technician and part-time crime data analyst, and this individual is now a full-time crime data analyst, so there is a need to fill these missing hours.

City Administrator Hagen shared the request for a part-time Communications Specialist to help with some of the Strategic Plan items around communication. He said they currently have one full-time communications person but would like to bring someone on in a part-time capacity to focus on social media.

Councilmember Specht said he would not be supportive of this position, as they are doing a good job with communication and using social media as it is.

Councilmember Buscher said she would support this position as part of the goal of the Council is to make sure that the residents know what is going on in the City and feel the City is being transparent.

Police Chief Bluml shared that he is asking for an additional Investigator for the Police Department.

Fire Chief Kohner shared the request for a new Firefighter/Fire Technician role in response to the recent increase in call volume. He said this position would help with fire response as well as administrative duties.

Community Development Director Hanson reviewed the request for a full-time Building Inspector/Plans Examiner. She shared that they currently contract with Rum River Consulting for inspection services. She noted this position would conduct all inspections, including plan reviews and septic inspections. She added that they already know that 2026 will be a busy year for commercial development. She explained that they already have the cost of the services from Rum River Consulting in their budget, so if this position is approved, then those fees would drop out of the budget.

Councilmember Peters asked if they would end up spending more money to hire a full-time position than they currently spend on the contracted services.

Community Development Director Hanson said it would be cheaper to hire their own person.

City Administrator Hagen noted that the contractor does not work for the City full-time, so a City position would give them more labor hours.

Mayor Heineman asked where the budget savings would come from if they chose to hire for this role.

City Administrator Hagen said there would be a reduction in the operating budget under professional services.

Finance Director Lund reviewed the request for a new City Engineer. She shared that the funding for this role would be taken from the pavement management and utility funds. She added that there is also a request for an Engineering Technician, and the funding for part of this role would also come from the utility fund. She explained that if they do not choose to move forward with the Engineering Technician role, then they would end up spending more out of the pavement management fund for hiring consultants.

Councilmember Riley shared that he thought they had already replaced the Civil Engineer position with a Water Resource Technician.

City Engineer/Public Works Director Westby explained that the former Civil Engineer spent half of his time on stormwater items and the other half of his time on other engineering items. He said the Water Resources Technician is taking on some of the stormwater items, but also other items that had not previously been done with the MS4 program and public education. He noted this Engineer position would take on all of the engineering items that were being handled by the previous Civil Engineer, including reviewing building permits, plan reviews for private development, and conducting reviews of City projects. He added that this position would also help with engineering inspections in the summer months.

Parks and Assistant Public Works Director Riverblood shared the request for a new Park Maintenance Worker. He said this position would be able to reduce contracted services for this maintenance. He noted that this request represents the ratio of residents to maintenance workers that the Council discussed back in 2022. He said they have an aging infrastructure that requires more maintenance. He added that the waterplay area at The Waterfront will also require additional maintenance.

Councilmember Specht said he remembers this discussion; however, he thought they would not need another maintenance worker for a few more years.

Parks and Assistant Public Works Director Riverblood noted that their projections are calling for an increase of one maintenance worker per year. He explained that they also compared their Public Works operations to other cities in the metro area, and Ramsey runs a leaner and efficient operation than many other cities.

Councilmember Specht said he would like to see the cost difference between contracted services and hiring for this new position.

Councilmember Peters asked if this role would be able to take care of the maintenance of the pumps and electrical aspects of the waterplay area.

Parks and Assistant Public Works Director Riverblood said this would be taken care of by one of the Park Maintenance Workers, not necessarily the new one. He explained that they shift workers around based on their talents and expertise.

City Engineer/Public Works Director Westby shared the request for a seasonal Building Maintenance Worker to help keep the grounds of City Hall clean and help out with other building maintenance that is not currently being done from May to September.

Parks and Assistant Public Works Director Riverblood discussed his request for a seasonal Recreation and Volunteer Coordinator from May to September. He noted that Ramsey has a lot of recreational programming, and a lot of the programs require Staff time. He said that they need this role to take full advantage of those who want to volunteer with the City.

Councilmember Buscher thanked the Staff for their work in putting together these requests. She said she can tell that every one of these positions is needed. She stated that a lot of these positions will help them save money on contracted services by keeping the work in-house to do better work within the community.

Councilmember Riley asked if the City Engineer's benefits estimate assumes family rates.

Finance Director Lund said yes.

Councilmember Riley explained that if they make these personnel decisions for 2026, they are also making the decision for 2027 and beyond, as these wages will need to come from the budget.

Councilmember Specht said he would not be supportive of hiring a Recreation and Volunteer Coordinator. He stated they are already doing well with the Staff they have in recreation and programming. He said he would like to know more if there are certain events that they do not have enough volunteers for, or if there are certain events where they have plenty of volunteers.

Parks and Assistant Public Works Director Riverblood shared that Recreation Coordinator Proulx has this information, and she can share it with the Council.

Councilmember Buscher added that she is on the Parks and Recreation Commission and has seen the amazing work that Recreation Coordinator Proulx has done to track volunteer attendance at recreation events.

Mayor Heineman shared that he understands how all of these requested positions are needed; however, the Council is here to represent the residents, and every dollar that they increase the budget is another dollar increased in taxes.

Finance Director Lund reviewed the capital equipment requests from each department. She shared the request to replace a core switch and for a virtual server refresh. She noted that both of these items would be funded through the QCTV, so it would not have a tax levy impact.

City Engineer/Public Works Director Westby shared the request to replace a 2012 Ford F-250 with a 2026 Ford F-250 with plow equipment. He reviewed the replacement guidelines, which include a replacement rating program. He noted that vehicles are not up for replacement just based on their

age. He added that they also keep track of what they are spending on repairs for each vehicle, and he can share this with the Council if needed.

Mayor Heineman explained that pushing off some of these capital requests, like vehicles, could cause the same item to cost much more in the future.

Councilmember Buscher added that when vehicles are replaced, the old vehicle is still being used, likely in another department.

Councilmember Olson asked if the Council could see an example of a rating sheet.

City Engineer/Public Works Director Westby said he can bring this back.

Police Chief Bluml reviewed the Police Department requests, including replacing a 2021 Dodge Charger with a 2026 Ford Explorer, replacing a 2016 Acadia with a 2026 Durango, a new unmanned aerial vehicle, and three new flock cameras. He added that there were also other requests that the department had, but they have been removed and will be requested in future years.

Councilmember Buscher asked if they would need to request more office space if the new Investigator position is approved.

Police Chief Bluml said they are currently out of offices, so they would need more office space or to convert the existing conference room into office space.

Councilmember Specht asked if they would be able to utilize any of the open office space on the other side of the building.

Police Chief Bluml said they could look into this. He noted that he does not think they would be able to have computers on that side of the building.

Fire Chief Kohner shared the Fire Department requests, including replacing a 2017 Ford Explorer with a 2026 Ford Explorer, replacing a 2013 Chevy Tahoe with a 2026 Chevy Tahoe, replacing three thermal image cameras, replacing a 2008 Rosenbauer Fire Engineer with a 2026 model to be received in 2027, and replacing the 2011 self-contained breathing apparatus (SCBA) bottles. He explained that the SCBAs are what firefighters wear to protect themselves from fires, toxic atmospheres, or a lack of oxygen when responding to a fire. He also shared the request to replace two of the 17 emergency sirens throughout the City in 2026.

Councilmember Buscher noted that it is the Council's job to balance the requests for Staff and the tax impact on the residents. She added that a lot of Staff are also residents who do not want their taxes to increase greatly.

Recess and Reconvene

The meeting recessed at 6:55 p.m.

The meeting reconvened at 8:40 p.m.

2.02: Preliminary 2026 General Fund Budget/Levy Review (cont.)

Finance Director Lund continued her review of the capital equipment requests for 2026. She passed out the scoring sheet they use for vehicles.

City Engineer/Public Works Director Westby shared the Public Works request of replacing a 2013 Ford F-350 with a 2026 Ford F-350 with a dump and plow, reconfigure the previously mentioned 2013 Ford F-350 into a hook truck, and replacing a 2009 Sterling single-axle dump and plow with a 2026 Western Star Single Axle with dump and plow.

Mayor Heineman explained that on the rating sheet, the 2013 F-350 has 12 points for being 12 years old, and six points due to having 67,000 miles on it. He said this feels like they are double-counting on this. He stated the vehicle is in generally good condition and has low mileage, so the age should not count against it.

City Engineer/Public Works Director Westby shared that they have been using this rating system for a long time. He said they got this rating system at a seminar and have used it ever since. He noted that if the Council is questioning its validity, Staff can look into using another rating system.

Mayor Heineman stated he is not questioning the validity of the vehicle request, but the rating system. He said he would like to see more substantial reasons for replacement outside of the rating system.

Councilmember Riley asked if the \$114,000 for the hook track line item is just for that system or a whole new truck.

City Engineer/Public Works Director Westby explained that the \$114,000 is for the chassis truck with the hook track system on it.

Councilmember Specht asked if they would be able to keep the 2009 Sterling truck around until it dies, even if they get a new one.

City Engineer/Public Works Director Westby said they have a set number of plow routes and drivers. He noted that there are situations when trucks go down; however, they typically do not keep spare trucks around.

City Administrator Hagen asked how many plow trucks they have.

City Engineer/Public Works Director Westby said they have nine or ten.

Mayor Heineman asked if they have an extra plow truck currently.

City Engineer/Public Works Director Westby stated they have one more truck than they do plow routes currently.

Parks and Assistant Public Works Director Riverblood reviewed the Parks and Recreation Department request, including replacing a 2007 Chevy half-ton pickup with a Ford F-250 with topper and plow equipment, replacing a 2008 International Water Truck, and replacing a 2013 Ford one-ton dump and plow with a F-550 4x4 with plow equipment.

City Engineer/Public Works Director Westby shared the request for a mulcher to help clean out storm ponds. He explained that they have implemented their stormwater maintenance program, which will target cleaning out a few stormwater ponds a year. He said they plan on hiring surveyors to survey these stormwater ponds to see how much capacity is lost. He added that this would be paid for with stormwater funds.

City Administrator Hagen reviewed the increase to the operating budget.

Councilmember Stewart asked if the HR software is what Administrative Services Director Lasher had requested at a previous Work Session.

City Administrator Hagen said yes.

Councilmember Stewart asked if Administrative Services Director Lasher was supposed to come back to the Council with more information on that.

City Administrator Hagen explained that the direction from the Council was to approve this, which was on this evening's Consent Agenda.

Councilmember Riley asked if Staff would prefer the Council say which items they want removed from the budget to decrease it, or to give Staff a target number that they do not want to be above.

City Administrator Hagen said they would prefer to have the Council tell them a target increase number, and Staff can work within that.

Councilmember Olson agreed with this strategy and noted that Staff knows which needs are more intense than others, and they can have shaped the budget around the target increase the Council desires.

Mayor Heineman explained that making these budget decisions is one of the hard decisions they will make as a Council.

The consensus of the Council was to direct Staff to continue to work on the 2026 budget development.

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 9:21 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a regular meeting on Tuesday, July 8, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Planning Manager Todd Larson
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. PRESENTATIONS

None.

4. CITIZEN INPUT

None.

5. CONSENT AGENDA

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

- 5.01: Receive Cash & Investments for the Period Ending June 30, 2025
- 5.02: Receive May 2025 Financial Reports _ General Fund, EDA and Enterprise Funds
- 5.03: 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
- 5.04: Approve the Following Meeting Minutes:
 1. City Council Work Session dated June 24, 2025
 2. City Council Regular Session dated June 24, 2025
- 5.05: Approve Business License Applications
- 5.06: Approve the City Administrator's Annual Performance Evaluation
- 5.07: Authorization to promote a Community Service Officer to Police Officer
- 5.08: Authorization to Hire a Community Service Officer/Law Enforcement Program Student (CSO/LEPS)
- 5.09: Authorize Request for Proposals for Civil Legal Services
- 5.10: Adopt Resolution #25-151 Denying a Massage Establishment and Massage Therapy License
- 5.11: Adopt Resolution #25-153 Approving the Final Plat and Development Agreement for Trott Brook Crossing Third Addition.
- 5.12: 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
- 5.13: Adopt Resolution #25-155 Authorizing the City to enter into a Commitment to Purchase with NEOGOV for Cloud-based Human Resources Software
- 5.14: Adopt Resolution #25-156 Accepting Sewer Cleaning and Televising Proposals for 2026 Pavement Management Program Projects
- 5.15: Adopt Resolution #25-159, Approving a Development Agreement for Taco Bell at 14751 Armstrong Blvd NW
- 5.16: 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.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: 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

Planning Manager Larson reviewed the Staff report in regard to a Conditional Use Permit and Site Plan for Chipotle. He shared the Planning Commission's recommendation of approval, with discussions around fencing and landscaping, as well as the blank wall on one side of the building.

Allison Morgan, Capital Real Estate, the applicant, came forward and shared that she is open to hearing feedback about the landscaping or fencing for the site.

Councilmember Peters asked if there have been any other Chipotle restaurants that have a blank wall like this one, which is proposed to have that had a mural painted onto it.

Ms. Morgan said she has not seen this done with the Chipotle restaurants in her portfolio, and she is not sure if this has been done at other restaurants.

Councilmember Riley asked if there would be signs on the building.

Ms. Morgan said they will have wall signs. She noted that signage is often done during a separate review. She stated Chipotle typically likes two to three separate signs per building.

Planning Manager Larson said City Code would allow for three signs.

Councilmember Stewart asked why there is an issue with having a blank wall that would be behind fencing anyway.

Councilmember Peters said adding something to this blank wall could make the site overstimulating.

Councilmember Specht stated he is excited to have Chipotle come to the City and does not think they need to put anything on the blank wall.

Councilmember Olson shared that he would like to see a Chipotle sign on the blank wall.

Motion by Councilmember Specht, seconded by Councilmember Peters, 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.

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

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

City Engineer/Public Works Director Westby reviewed the Staff report concerning a change order for the water treatment plant. He gave a brief overview of the project for the newer Councilmembers who have not been involved with this project since the beginning.

Ryan Hanson, AE2S, came forward and reviewed the change order request and update on the project, as well as the reason for the change order request.

Councilmember Peters asked about the issues they ran into with permitting.

City Engineer/Public Works Director Westby shared that the Building Department had wanted more information than what was initially in the plans, including a site survey. He noted that the Building Department wanted to ensure that the corners of the building were staked out and located before construction started. He added that there was also a permitting issue with the Department of Labor and Industry, which required a redesign of the stormwater pond.

Councilmember Peters asked how long this process took.

City Engineer/Public Works Director Westby said it was around two and a half months.

Councilmember Buscher noted that, through the presentation, it was shared that there was concern with the 24-month timeline of this project. She asked if this concern was brought to the Council throughout this project.

Mr. Hanson shared that the goal of AE2S is to be as transparent as possible. He stated this was discussed in progress meetings. He noted that they do not dictate the timeline to the contractor.

Councilmember Buscher asked when the request for an extension was shared with the City.

Mr. Hanson explained that they are at the mercy of the timeline the contractor gives them. He gave Staff the first formal project schedule that showed any extension in April.

Councilmember Buscher asked when the extension request from the contractor, which was given to AE2S on May 7, was reported to the City.

Mr. Hanson said this request was sent to the City the week following the request from the contractor.

Councilmember Buscher asked if they are putting the onus on the contractor for the failure to meet this deadline, which is now costing the City more money for this contract.

Mr. Hanson reiterated that they do not dictate the timeline of the project to the contractor. He noted that whether or not the contractor meets the substantial completion date is up to the contractor. He

added that they do their best to make sure that someone is on site to ensure the project is being constructed per the plans; however, they cannot enforce the construction schedule.

Councilmember Riley shared that he was under the impression that the City hired AE2S to manage the construction process. He noted that the City is now being asked to pay extra money to extend a contract when it feels like someone has not done their job to keep this project on pace. He asked what had been done since May 7 to get this project back on track.

Mr. Hanson stated that AE2S is responsible for making sure that they are responsible for their agreement and services with the City. He said he feels that they have done well to uphold this agreement, and the contractor being able to uphold their contract is their responsibility.

Councilmember Riley asked if nothing gets passed this evening, and what happens on July 28 when the current contract ends.

City Attorney Knaak explained that there are penalty provisions provided for failure to perform in a timely way. He said if there is an extension of the project timeline, then they would need to come to an agreement on the engineer's rates. He noted that this is a large construction contract, and he would encourage them to avoid litigation.

Councilmember Buscher said she wants the City to have a good relationship with everyone who is involved in this project. She shared her appreciation for all of the hard work that has been done. She stated she would like to invite AE2S to a Work Session to set expectations about the project moving forward.

Mayor Heineman asked what was done to get the project back on track.

Mr. Hanson reiterated that they do not have control over the contractor's timeline.

Mayor Heineman asked what AE2S has done in the past to keep other projects on track.

Mr. Hanson explained that this involves a lot of coordination and communication with the contractor. He said they have someone on site overseeing the project operations.

Mayor Heineman asked if this practice is standard with most other engineering companies that the City works with.

City Engineer/Public Works Director Westby noted that this project is hard to compare to others, as it is a very complex project. He added that they also have different types of contractors with engineering companies for different projects. He said that AE2S has done a good job from what he has seen. He shared that they have all been trying to work together to minimize any delays in the project.

A representative from Magney Construction Inc. came forward and shared the reasoning behind some of the delays, including working through the cold of winter and material delays.

Councilmember Riley noted that when the Council approved this bid, they chose the more expensive base bid, and now they are not getting what they chose. He asked if they would be getting any of the differential back.

The representative from Magney Construction explained that they incurred a lot of extra expense in labor and materials for the days they swapped to work over the winter. He said they are not looking for any additional compensation for the 88 days that were swapped.

Councilmember Stewart asked if Magney ever communicated with Staff that the trade-off of the 88 days to be worked over the winter would not work. She said she is disappointed that this conversation did not happen on the front end.

The representative from Magney Construction noted that when they had the conversation about swapping days over winter, they expressed concerns with the Staff.

City Administrator Hagen shared that they had these conversations during the first extension request. He said the original request was for more than 88 days; however, the Staff talked to AE2S, and they decided to make this a realistic expectation of how much time is needed. He stated that Staff advocated for as minimal delays as possible in a realistic manner. He said that in past conversations with Magney and AE2S, this was not made urgent, which is why it was never brought to the Council.

Mayor Heineman said that no one is taking ownership of these delays. He stated he would like all parties involved to take some of this responsibility.

Motion by Councilmember Riley, seconded by Councilmember Peters, 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, and give Staff discretion to invite Magney and AE2S to the Work Session on July 22, 2025, if necessary.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Riley shared that on July 1, Ramsey's first Police Officer and Police Chief passed away. He offered condolences to his family.

Councilmember Buscher shared that the Battle of Badges will be held at the Anoka Ice Arena on July 25.

Councilmember Specht shared that Total Defense will have their 13th Annual Customer Appreciation Day on July 12.

Mayor Heineman shared that the Council is currently working through the 2026 budget with Staff.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 8:28 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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: 07/22/2025

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

Title

Approve Business License Applications

Purpose/Background:

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

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

Notification:

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

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of business license applications.

OutcomeAction:

Motion to approve the attached business license applications.

Attachments

Business Licenses

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	07/16/2025 03:40 PM
Brian Hagen	Brian Hagen	07/17/2025 02:41 PM
Form Started By: Wendy Schlueter		Started On: 07/15/2025 10:59 AM
Final Approval Date: 07/17/2025		

Report Name: License Report - License Types
 Council Dates: 7/22/2025 to 7/22/2025
 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

Printed: 7/15/2025
 Page: 1

<u>Company</u>	<u>DBA</u>	<u>Complex Name</u>	<u>Applicant</u>	<u>Location</u>	<u>Exp. Date</u>	<u>Council Date</u>	<u>Status</u>
Mobile Food Unit–90 Days							
A Spud Above			Amanda Utter		10/31/2025	7/22/2025	A
Mobile Food Unit–90 Days License Count: 1							
Transient Merchant/Peddler/Solicitor							
Northland Construction & Fence, LLC					12/31/2025	7/22/2025	A
JWT Heavenly Springers		Dave and Susan Richards	Tamara Marie Winkelman	8241 161st Ave NW	9/30/2025	7/22/2025	A
Sunburn Construction	Everlight Solar	Nathan Devereaux	Nathan James Devereux		12/31/2025	7/22/2025	A
Transient Merchant/Peddler/Solicitor License Count: 3							
Total Licenses: 4							

CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-174 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2025 through July 16, 2025.

Purpose/Background:

Adopt Resolution #25-174 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2025 through July 16, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-174 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2025 through July 16, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-174 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of July 3, 2025 through July 16, 2025.

Attachments

Bills List 07/22/2025
Resolution 25-174

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/17/2025 07:26 AM
Brian Hagen	Brian Hagen	07/17/2025 02:41 PM
Form Started By: Jennifer Morrison		Started On: 07/16/2025 02:13 PM
Final Approval Date: 07/17/2025		

RAMSEY CITY COUNCIL MEETING
7.22.2025
BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

<u>DISBURSEMENT TYPE:</u>	<u>SUBMITTED FOR APPROVAL</u>
Prepays 7.3.25 - 7.16.25	\$ 494,796.15
Accounts Payable 7.3.25 - 7.16.25	557,671.36
Payroll 7.3.25	286,479.28
Debt Service	
Pay Estimates- Projects	2,447,744.58
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	\$ 3,786,691.37

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	<u>APPROVED PREVIOUS MTG</u>	<u>2025 Y.T.D.</u>
PREPAIDS PREPAID ADJUSTMENTS	\$ 295,081.90	\$ 6,139,847.82
ACCOUNTS PAYABLE INVOICING ACCT PAYABLE INVOICING ADJUSTMENTS	304,647.42	8,261,529.09
NET PAYROLL TOTAL CORRECTION TO PAYROLL	309,829.26	3,748,215.68
DEBT SERVICE CORRECTION TO DEBT SERVICE		639,325.63
PAY ESTIMATE(S) - PROJECTS		8,051,555.42
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	\$ 909,558.58	\$ 26,840,473.64

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Council Check Register by GL
Council Check Register and Summary

7/3/2025 -- 7/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
121028	7/3/2025		121630 CHURCH OF CASH							
		2,040.00	7.3.25 CONCERT FINAL PYMT		132439	7.3.25 CONCERT FINAL	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		2,040.00								
121029	7/3/2025		100116 CONNEXUS ENERGY							
		91.80	JUNE 2025 SIREN UTILITIES		132451	759126-303095 JUN 2025	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		10,635.65	5/19-6/18/25 ELECTRIC USE		132452	759126-303101 JUN 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		12,213.25	5/14-6/13/25 ELECTRIC USE		132453	759126-303107 JUN 2025	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,028.20	5/14-6/13/25 ELECTRIC USE		132453	759126-303107 JUN 2025	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		64.61	5/14-6/13/25 ELECTRIC USE		132453	759126-303107 JUN 2025	9230.6249		MISCELLANEOUS OPERATING SUPPLYECONOMIC DEVELOPMENT AUTHORIT	
		2,982.65	5/14-6/13/25 ELECTRIC USE		132453	759126-303107 JUN 2025	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		29.93	5/14-6/13/25 ELECTRIC USE		132453	759126-303107 JUN 2025	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		786.02	5/14-6/13/25 ELECTRIC USE		132453	759126-303107 JUN 2025	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		3,002.16	JUNE 2025 ELECTRIC		132454	759126-303106 JUN 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		218.04	JUNE 2025 ELECTRIC		132454	759126-303106 JUN 2025	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		40.99	JUNE 2025 ELECTRIC		132454	759126-303106 JUN 2025	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		704.66	JUNE 2025 ELECTRIC		132454	759126-303106 JUN 2025	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		687.13	JUNE 2025 ELECTRIC		132454	759126-303106 JUN 2025	9601.6371		ELECTRIC UTILITIES	WATER FUND
		687.13	JUNE 2025 ELECTRIC		132454	759126-303106 JUN 2025	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		687.13	JUNE 2025 ELECTRIC		132454	759126-303106 JUN 2025	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		892.73	JUNE 2025 TRAFFIC SIGNALS		132455	759126-303100 JUN 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		17,644.81	JUNE 2025 ELECTRICITY		132456	759126-303102 JUN 2025	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,536.47	JUNE 2025 ELECTRICITY		132456	759126-303102 JUN 2025	9602.6371		ELECTRIC UTILITIES	SEWER FUND

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7/3/2025 -- 7/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
121029	7/3/2025		100116 CONNEXUS ENERGY						Continued...	
						JUN 2025				
		286.78	JUNE 2025 ELECTRICITY		132456	759126-303102	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
						JUN 2025				
		<u>54,220.14</u>								
121030	7/3/2025		106583 DELTA DENTAL PLAN OF MINNESOTA							
		5,051.88	JULY 2025 DENTAL PREMIUMS		132449	CNS0001878232	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		<u>5,051.88</u>								
121031	7/3/2025		115574 HEALTHPARTNERS							
		2,065.50	JULY 2025 HEALTH PREM JB/KH		132448	343216146351	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		101,319.00	JULY 2025 HEALTH PREMIUMS		132448	343216146351	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>103,384.50</u>								
121032	7/3/2025		122056 ISAACSON, KEIA & PHIL							
		289.93	UB CR BAL REF ACCT 734595		132441	734595	9601.4651		WATER REVENUE	WATER FUND
		<u>289.93</u>								
121033	7/3/2025		100268 LRRWMO CITY OF ANOKA							
		1,250.00	APP/ESC #26-02 WTLND BOUND DEL		132442	#26-02 WETLAND BOUND DEL	9402.6530	00202602	IMPROVEMENTS OTHER THAN BLDG	STATE AID CONSTRUCTION
		<u>1,250.00</u>								
121034	7/3/2025		100351 NCPERS GROUP LIFE INS							
		352.00	JULY 2025 LIFE INS PREMIUMS		132447	704800072025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		<u>352.00</u>								
121035	7/3/2025		122035 NGUYEN, JENNA							
		350.00	HD VENDOR REFUND-NOT SELECTED		132446	062525	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		<u>350.00</u>								
121036	7/3/2025		122034 REMICK, CJ							
		350.00	HD VENDOR REFUND-NOT SELECTED		132445	062525	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		<u>350.00</u>								
121037	7/3/2025		122033 VANG, MAI							
		350.00	HD VENDOR REFUND-NOT SELECTED		132444	062525	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		<u>350.00</u>								
121067	7/10/2025		100012 ACE SOLID WASTE INC							

CITY OF RAMSEY
 Council Check Register by GL
 Council Check Register and Summary

7/3/2025 - 7/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
121092	7/10/2025		122080 RAMACHER, STACY AND DEREK						Continued...	
121093	7/10/2025		118008 REALTECH TITLE LLC							
		310.54	ACCT 734194 14554 WACO ST		132481	734194	9601.4651		WATER REVENUE	WATER FUND
		310.54								
121094	7/10/2025		122081 STELLING, ESTATE OF ROBERT							
		12.52	ACCT 53044321 8421 156TH LANE		132482	53044321	9601.4651		WATER REVENUE	WATER FUND
		12.52								
121095	7/10/2025		122082 SULLIVAN, BRIAN AND CAROL							
		374.32	ACCT 6889435 15060 COBALT ST		132483	6889435	9601.4651		WATER REVENUE	WATER FUND
		374.32								
121096	7/10/2025		122063 TESSMAN, RENEE							
		65.00	1HR RENTAL RATE REFUND		132522	070125	9101.4305		RENTAL FEES	GENERAL FUND
		65.00								
121097	7/10/2025		120165 TITLE SPECIALISTS INC							
		72.15	ACCT 724698 4933 178TH LANE		132484	724698	9601.4651		WATER REVENUE	WATER FUND
		72.15								
121098	7/10/2025		119268 US HOME LLC							
		29.98	ACCT 736756 8103 150TH LANE		132485	736756	9601.4651		WATER REVENUE	WATER FUND
		74.98	ACCT 736710 14962 FERRET ST		132486	736710	9601.4651		WATER REVENUE	WATER FUND
		104.96								
121099	7/10/2025		122083 VITTITOW, JOSH AND NICOLE							
		240.58	ACT 734003 14036 DYSPROSIUM ST		132487	734003	9601.4651		WATER REVENUE	WATER FUND
		240.58								
121100	7/10/2025		122084 WG NORTH PROPERTIES LLC							
		16.34	ACCT 736329 14157 COBALT CIR		132488	736329	9601.4651		WATER REVENUE	WATER FUND
		16.34								
121101	7/10/2025		122085 ZARNSTORFF, JADAS AND FIER, CAMRY							
		182.50	ACCT 734511 15525 SODIUM WAY		132489	734511	9601.4651		WATER REVENUE	WATER FUND
		182.50								
1008213	7/7/2025		116114 AVESIS THIRD PARTY ADMINISTRATORS							
		345.08	JULY 2025 VISION PREMIUMS		132450	3237278	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND

Council Check Register by GL
Council Check Register and Summary

7/3/2025 -- 7/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1008213	7/7/2025	345.08	116114 AVESIS THIRD PARTY ADMINISTRATORS						Continued...	
1008214	7/7/2025	11.92	114432 HESSE, BRADLEY							
		11.92	6.20.25 MERCY CAFE LUNCH		132440	06202025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
1008215	7/7/2025	161.00	119258 RANKIN, DAVID							
		20.00	MILEAGE 6.15.25 - 6.18.25		132443	06152025	0240.6334		MILEAGE REIMBURSEMENT	PROTECTIVE INSPECTIONS
		20.00	6.15.25 DINNER OTIS'S		132443	06152025	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		20.00	6.16.25 LUNCH OTIS'S		132443	06152025	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		20.00	6.18.25 LUNCH BLOCK NORTH PUB		132443	06152025	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		221.00								
1008263	7/11/2025	26.98	112663 CAPSTONE HOMES INC							
		36.65	ACCT 736754 14606 PEARSON ST		132463	736754	9601.4651		WATER REVENUE	WATER FUND
		75.21	ACCT 736751 14661 PEARSON ST		132464	736751	9601.4651		WATER REVENUE	WATER FUND
		175.95	ACCT 736718 14668 PEARSON ST		132465	736718	9601.4651		WATER REVENUE	WATER FUND
		175.95	ACCT 736217 14444 QUINTANA ST		132466	736217	9601.4651		WATER REVENUE	WATER FUND
		490.74	ACCT 736539 14690 PEARSON ST		132467	736539	9601.4651		WATER REVENUE	WATER FUND
1008264	7/11/2025	22.40	116893 GRAF, MATT							
		22.40	6.11.25 DEAD DEER CALL MILEAGE		132520	JUNE 2025 ON CALL	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		22.40	6.23.25 STOP SIGN DOWN MILEAGE		132520	JUNE 2025 ON CALL	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		44.80								
1008265	7/11/2025	151.32	119617 HIRSHFIELD'S							
		151.32	PAINT PICNIC TABLES/BENCHES		132527	22194268	0452.6381		BUILDING & STRUCTURE REPAIR	PARK & RECREATION
1008266	7/11/2025	.63-	119638 O'REILLY AUTO PARTS							
		41.51	EARLY PAY DISCOUNT		132528	6193-209124	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.01-	FIRE TRL. AIR COMP.		132528	6193-209124	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		50.40-	EARLY PAY DISCOUNT		132529	6193-208994	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		10.00-	POLICE #323		132529	6193-208994	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.08-	CORE RETURN		132531	6193-209266	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.98	EARLY PAY DISCOUNT		132533	6193-209513	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
			PRESSURE WASHER		132533	6193-209513	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION

Council Check Register by GL
Council Check Register and Summary

7/3/2025 - 7/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1008266	7/11/2025		119638 O'REILLY AUTO PARTS						Continued...	
		5.36-	EARLY PAY DISCOUNT		132534	6193-209647	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		297.89	COM DEV. #383		132534	6193-209647	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.47-	EARLY PAY DISCOUNT		132535	6193-209914	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		23.56	STREETS TRK. 681		132535	6193-209914	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.57-	EARLY PAY DISCOUNT		132536	6193-209789	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		28.59	FIRE #573		132536	6193-209789	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		30.00-	CORE RETURN		132537	6193-209965	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		<u>397.81</u>								
1008267	7/11/2025		100529 WENDELL'S INC							
		5.23	WENDELL'S NAME BADGE N GILLET		132523	3051521	0301.6208		MISCELLANEOUS OFFICE SUPPLIES	ENGINEERING
		5.23	WENDELL'S NAME BADGE K LOR		132523	3051521	0191.6208		MISCELLANEOUS OFFICE SUPPLIES	PLANNING & ZONING
		5.22	WENDELL'S NAME BADGE J GUIN		132523	3051521	0240.6208		MISCELLANEOUS OFFICE SUPPLIES	PROTECTIVE INSPECTIONS
		<u>15.68</u>								
93070325	7/3/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		6,860.58			132171	06172516211114	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>6,860.58</u>								
94070325	7/3/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		14,880.84			132170	06172516211113	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		<u>14,880.84</u>								
95070325	7/3/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		6,921.41			132395	07012514042913	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>6,921.41</u>								
96070325	7/3/2025		122049 VOYA INSTITUTIONAL TRUST COMPANY							
		14,880.84			132398	07012514042916	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		<u>14,880.84</u>								
97070325	7/3/2025		118579 ND CHILD SUPPORT DIVISION							
		287.08			132397	07012514042915	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		<u>287.08</u>								
98070325	7/3/2025		115568 ALERUS FINANCIAL NA							
		10,868.10			132396	07012514042914	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>10,868.10</u>								
99070325	7/3/2025		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							

Council Check Register by GL
Council Check Register and Summary

7/3/2025 - 7/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99070325	7/3/2025		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)						Continued...	
		470.00			132394	07012514042912	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		470.00								
99070725	7/7/2025		113745 DEPARTMENT OF THE TREASURY							
		142.27	IRS FORM 720 PCORI FEE		132457	07072025	0130.6315		MISCELLANEOUS PROFESSIONAL SERADMINISTRATION	
		142.27								
99071025	7/10/2025		107885 DEPARTMENT OF LABOR AND INDUSTRY							
		8,232.39	JUNE 2025 SURCHARGE		132459	071025	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		164.65-	JUNE 2025 SURCHARGE		132459	071025	9101.4604		SURCHARGES	GENERAL FUND
		8,067.74								
99071525	7/15/2025		108768 COMDATA NETWORK INC							
		996.00-	ULI-CREDIT MMBRSHP OVERCHRG		132657	JUN 2025 HANSON	0191.6451		MEMBERSHIP DUES	PLANNING & ZONING
		530.00	GFOA-CERT OF ACHIEVEMNT FILING		132658	JUN 2025 LUND	0153.6302		AUDITING & ACCOUNTING SERVICES	FINANCE
		275.34	GASOLINE FUEL		132659	JUN 2025 FIRE	0220.6223		GASOLINE	FIRE PROTECTION
						FUEL				
		206.44	GASOLINE - SQUAD 367		132660	JUN 2025 PD	0211.6223		GASOLINE	POLICE PROTECTION
						FUEL				
		2,230.00	AXON - TASER CARTRIDGES		132661	JUN 2025 BAGNE	0211.6207		TRAINING SUPPLIES	POLICE PROTECTION
		12.83	ADVANCE AUTO-OIL FOR SQUAD 367		132662	JUN 2025 BLUML	0211.6227		LUBRICANTS & ADDITIVES	POLICE PROTECTION
		290.81	COURTYARDS - HOTEL - FBI TRAIN		132662	JUN 2025 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		103.45	PET EMERGENCY EDUC - PET CPR		132663	JUN 2025	0211.6315		MISCELLANEOUS PROFESSIONAL SERPOLICE PROTECTION	
						FRANKFURTH				
		75.00	TLO TRANSUNION - ONLINE INVEST		132663	JUN 2025	0211.6315		MISCELLANEOUS PROFESSIONAL SERPOLICE PROTECTION	
						FRANKFURTH				
		55.16	ANOKA COUNTY - VEHICLE TITLE		132663	JUN 2025	0243.6249		MISCELLANEOUS OPERATING SUPPLYIMPOUND LOT MAINTENANCE	
						FRANKFURTH				
		164.83	VISTAPRINT - TRAF SIGNS		132664	JUN 2025 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		111.89	FACEBK - REC PROGRAM ADS		132664	JUN 2025 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		63.01	FACEBK - H.D. ADS		132664	JUN 2025 PROULX	0296.6249		MISCELLANEOUS OPERATING SUPPLYHAPPY DAYS	
		50.00	MCFOA MEMBERSHIP FEE K SCHMIDT		132665	JUN 2025	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
						SCHMITZ				
		50.00	MCFOA MEMBERSHIP FEE K SCHMITZ		132665	JUN 2025	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
						SCHMITZ				
		24.00	AMZN- EXIT LIGHT		132666	JUN 2025 KOHNER	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		37.99	AMZN-BENCH LEGS		132666	JUN 2025 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLYFIRE PROTECTION	
		37.98	AMZN-FLAGS		132666	JUN 2025 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLYFIRE PROTECTION	
		28.48	AMZN-VELCRO		132666	JUN 2025 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLYFIRE PROTECTION	
		111.70	AMZN-EMERGENCY LIGHTS		132666	JUN 2025 KOHNER	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION

Council Check Register by GL
Council Check Register and Summary

7/3/2025 -- 7/16/2025

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99629544	7/3/2025		101306 IRS						Continued...	
99666711	7/3/2025		100223 ICMA RETIREMENT TRUST 457							
		1,916.54			132391	0701251404291	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								
99806498	7/3/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		35,792.11			132403	0701251404296	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		47,450.76			132404	0701251404297	9101.2183		PERA-EMPLOYER	GENERAL FUND
		83,242.87								
		<u>494,796.15</u>	Grand Total							

<u>Payment Instrument Totals</u>	
Checks	242,344.65
EFT Payments	250,773.15
A/P ACH Payment	<u>1,678.35</u>
Total Payments	494,796.15

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 4030
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
 Pay Through Date 7/23/2025

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number Name
119096	ADVANCED GRAPHIX, INC		PV	132558	001	00999	6/30/2025	217180	1,790.00		119096 ADVANCED GRAPHIX, INC
	ADVANCED GRAPHIX, INC								1,790.00		
	3600 LABORE ROAD SUITE 3										
	VADNAIS HEIGHTS MN 55110										
									1,790.00		
									1,790.00		
102953	AMERIGAS OF ANOKA		PV	132572	001	00999	6/30/2025	806271685	57.08		102953 AMERIGAS OF ANOKA
	AMERIGAS OF ANOKA								57.08		
	P O BOX 660288										
	DALLAS TX 75266-0288										
									57.08		
									57.08		
100052	ANOKA POLICE DEPARTMENT		PV	132586	001	00999	7/7/2025	06 2025	825.00		100052 ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT								825.00		
	275 HARRISON STREET										
	ANOKA MN 55303										
									825.00		
									825.00		
117516	BEST OUTDOOR SERVICES		PV	132515	001	00999	7/1/2025	11447	893.88		117516 BEST OUTDOOR SERVICES
	BEST OUTDOOR SERVICES								893.88		
	3098 162ND LANE NW		PV	132516	001	00999	7/1/2025	11549	3,565.39		
	ANDOVER MN 55304										
									3,565.39		
									3,565.39		
									4,459.27		
									4,459.27		

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 Payment Instrument Check Payment
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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
117280 CENTRA HOMES LLC 147TH LANE	ERO LNDS CP REF 7527	PV 132605 001 00999	7/11/2025	A121480	6,500.00		117280 CENTRA HOMES LLC
CENTRA HOMES LLC 11460 ROBINSON DRIVE NW	ERO LNDS CP REF 7541 147TH LANE	PV 132606 001 00999	7/11/2025	A121338	6,500.00		
		Summary Total			6,500.00		
COON RAPIDS MN 55433	ERO/LNDS CP REF 7555 147TH LANE	PV 132607 001 00999	7/11/2025	A121337	6,500.00		
		Summary Total			6,500.00		
	ERO/LNDS REF 7843 RAMSEY PRKWY	PV 132703 001 00999	7/14/2025	A121311	6,500.00		
		Summary Total			6,500.00		
	ERO/LNDS REF 7849 RAMSEY PRKWY	PV 132704 001 00999	7/14/2025	A121320	6,500.00		
		Summary Total			6,500.00		
	ERO /LNDS REF 14714 ZEOLITE ST	PV 132706 001 00999	7/14/2025	A121330	6,500.00		
		Summary Total			6,500.00		
		Payment Amount			39,000.00		
122048 CENTRA NORTH LLC ZEOLITE ST	ERO/LNDS REF 14708	PV 132705 001 00999	7/14/2025	A121327	6,500.00		122048 CENTRA NORTH LLC
CENTRA NORTH LLC 11460 ROBINSON DRIVE NW COON RAPIDS MN 55433		Summary Total			6,500.00		
		Payment Amount			6,500.00		

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
119134	CINTAS (FIRST AID VENDOR)		PV	132715	001	00999	7/9/2025	5279848503	273.24		119134	CINTAS (FIRST AID VENDOR)
	CINTAS							Summary Total	273.24			
	PO BOX 631025							Payment Amount	273.24			
	CINCINNATI OH 45263-1025											
120919	CREATIVE HOMES	ERO/LNDSCP REF 7401 171ST LANE	PV	132646	001	00999	7/14/2025	A121172	4,500.00		120919	CREATIVE HOMES
	CREATIVE HOMES							Summary Total	4,500.00			
	707 COMMERCE DRIVE STE 410	ERO/DRWWY REF 7429 171ST LANE	PV	132647	001	00999	7/14/2025	A121279	3,500.00			
	WOODBURY MN 55125							Summary Total	3,500.00			
		DRVWY ESC REF 7465 171ST LANE	PV	132648	001	00999	7/14/2025	RA061954	2,000.00			
								Summary Total	2,000.00			
		DRVWY ESC REF 7474 170TH LANE	PV	132649	001	00999	7/14/2025	RA061024	2,000.00			
								Summary Total	2,000.00			
		ERO/DRWWY REF 7430 171ST LANE	PV	132650	001	00999	7/14/2025	A121296	3,500.00			
								Summary Total	3,500.00			
								Payment Amount	15,500.00			
120341	DAMON FARBER ASSOCIATES, INC		PV	132512	001	00999	6/23/2025	99704	9,250.99		120341	DAMON FARBER ASSOCIATES, INC

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
	DAMON FARBER ASSOCIATES, INC 310 SOUTH 4TH AVE STE 7050 MNNEAPOLIS MN 55415								9,250.99			
									Summary Total			
									Payment Amount	9,250.99		
104267	ELITE SANITATION ELITE SANITATION PO BOX 526 ELK RIVER MN 55330		PV	132708	001	00999	7/7/2025	31757	795.62		104267	ELITE SANITATION
									Summary Total	795.62		
									Payment Amount	795.62		
100169	EMERGENCY APPARATUS MAINTENANCE INC EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE LINO LAKES MN 55014		PV	132494	001	00999	6/26/2025	136722	135.79		100169	EMERGENCY APPARATL MAINTENANCE INC
									Summary Total	135.79		
									Payment Amount	135.79		
110760	FIRE SAFETY USA, INC FIRE SAFETY USA, INC 3253 19TH STREET NW ROCHESTER MN 55901		PV	132492	001	00999	6/30/2025	203311	1,642.90		110760	FIRE SAFETY USA, INC
									Summary Total	1,642.90		
									Payment Amount	1,642.90		
119688	GMH ASPHALT CORPORATION GMH ASPHALT CORPORATION	PAYAPP 6 #24-03 NE RAMSY RECON PAYAPP 6 #24-03 NE	PV	132680	001	09435	7/15/2025	24-03 #6	61,761.69		119688	GMH ASPHALT CORPORATION
			PV	132680	002	09435	7/15/2025	24-03 #6	11,241.97			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
RAMSY RECON									
	9180 LAKETOWN ROAD CHASKA MN 55318		Summary Total			73,003.66			
			Payment Amount			73,003.66			
100256	LANO EQUIPMENT INC LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303		PV 132559 001 00999	6/26/2025	02-1163972	110.26		100256	LANO EQUIPMENT INC
			Summary Total			110.26			
			PV 132575 001 00999	7/7/2025	02-1166124	116.23			
			Summary Total			116.23			
			PV 132718 001 00999	7/9/2025	02-1166820	45.02			
			Summary Total			45.02			
			Payment Amount			271.51			
100259	LEAGUE OF MN CITIES INS TRUST LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517		PV 132496 001 00999	7/1/2025	24735 / 24776	921.54		100259	LEAGUE OF MN CITIES INS TRUST
			Summary Total			921.54			
			Payment Amount			921.54			
100259	LEAGUE OF MN CITIES INS TRUST LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517		PV 132497 001 00999	7/1/2025	24713	226.75		100259	LEAGUE OF MN CITIES INS TRUST
			Summary Total			226.75			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
Payment Amount						226.75			
122092	LOEW, BRADY	DRVWY ESC REF 15237 ALPINE CT	PV 132626 001 00999	7/11/2025	RA062067	2,000.00		122092	LOEW, BRADY
	BRADY LOEW 15237 ALPINE CT NW RAMSEY MN 55303		Summary Total			2,000.00			
Payment Amount						2,000.00			
122003	M/I HOMES OF MPLS ST PAUL LLC	ERO ESC REF 7403 E RAMSEY PKWY	PV 132603 001 00999	7/11/2025	A121573	1,500.00		122003	M/I HOMES OF MPLS ST PAUL LLC
	M/I HOMES OF MPLS ST PAUL LLC 5354 PARKDALE DR STE 100	ERO ESC REF 7423 E RAMSEY PKWY	Summary Total			1,500.00			
	ST LOUIS PARK MN 55416		Summary Total			1,500.00			
Payment Amount						3,000.00			
102219	MAGNEY CONSTRUCTION, INC	PAY APP 25 #21-09 WTP	PV 132702 001 09601	7/16/2025	21-09 #25	962,216.85		102219	MAGNEY CONSTRUCTIC INC
	MAGNEY CONSTRUCTION, INC 1401 PARK ROAD CHANHASSEN MN 55317		Summary Total			962,216.85			
Payment Amount						962,216.85			
120041	MARTIN MARIETTA		PV 132570 001 00999	7/3/2025	46328705	701.39		120041	MARTIN MARIETTA
	MARTIN MARIETTA		Summary Total			701.39			

CITY OF RAMSEY
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 Pay Through Date 7/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number ltrn Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 93186		PV 132571 001 00999	7/3/2025	46328379	293.73			
	CHICAGO IL 60673-3186		Summary Total			293.73			
			PV 132717 001 00999	7/9/2025	46386339	458.81			
			Summary Total			458.81			
			Payment Amount			1,453.93			
117588	MEDART INC		PV 132567 001 00999	7/7/2025	193410-00	246.72		117588	MEDART INC
	MEDART INC		Summary Total			246.72			
	124 MANUFACTURERS DRIVE								
	ARNOLD MO 63010-4727		Payment Amount			246.72			
118388	MITCHELL 1		PV 132561 001 00999	6/23/2025	IB32888290	80.00		118388	MITCHELL 1
	MITCHELL 1		Summary Total			80.00			
	25029 NETWORK PLACE								
	CHICAGO IL 60673-1250		Payment Amount			80.00			
120660	MORRISSEY HOSPITALITY COMPANIES		PV 132589 001 00999	6/30/2025	INV002922	3,500.00		120660	MORRISSEY HOSPITALITY COMPANIES
	MORRISSEY HOSPITALITY COMPANIES		Summary Total			3,500.00			
	6 WEST 5TH STREET STE 400								
	ST PAUL MN 55102		Payment Amount			3,500.00			

Payment Group Control Number 4030
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 Payment Instrument Check Payment
 Pay Through Date 7/23/2025

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
118652	NOBERG HOMES INC 1428 5TH AVENUE NW ANOKA MN 55303	ERO/LND/DRVW REF 16430 QUARTZ	PV	132643	001	00999	7/11/2025	A121383	8,500.00		118652	NOBERG HOMES INC
									8,500.00			
									8,500.00			
100360	NORTH STAR TOWING INC		PV	132587	001	00999	6/28/2025	100108A	65.00		100360	NORTH STAR TOWING INC
									65.00			
									65.00			
									65.00			
									130.00			
103848	PARK CONSTRUCTION CO. PARK CONSTRUCTION CO. 1481 81ST AVENUE NE MINNEAPOLIS MN 55432	PAYAPP 2 #25-06 SORTEBERGS REC PAYAPP 2 #25-06 SORTEBERGS REC	PV	132684	001	09435	7/15/2025	25-06 #2	327,330.66		103848	PARK CONSTRUCTION CO.
			PV	132684	002	09435	7/15/2025	25-06 #2	6,819.27			
									334,149.93			
									334,149.93			
122093	PRIME HOMES LLC 15020 27TH AVE N STE 100 PLYMOUTH MN 55447	ERO/LNDSP REF 17662 RHINESTONE	PV	132645	001	00999	7/11/2025	A120407	6,500.00		122093	PRIME HOMES LLC
									6,500.00			

CITY OF RAMSEY
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Payment Group Control Number 4030
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 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument Check Payment
 Pay Through Date 7/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
Payment Amount									6,500.00			
120063	SKYLINE GRAPHICS	Remainder owed for Jul/Aug RR	PV	132581	001	00999	7/3/2025	036416	2,175.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					2,175.00			
	1101 ALDRICH AVE N	City Envelopes	PV	132597	001	00999	6/29/2025	036414	675.00			
	MINNEAPOLIS MN 55411			Summary Total					675.00			
Payment Amount									2,850.00			
121288	TWIN CITIES UTILITIES LLC	FINAL PAYAP 4 #24-04 FORD BRK	PV	132685	001	09605	7/15/2025	24-04 #4 FINAL	2,359.23		121288	TWIN CITIES UTILITIES LLC
	TWIN CITIES UTILITIES LLC			Summary Total					2,359.23			
	38547 HOLM AVE			Payment Amount					2,359.23			
	NORTH BRANCH MN 55056											
119268	US HOME LLC	ERO/LNDSCP REF 8103 150TH LANE	PV	132608	001	00999	7/11/2025	A121199	6,500.00		119268	US HOME LLC
	US HOME LLC			Summary Total					6,500.00			
	16355 36TH AVENUE N	ERO/LNDSCP REF 8109	PV	132609	001	00999	7/11/2025	A121088	6,500.00			
	SUITE 100	150TH LANE		Summary Total					6,500.00			
	PLYMOUTH MN 55446			Summary Total					6,500.00			
		ERO/LNDSCP REF 8115	PV	132610	001	00999	7/11/2025	A121089	6,500.00			
		150TH LANE		Summary Total					6,500.00			
		ERO/LNDSCP REF 8121	PV	132611	001	00999	7/11/2025	A121093	6,500.00			
		150TH LANE		Summary Total					6,500.00			

CITY OF RAMSEY
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
Summary Total						6,500.00			
	ERO/LNDSCP REF 8127 150TH LANE		PV 132612 001 00999	7/11/2025	A121129	6,500.00			
Summary Total						6,500.00			
	ERO/LNDSCP REF 8133 150TH LANE		PV 132613 001 00999	7/11/2025	A121230	6,500.00			
Summary Total						6,500.00			
	ERO/LNDSCP REF 8523 151ST LANE		PV 132614 001 00999	7/11/2025	A121329	6,500.00			
Summary Total						6,500.00			
	ERO/LNDS REF 14968 HEDGEHOG ST		PV 132637 001 00999	7/11/2025	A121173	6,500.00			
Summary Total						6,500.00			
	ERO/LNDS REF 15004 HEDGEHOG ST		PV 132638 001 00999	7/11/2025	A121171	6,500.00			
Summary Total						6,500.00			
	ERO/LNDS REF 15010 HEDGEHOG ST		PV 132640 001 00999	7/11/2025	A121200	6,500.00			
Summary Total						6,500.00			
	ERO/LNDS REF 15016 HEDGEHOG ST		PV 132641 001 00999	7/11/2025	A121198	6,500.00			
Summary Total						6,500.00			
	ERO/LNDS REF 15022 HEDGEHOG ST		PV 132642 001 00999	7/11/2025	A121239	6,500.00			
Summary Total						6,500.00			
	ERO/LNDSCP REF 16797 EBONY ST		PV 132644 001 00999	7/11/2025	A121240	6,500.00			
Summary Total						6,500.00			

CITY OF RAMSEY
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
Payment Amount						84,500.00			
Total Amount to be Processed						1,566,140.01			
Total Number of Payments to be Processed						30			

Payment Group Control Number 4031
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 7/23/2025

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
111385	ACHIEVE SERVICES INC		PV	132495	001	00999	7/1/2025	38700	187.80		111385	ACHIEVE SERVICES INC
	ACHIEVE SERVICES INC								187.80			
	1201 89TH AVENUE NE											
	BLAINE MN 55434											
									187.80			
									187.80			
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	132651	001	00999	7/8/2025	104094	27,190.25		119144	ADVANCED ENGINEERIN AND ENV SERV (AE2S)
	ADVANCED ENGINEERING AND ENV SERV								27,190.25			
	4050 GARDEN VIEW DRIVE STE 200											
	GRAND FORKS ND 58201											
									27,190.25			
									27,190.25			
100625	ALEX AIR APPARATUS		PV	132709	001	00999	6/30/2025	9773	459.92		100625	ALEX AIR APPARATUS
	ALEX AIR APPARATUS								459.92			
	312 OAK STREET SOUTH											
	NEW LONDON MN 56273											
									459.92			
									459.92			
110744	ALLINA HEALTH SYSTEM		PV	132553	001	00999	6/30/2025	CI00069163	6,750.00		110744	ALLINA HEALTH SYSTEM
	ALLINA HEALTH SYSTEM								6,750.00			
	MISC BILLING											
	NW 7710 P O BOX 9383											
	MINNEAPOLIS MN 55440-9383											
									6,750.00			
									6,750.00			
117343	AMAZON CAPITAL SERVICES		PV	132550	001	00999	7/7/2025	1T3C-TL33-73FL	43.64		117343	AMAZON CAPITAL

Payment Group Control Number 4031
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 7/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
INC									SERVICES INC
AMAZON CAPITAL SERVICES INC	PO BOX 035184					43.64			
	SEATTLE WA 98124-5184		PV 132569 001 00999	7/7/2025	1YL4-V911-C9K7	1,299.23			
						Summary Total			
			PV 132584 001 00999	7/7/2025	1DX3-MVP6-7C9C	604.61			
						Summary Total			
			PV 132585 001 00999	7/7/2025	1YXH-YD4X-9NCW	359.44			
						Summary Total			
						Payment Amount			
						2,306.92			
100026 ANDERSON IRRIGATION			PV 132707 001 00999	7/10/2025	184466	13,847.26			100026 ANDERSON IRRIGATION
	ANDERSON IRRIGATION					Summary Total			
	27066 103RD STREET NW					13,847.26			
	ZIMMERMAN MN 55398					Payment Amount			
						13,847.26			
100043 ANOKA COUNTY PROPERTY RECORDS TAXATION		Recording	PV 132582 001 00999	6/30/2025	25-27023	138.00			100043 ANOKA COUNTY PROPERTY RECORDS TAXATION
	ANOKA COUNTY PROPERTY RECORDS TAXATION					Summary Total			
	2100 - 3RD AVENUE					138.00			
	ANOKA MN 55303					Payment Amount			
						138.00			
116845 CADY BUSINESS TECHNOLOGIES INC			PV 132546 001 00999	7/1/2025	110850	39.00			116845 CADY BUSINESS TECHNOLOGIES INC

CITY OF RAMSEY
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Payment Group Control Number 4031
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 7/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104 PLYMOUTH MN 55447							Summary Total 39.00			
			PV	132557	001 00999	7/11/2025	110438	572.94			
								Summary Total 572.94			
								Payment Amount 611.94			
112663	CAPSTONE HOMES INC	ERO ESC REF 14606 PEARSON ST	PV	132615	001 00999	7/11/2025	A121577	1,500.00		112663	CAPSTONE HOMES INC
	CAPSTONE HOMES INC 14015 SUNFISH LAKE BLVD SUITE 400 RAMSEY MN 55303	ERO ESC REF 14609 QUINTANA ST	PV	132616	001 00999	7/11/2025	A121241	1,500.00			
								Summary Total 1,500.00			
			PV	132617	001 00999	7/11/2025	A121702	1,500.00			
								Summary Total 1,500.00			
			PV	132618	001 00999	7/11/2025	A121443	6,500.00			
								Summary Total 6,500.00			
			PV	132619	001 00999	7/11/2025	A121675	1,500.00			
								Summary Total 1,500.00			
			PV	132620	001 00999	7/11/2025	A121576	1,500.00			
								Summary Total 1,500.00			
			PV	132621	001 00999	7/11/2025	A121584	1,500.00			
								Summary Total 1,500.00			
			PV	132622	001 00999	7/11/2025	A121249	6,500.00			

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 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/PACH Payment
 Pay Through Date 7/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty Number	Item Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
Summary Total								6,500.00			
	ERO/LNDSP REF 14685		PV	132633 001 00999		7/11/2025	A121321	6,500.00			
	PEARSON ST										
Summary Total								6,500.00			
	ERO/LNDSP REF 14691		PV	132634 001 00999		7/11/2025	A121548	6,500.00			
	PEARSON ST										
Summary Total								6,500.00			
	ERO ESC REF 14702		PV	132635 001 00999		7/11/2025	A121638	1,500.00			
	PEARSON ST										
Summary Total								1,500.00			
	ERO ESC REF 14720		PV	132636 001 00999		7/11/2025	A121672	1,500.00			
	PEARSON ST										
Summary Total								1,500.00			
	ERO/LNDSP REF 14672		PV	132639 001 00999		7/11/2025	A121300	6,500.00			
	PEARSON ST										
Summary Total								6,500.00			
	ERO ESC REF 14621		PV	132719 001 00999		7/15/2025	A121676	1,500.00			
	TIGER ST NW										
Summary Total								1,500.00			
	ERO/LNDSP REF 14643		PV	132720 001 00999		7/15/2025	A121453	6,500.00			
	PEARSON ST										
Summary Total								6,500.00			
	ERO/LNDSP REF 14655		PV	132721 001 00999		7/15/2025	A121631	6,500.00			
	PEARSON ST										
Summary Total								6,500.00			
	ERO/LNDSP REF 14661		PV	132722 001 00999		7/15/2025	A121549	6,500.00			
	PEARSON ST										
Summary Total								6,500.00			
	ERO/LNDSP REF 14667		PV	132723 001 00999		7/15/2025	A121390	6,500.00			

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 Version LOGIS004V
 Originator JMORRISON
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PEARSON ST											
									Summary Total	6,500.00		
									Payment Amount	125,500.00		
112019	CENTRAL HYDRAULICS INC		PV	132568	001	00999	7/7/2025	00651090	446.72		112019	CENTRAL HYDRAULICS INC
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374								Summary Total	446.72		
									Payment Amount	446.72		
117484	CHETS SHOES LLC		PV	132574	001	00999	6/30/2025	LLC22294	169.99		117484	CHETS SHOES LLC
	CHETS SHOES LLC 8355 UNIVERSITY AVENUE NE SPRING LAKE PARK MN 55432								Summary Total	169.99		
									Payment Amount	169.99		
116197	CINTAS CORPORATION		PV	132490	001	00999	6/27/2025	4235165946	60.14		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K								Summary Total	60.14		
			PV	132556	001	00999	7/3/2025	4235863940	45.50			
	P O BOX 650838 DALLAS TX 75265-0838								Summary Total	45.50		
			PV	132566	001	00999	7/2/2025	4235669851	45.01			
									Summary Total	45.01		
			PV	132716	001	00999	7/10/2025	4236484024	101.55			
									Summary Total	101.55		
									Payment Amount	252.20		

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 Payment Instrument T A/P ACH Payment
 Pay Through Date 7/23/2025

Payee	Stub	Document	Due	Invoice	Payment	Discount	Supplier					
Number	Name / Mailing Address	Message	Ty	Number	Item	Co	Date	Number	Name			
100144	DEHN OIL COMPANY		PV	132562	001	00999	6/29/2025	116332	2,362.20		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY								Summary Total	2,362.20		
	6735 141ST AVENUE NW		PV	132710	001	00999	7/7/2025	116456	3,093.80			
	RAMSEY MN 55303								Summary Total	3,093.80		
			PV	132711	001	00999	7/7/2025	116455	2,403.10			
									Summary Total	2,403.10		
			PV	132726	001	00999	7/10/2025	25245501	623.64			
									Summary Total	623.64		
									Payment Amount	8,482.74		
111093	DOUGLAS KERR UNDERGROUND LLC	PAY APP 3 #24-13 FOX RIDGE EST	PV	132678	001	09435	7/15/2025	24-13 #3	164,842.97		111093	DOUGLAS KERR UNDERGROUND LLC
	DOUGLAS KERR UNDERGROUND LLC	PAY APP 3 #24-13 FOX RIDGE EST	PV	132678	002	09435	7/15/2025	24-13 #3	1,898.47			
	P O BOX 85								Summary Total	166,741.44		
	MORA MN 55051								Payment Amount	166,741.44		
118116	DTN LLC		PV	132565	001	00999	3/1/2025	210-00142154	496.65		118116	DTN LLC
	DTN LLC								Summary Total	496.65		
	18205 CAPITOL AVENUE SUITE 100								Payment Amount	496.65		
	OMAHA NE 68022											
116175	ECKBERG LAMMERS	June 30, 2025	PV	132580	001	00999	6/30/2025	06 2025	6,653.63		116175	ECKBERG LAMMERS

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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
ATTORNEYS AT LAW									
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082		Summary Total			6,653.63			ATTORNEYS AT LAW
			Payment Amount			6,653.63			
100158	ECM PUBLISHERS INC ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433		PV 132576 001 00999	7/4/2025	1056564	253.00		100158	ECM PUBLISHERS INC
			Summary Total			253.00			
			Payment Amount			253.00			
114680	ELECTRICAL PRODUCTION SERVICES INC ELECTRICAL PRODUCTION SERVICES INC 4201 NOREX DRIVE SUITE 200 CHASKA MN 55318		PV 132547 001 00999	6/30/2025	10385	162.00		114680	ELECTRICAL PRODUCTION SERVICES INC
			Summary Total			162.00			
			Payment Amount			162.00			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128		PV 132499 001 00999	6/27/2025	DL062725-20	73.44		108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC
			Summary Total			73.44			
			PV 132500 001 00999	6/27/2025	DL062725-21	274.34			
			Summary Total			274.34			
			PV 132503 001 00999	7/1/2025	DL06162520E	1,249.90			
			Summary Total			1,249.90			

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 Bank Account 999.1010 CASH IN BANK 00002224
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 Originator JMORRISON
 Payment Instrument T A/PACH Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number ltn Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PD 132513 001 00999	7/23/2025	CM24048	69.02-			
			Summary Total			69.02-			
			PD 132514 001 00999	7/23/2025	CM24416	259.84-			
			Summary Total			259.84-			
	WHELEN WECAN X		PV 132602 001 00999	7/10/2025	DL06162520F	730.80			
			Summary Total			730.80			
			Payment Amount			1,999.62			
117609	EQUIPMENT MANAGEMENT COMPANY		PV 132493 001 00999	6/30/2025	65662	2,244.00		117609	EQUIPMENT MANAGEMI COMPANY
	EQUIPMENT MANAGEMENT COMPANY 22824 WEST WINCHESTER DRIVE CHANNAHON IL 60410		Summary Total			2,244.00			
			Payment Amount			2,244.00			
113321	FACTORY MOTOR PARTS CO		PV 132712 001 00999	7/8/2025	6-1700141	80.88		113321	FACTORY MOTOR PART. CO
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107		Summary Total			80.88			
			Payment Amount			80.88			
121937	FLOWSEAL SURFACE MAINTENANCE INC	FINAL PAYAP 3 #25-09 CRACKSEAL	PV 132679 001 09101	7/15/2025	25-09 #3 FINAL	16,323.53		121937	FLOWSEAL SURFACE MAINTENANCE INC
	FLOWSEAL SURFACE MAINTENANCE INC 19384 SEYMOUR ST NW		Summary Total			16,323.53			

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 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
									4,150.00			
118946	HOTSY MINNESOTA		PV	132725	001	00999	7/11/2025	25930	910.09		118946	HOTSY MINNESOTA
	HOTSY MINNESOTA								910.09			
	2951 100TH COURT NE SUITE 100											
	BLAINE MN 55449											
									910.09			
									910.09			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	132504	001	00999	7/2/2025	IN4872785	181.70		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS								181.70			
	LOCKBOX 131434	S27569	PD	132509	001	00999	7/23/2025	SCN-132470	23.06-			
	P O BOX 1414								23.06-			
	MINNEAPOLIS MN 55480-1414								158.64			
100258	LEAGUE OF MINNESOTA CITIES		PV	132577	001	00999	6/19/2025	430948	15.00		100258	LEAGUE OF MINNESOTA CITIES
	LEAGUE OF MN CITIES								15.00			
	FINANCE DEPT		PV	132578	001	00999	6/26/2025	431172	30.00			
	145 UNIVERSITY AVE WEST								30.00			
	ST PAUL MN 55103-2044								45.00			
106616	MARTIN MCALLISTER, INC		PV	132498	001	00999	6/30/2025	16957	2,600.00		106616	MARTIN MCALLISTER, INC

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number Number	Item Itm	Company Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MARTIN MCALLISTER, INC 7650 EDINBOROUGH WAY #550 EDINA MN 55435								Summary Total	2,600.00		
									Payment Amount	2,600.00		
121127	MASTERS TELECOM LLC MASTERS TELECOM LLC 1225 NW 17TH AVE STE 101 DELRAY BEACH FL 33445		PV	132549	001	00999	7/5/2025	62242	65.57		121127	MASTERS TELECOM LLC
									Summary Total	65.57		
									Payment Amount	65.57		
100283	MENARDS COON RAPIDS MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448		PV	132552	001	00999	7/7/2025	45386	53.76		100283	MENARDS COON RAPID
									Summary Total	53.76		
			PV	132654	001	00999	6/27/2025	44809	5.24			
									Summary Total	5.24		
									Payment Amount	59.00		
100284	MENARDS ELK RIVER MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077		PV	132491	001	00999	6/25/2025	18047	245.58		100284	MENARDS ELK RIVER
									Summary Total	245.58		
			PV	132554	001	00999	7/5/2025	18689	102.53			
									Summary Total	102.53		
			PV	132555	001	00999	7/1/2025	18443	223.50			
									Summary Total	223.50		
									Payment Amount	571.61		
100285	MET COUNCIL	inv #1190687	PV	132458	001	00999	7/2/2025	0001190687	106,470.79		100285	MET COUNCIL

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Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
ENVIRONMENTAL SRV											ENVIRONMENTAL SRV	
MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					106,470.79				
			Payment Amount					106,470.79				
119825	METRO CREATIVE GRAPHICS INC		PV	132505	001	00999	6/30/2025	402537	99.00		119825	METRO CREATIVE GRAPHICS INC
METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00				
			Payment Amount					99.00				
108208	METRO PRODUCTS LLC		PV	132560	001	00999	6/27/2025	187007	113.00		108208	METRO PRODUCTS LLC
METRO PRODUCTS LLC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					113.00				
			Payment Amount					113.00				
100289	METRO SALES INC		PV	132551	001	00999	7/6/2025	INV2830083	1,863.22		100289	METRO SALES INC
METRO SALES INC ATTN: ACCOUNTS RECEIVABLE 250 N RIVER RIDGE CIRCLE SUITE 100 BURNSVILLE MN 55337			Summary Total					1,863.22				
			Payment Amount					1,863.22				
100341	MTI DISTRIBUTING INC		PV	132714	001	00999	7/9/2025	1483593-00	1,304.42		100341	MTI DISTRIBUTING INC

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MTI DISTRIBUTING INC								1,304.42			
	SDS 12-1900											
	P O BOX 86											
	MINNEAPOLIS MN 55486-1900											
									1,304.42			
101234	NORTH VALLEY INC	PAYAPP 3 #25-02	PV	132681	001	09402	7/15/2025	25-02 #3	72,868.69		101234	NORTH VALLEY INC
		SUNWOOD DR REC										
	NORTH VALLEY INC	PAYAPP 3 #25-02	PV	132681	002	09402	7/15/2025	25-02 #3	202.10			
		SUNWOOD DR REC										
	20015 IGUANA STREET NW #100								73,070.79			
	NOWTHEN MN 55330											
		PAYAPP 1 #25-07	PV	132682	001	09435	7/15/2025	25-07 #1	213,144.70			
		NBRHD PVMT OVR										
		PAYAPP 1 #25-07	PV	132682	002	09435	7/15/2025	25-07 #1	125.19			
		NBRHD PVMT OVR										
		PAYAPP 1 #25-07	PV	132682	003	09435	7/15/2025	25-07 #1	500.76			
		NBRHD PVMT OVR										
		PAYAPP 1 #25-07	PV	132682	004	09435	7/15/2025	25-07 #1	250.38			
		NBRHD PVMT OVR										
									214,021.03			
		PAYAPP 2 #25-05 HIGH	PV	132683	001	09435	7/15/2025	25-05 #2	335,412.15			
		PT ST REC										
		PAYAPP 2 #25-05 HIGH	PV	132683	002	09435	7/15/2025	25-05 #2	270,445.97			
		PT ST REC										
									605,858.12			
									892,949.94			
100363	NORTHERN SANITARY SUPPLY CO		PV	132583	001	00999	7/9/2025	104610	333.74		100363	NORTHERN SANITARY SUPPLY CO

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Payee Number	Stub Message	Document Ty Number ltm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433		Summary Total			333.74			
					Payment Amount	333.74		
110547 NORTHWEST LIGHTING SYSTEMS CO.		PV 132517 001 00999	7/3/2025	137601	132.00		110547 NORTHWEST LIGHTING SYSTEMS CO.	
NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175		Summary Total			132.00			
					Payment Amount	132.00		
111488 POPP.COM INC		PV 132548 001 00999	6/30/2025	992883721	176.51		111488 POPP.COM INC	
POPP.COM INC 620 MENDELSSOHN AVE NO SUITE 101 GOLDEN VALLEY MN 55427		Summary Total			176.51			
					Payment Amount	176.51		
100393 PRAIRIE RESTORATIONS INC		PV 132511 001 00999	7/2/2025	INV-015251	1,500.00		100393 PRAIRIE RESTORATION INC	
PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371		Summary Total			1,500.00			
					Payment Amount	1,500.00		
121041 RED WING BUSINESS ADVANTAGE ACCOUNT		PV 132713 001 00999	7/10/2025	20250710114394	200.00		121041 RED WING BUSINESS ADVANTAGE ACCOUNT	

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 Pay Through Date 7/23/2025

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	RED WING BUSINESS ADVANTAGE ACCOUNT PO BOX 844329 DALLAS TX 75284-4329								200.00			
									200.00			
121170	RIDGEWAY AND ASSOCIATES		PV	132501	001	00999	6/30/2025	3267	140.00		121170	RIDGEWAY AND ASSOCIATES
	RIDGEWAY AND ASSOCIATES 1030 COUNTY ROAD E WEST #140 SHOREVIEW MN 55126								140.00			
									140.00			
117285	RUM RIVER CONSULTANTS		PV	132599	001	00999	7/9/2025	984	18,477.50		117285	RUM RIVER CONSULTANTS
	RUM RIVER CONSULTANTS 32134 111 1/2 STREET PRINCETON MN 55371								18,477.50			
									18,477.50			
100431	SAFETY KLEEN CORPORATION		PV	132573	001	00999	7/3/2025	R003444091	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201								110.97			
									110.97			
119121	SLOTH INSPECTIONS INC		PV	132598	001	00999	6/30/2025	06302025	8,478.00		119121	SLOTH INSPECTIONS

Payment Group Control Number 4031
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 7/23/2025

Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
INC							
SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304		Summary Total			8,478.00		
		Payment Amount			8,478.00		
100469 STREICHER'S POLICE EQUIPMENT		PV 132601 001 00999	7/9/2025	11771684	367.00		100469 STREICHER'S POLICE EQUIPMENT
STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441		Summary Total			367.00		
		Payment Amount			367.00		
100485 TIMESAVER OFF SITE SECRETARIAL INC		PV 132506 001 00999	6/30/2025	30707	212.50		100485 TIMESAVER OFF SITE SECRETARIAL INC
TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025		Summary Total			212.50		
		PV 132507 001 00999	6/30/2025	30652	305.63		
		Summary Total			305.63		
		PV 132508 001 00999	6/30/2025	30706	293.50		
		Summary Total			293.50		
		PV 132510 001 00999	6/30/2025	30705	172.00		
		Summary Total			172.00		
		Payment Amount			983.63		
108522 TOTAL CONTROL SYSTEMS, INC		PV 132655 001 00999	6/30/2025	11742	540.00		108522 TOTAL CONTROL SYSTEMS, INC

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 4031
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 7/23/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	TOTAL CONTROL SYSTEMS, INC P O BOX 40		PV	132724	001	00999	7/8/2025	11770	540.00			
									2,924.86			
	STANCHFIELD MN 55080								Summary Total	2,924.86		
									Payment Amount	3,464.86		
103641	TRANSWEST TRUCKS ST MICHAEL		PV	132564	001	00999	7/2/2025	093P36378	188.34		103641	TRANSWEST TRUCKS S MICHAEL
	TRANSWEST TRUCKS ST MICHAEL P O BOX 335 BRIGHTON CO 80601								Summary Total	188.34		
									Payment Amount	188.34		
100510	VERIZON WIRELESS		PV	132652	001	00999	7/1/2025	6117416978 JUN 2025	45.06		100510	VERIZON WIRELESS
	VERIZON WIRELESS P O BOX 16810 NEWARK NJ 07101-6810								Summary Total	45.06		
									Payment Amount	45.06		
100541	ZARNOTH BRUSH WORKS INC		PV	132563	001	00999	6/24/2025	0202687-IN	575.70		100541	ZARNOTH BRUSH WOR INC
	ZARNOTH BRUSH WORKS INC PO BOX 141 CHILTON WI 53014-0141								Summary Total	575.70		
									Payment Amount	575.70		
									Total Amount to be Processed	1,439,275.93		

Payment Group Control Number 4031
 Bank Account 999.1010 CASH IN BANK 00002224
 Version LOGIS004V
 Originator JMORRISON
 Payment Instrument T A/P ACH Payment
 Pay Through Date 7/23/2025

..... Payee	Stub	.. Document	Due	Invoice	Payment	Discount Supplier
Number Name / Mailing Address	Message	Ty Number Itm Co	Date	Number	Amount	Taken	Number Name

Total Number of Payments to be Processed 54

Checks - 1,566,140.01

ACH - 1,439,275.93

Total A/P - 3,005,415.94

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-174

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

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of July 3, 2025 through July 16, 2025 in the amount of \$3,786,691.37 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 July 3, 2025 through July 16, 2025 in the amount of \$3,786,691.37.

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 22nd day of July, 2025.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Not Applicable**Title**

Adopt Resolution #25-134 Approving Final Payment to Twin Cities Utilities LLC for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Twin Cities Utilities, LLC.:

1. IC-134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax).
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against Twin Cities Utilities, LLC. by reasons of the contract have been fully paid or satisfactorily secured).
3. Consent of Surety to Final Payment (Certificate from the contractor's surety).

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Twin Cities Utilities, LLC for improvement project #24-04, Ford Brooks Estates Drainage Improvements, in the amount of \$2,359.23.

OutcomeAction:

Motion to adopt Resolution #25-134 approving final payment to Twin Cities Utilities, LLC. for Ford Brooks Estates Drainage Improvements, improvement project #24-04 in the amount of \$2,359.23.

Attachments

Pay Resolution #25-134

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/16/2025 04:29 PM
Brian Hagen	Brian Hagen	07/17/2025 02:41 PM
Form Started By: Stacie Damjanovich		Started On: 06/04/2025 12:10 PM
Final Approval Date: 07/17/2025		

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

RESOLUTION #25-134

RESOLUTION APPROVING FINAL PAYMENT TO TWIN CITIES UTILITIES LLC. FOR FORD BROOK ESTATES DRAINAGE IMPROVEMENTS; IMPROVEMENT PROJECT #24-04

WHEREAS, the City of Ramsey proposes to construct drainage improvements within Ford Brook Estates to prevent stormwater runoff generated from the City-owned right-of-way for Ford Brook Estates from continuing to enter private property; and

WHEREAS, the City of Ramsey charges residents and businesses a monthly stormwater utility fee to provide a dedicated source of revenue for stormwater drainage projects to correct drainage issues and for stormwater maintenance operations; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-280, adopted November 14, 2023, the City Engineer was ordered to prepare plans and specifications for Improvement Project #24-04 and Bolton & Menk, Inc. was authorized to collect topographic survey in the amount of \$3,460.00 to assist with preparation of plans and specifications; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-123, adopted May 28, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of \$4,162.00 from Bolton & Menk, Inc. for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-205, adopted July 23, 2024, a contract was awarded to Twin Cities Utilities LLC of North Branch, Minnesota, in the amount of \$207,509.84 for said improvements; and

WHEREAS, as of July 22, 2025 \$201,364.21 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Twin Cities Utilities, LLC, of North Branch, Minnesota, for improvement project #24-04, Ford Brook Estates Drainage Improvements, in the amount of \$2,359.23.

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

- 1) The City Council hereby authorizes final payment to Twin Cities Utilities, LLC of North Branch, Minnesota for Improvement Project #24-04, Ford Brook Estates Drainage Improvements in the amount of \$2,359.23.
- 2) The City Council hereby accepts the project and authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payment of bills for the date of July 22, 2025.
- 4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

Pay Estimate Summary Sheet

Estimate Number: 4 Final
 Project Number: 24-04
 Project Name: Ford Brook Estates Drainage Improvements
 Period Ending: May 30, 2025
 Contractor: Twin Cities Utilities LLC
 Address: 38547 Holm Avenue, North Branch, MN 55056

1	Original Contract Amount		\$ 207,509.84
2	Change Order(s) No. _____ Thru No. _____		
3	Total Funds Encumbered		\$ 207,509.84
4	Value of Work Completed		\$ 203,723.44
5	Retainage <u>0</u> %		\$ -
	Percent Complete <u>100%</u>		
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		\$ 203,723.44
8	Previous Payment(s)		\$ 201,364.21
9	Payment Due (Lines 7-8)		\$ 2,359.23
10	Total Balance to Finish, Including Retainage (Lines 3-7)		\$ -

Certificaiton of Final Payment	
I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.	
<u>Twin Cities Utilities LLC</u> Contractor Name	<u>Rene' Garcia</u> Print Name
<u>President</u> Title	<u><i>Rene' Garcia</i></u> Signature
	<u>06.09.25</u> Date

City of Ramsey Approval	
<u><i>[Signature]</i></u> Signature (Project Engineer)	<u>7/1/2025</u> Date
<u><i>[Signature]</i></u> Signature (City Engineer)	<u>7/07/2025</u> Date

Ford Brook Estates Drainage Improvements

I.P. 24-04

Estimate No. 4 Final

Period Ending May 30, 2025

		CONTRACT AMOUNT						COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total	
1	2021.501	MOBILIZATION	LS	1.0	\$ 13,000.00	\$ 13,000.00	0.0	\$ -	1.0	\$ 13,000.00	
2	2104.502	REMOVE PIPE APRON	EA	4	\$ 124.16	\$ 496.64	0	\$ -	4	\$ 496.64	
3	2104.502	SALVAGE PIPE APRON	EA	2	\$ 124.26	\$ 248.52	0	\$ -	2	\$ 248.52	
4	2104.503	REMOVE CULVERT	LF	92	\$ 11.11	\$ 1,022.12	0	\$ -	92	\$ 1,022.12	
5	2104.503	SALVAGE CULVERT	LF	40	\$ 9.93	\$ 397.20	0	\$ -	40	\$ 397.20	
6	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	170	\$ 5.33	\$ 906.10	0	\$ -	170	\$ 906.10	
7	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	220	\$ 6.07	\$ 1,335.40	0	\$ -	220	\$ 1,335.40	
8	2104.504	REMOVE GRAVEL PAVEMENT	SY	53	\$ 5.18	\$ 274.54	0	\$ -	53	\$ 274.54	
9	2106.507	EXCAVATION - COMMON (EV)	CY	150	\$ 31.31	\$ 4,696.50	0	\$ -	150	\$ 4,696.50	
10	2106.507	SELECT GRANULAR BORROW (LV)	CY	190	\$ 35.08	\$ 6,665.20	0	\$ -	190	\$ 6,665.20	
11	2118.507	AGGEGATE SURFACE CLASS 5 MODIFIED (CV)	CY	9	\$ 181.42	\$ 1,632.78	0	\$ -	9	\$ 1,632.78	
12	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	25	\$ 62.60	\$ 1,565.00	0	\$ -	25	\$ 1,565.00	
13	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	9	\$ 3.56	\$ 32.04	0	\$ -	9	\$ 32.04	
14	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	15	\$ 320.00	\$ 4,800.00	0	\$ -	15	\$ 4,800.00	
15	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	26	\$ 320.00	\$ 8,320.00	0	\$ -	26	\$ 8,320.00	
16	2501.502	12" RC PIPE APRON	EA	1	\$ 1,145.15	\$ 1,145.15	0	\$ -	1	\$ 1,145.15	
17	2501.502	12" RC SAFETY APRON	EA	1	\$ 1,274.03	\$ 1,274.03	0	\$ -	1	\$ 1,274.03	
18	2501.502	INSTALL SALVAGED 15" CMP APRON	EA	2	\$ 124.26	\$ 248.52	0	\$ -	2	\$ 248.52	
19	2501.502	18" RC SAFETY APRON	EA	1	\$ 1,407.51	\$ 1,407.51	0	\$ -	1	\$ 1,407.51	
20	2503.503	12" RCP PIPE SEWER CLASS III	LF	21	\$ 50.80	\$ 1,066.80	0	\$ -	21	\$ 1,066.80	
21	2503.503	INSTALL SALVAGED 15" CM PIPE SEWER	LF	40	\$ 16.51	\$ 660.40	0	\$ -	40	\$ 660.40	
22	2503.503	18" RCP PIPE SEWER CLASS III	LF	1034	\$ 77.28	\$ 79,907.52	0	\$ -	1034	\$ 79,907.52	
23	2503.603	CLEAN & VIDEO PIPE SEWER	LF	1055	\$ 4.53	\$ 4,779.15	0	\$ -	1055	\$ 4,779.15	
24	2506.502	CASTING ASSEMBLY (STORM)	EA	8	\$ 888.99	\$ 7,111.92	0	\$ -	8	\$ 7,111.92	
25	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	42.20	\$ 547.74	\$ 23,114.63	0.00	\$ -	42.20	\$ 23,114.63	
26	2511.509	RANDOM RIP RAP CLASS III	CY	7	\$ 169.58	\$ 1,187.06	0	\$ -	7	\$ 1,187.06	
27	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,866.67	\$ 5,866.67	0.0	\$ -	1.0	\$ 5,866.67	
28	2573.502	STORM DRAIN INLET PROTECTION	EA	3	\$ 208.00	\$ 624.00	0	\$ -	3	\$ 624.00	
29	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	240	\$ 5.33	\$ 1,279.20	40	\$ 213.20	160	\$ 852.80	
30	2573.503	SILT FENCE, TYPE MS	LF	110	\$ 4.15	\$ 456.50	27	\$ 112.05	110	\$ 456.50	
31	2574.507	TOPSOIL (LV)	CY	418	\$ 48.00	\$ 20,064.00	0	\$ -	348	\$ 16,704.00	
32	2574.508	FERTILIZER TYPE 3	LBS	124	\$ 1.44	\$ 178.56	0	\$ -	124	\$ 178.56	
33	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	183	\$ 2.13	\$ 389.79	0	\$ -	183	\$ 389.79	
34	2575.505	SEEDING	ACRE	0.62	\$ 800.00	\$ 496.00	0.00	\$ -	0.62	\$ 496.00	
35	2575.508	HYDRAULIC MULCH MATRIX	LBS	2320	\$ 4.04	\$ 9,372.80	0	\$ -	2320	\$ 9,372.80	
36	2575.508	SEED MIXTURE 25-141	LBS	5	\$ 4.27	\$ 21.35	0	\$ -	5	\$ 21.35	
37	2575.508	SEED MIXTURE 25-151	LBS	116	\$ 12.64	\$ 1,466.24	0	\$ -	116	\$ 1,466.24	
GRAND TOTALS						\$ 207,509.84	\$ 325.25	\$ 203,723.44			

Internal City Use Only

Storm Water Utility Funds	\$	325.25	\$	203,723.44
Total Funds	\$	325.25	\$	203,723.44

CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-157, Approving a Development Agreement for Bunker Lake Crossing

Purpose/Background:

On June 10th, 2025, the City Council approved the Preliminary Plat and Final Plat for Bunker Lake Crossing. Since that date, the Applicant has supplied engineering cost estimates for the utilities and shared private roadway to Staff as part of drafting the Development Agreement. The Development Agreement is standard in its form.

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 #25-157, Approving a Development Agreement for Bunker Lake Crossing.

Attachments

Resolution #25-157 Development Agreement
Development Agreement

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 07/17/2025

Reviewed By

Brian Hagen

Date

07/17/2025 02:41 PM

Started On: 06/30/2025 02:18 PM

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

RESOLUTION #25-157

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR “BUNKER LAKE CROSSING”

WHEREAS, The City of Ramsey received an application from Capital Real Estate, Inc. (the “**Applicant**”), requesting approval of a Preliminary and Final Plat on the property legally described as follows:

Outlot D, Waterfront Village, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned COR-2b, Commercial Subdistrict, and is guided for Mixed Use in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is platting three buildable commercial lots on the **Subject Property**; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing for the Preliminary Plat on May 22, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Preliminary Plat at their regular meeting on May 22, 2025 and recommended approval; and

WHEREAS, the City Council reviewed and approved that request, as well as the Final Plat request, 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 22, 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 Bunker Lake Crossing 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.

**BUNKER LAKE CROSSING LLC
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

This Agreement (hereinafter the “Agreement”) is dated as of this 22nd day of July, 2025, and is by and between the City of Ramsey, a Minnesota municipal corporation (the “CITY”) and **BUNKER LAKE CROSSING LLC**, a limited liability company under the laws of Delaware, (the “**PERMITTEE**”).

Recitals

- A. The **PERMITTEE** is the fee title owner of land generally known as 14701, 14731 and 14751 Armstrong Boulevard Northwest, Ramsey, MN 55303 and legally described as:
- Lots 1, 2, and 3, Block 1, Bunker Lake Crossing, Anoka County, Minnesota.
- (the “**Subject Property**”)
- B. That on June 24, 2025, the City Council adopted Resolution #25-150, approving a First Amendment to the Purchase Agreement and Right of Re-Entry Agreement for the **Subject Property**.
- C. That on May 12, 2025, the **CITY** received a Land Use Application from Allison Morgan on behalf of Capital Real Estate, Inc. and Bunker Lake Crossing LLC (the “**PERMITTEE**”) requesting a Final Plat, as part of a proposal to develop three buildable commercial lots on the **Subject Property**, and associated site improvements (cumulatively, the “**New Development**”).
- D. That on June 10, 2025, the City Council approved the Final Plat for the proposed **New Development**.
- 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 Bogart, Pederson & Associates, Inc. and dated June 4, 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 – Bunker Lake Crossing	Cost	75% of Cost Release Amount
a. Sanitary sewer service	\$61,347.00	\$46,010.25
b. Water services	\$93,270.00	\$69,952.50
c. Storm drainage facilities	\$57,873.00	\$43,404.75
d. Site work (including parking lot and driveway bituminous pavement, and concrete walkways, curb, and gutter)	\$138,241.00	\$103,680.75
e. Grading, removals, and erosion control (including landscaping)	\$76,013.00	\$57,009.75
TOTAL	\$426,744.00	\$320,058.00

("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. Additionally, 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 **Fifty-Seven Thousand Nine Dollar and Seventy-Five Cents (\$57,009.75)** is required. At the time

the plat is recorded and prior to other work commencing, the remaining **Two Hundred Sixty-Three Thousand Forty-Eight Dollars and Twenty-Five Cents (\$263,048.25)** must be posted with the CITY.

7. **Required Off-Site Improvements.** The PERMITTEE shall construct and install the following site improvements in the right-of-way of Armstrong Boulevard NW and Sunwood Drive NW adjacent to the west and south boundaries of 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 – Bunker Lake Crossing	Cost	125% of Cost Release Amount
f. Storm sewer	\$16,980.00	\$21,225.00
g. Street construction (including construction of the right-turn lane along Armstrong Boulevard)	\$42,285.00	\$52,856.00
h. Grading, removals, & erosion control (including landscaping)	\$25,740.00	\$32,175.00
TOTAL	\$85,005.03	\$106,256.00

("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.

8. **Required Improvements Completion Date.** The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the **New Development**, 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.
9. **Required Improvements Financial Guaranty.** In order to ensure the installation of the **Required Improvements** in accordance with CITY specifications and in a timely manner, the PERMITTEE shall be required to deposit with the CITY a cash escrow or an irrevocable letter of credit, approved as to form by the CITY, in the amount of **Four Hundred Twenty-Six Thousand Three Hundred Fourteen Dollars and Twenty-Five Cents (\$426,314.25)**, which is 75% of the CITY's estimated cost of the **Required Improvements** for the on-site improvements plus 125% of the CITY's estimated cost of the **Required Improvements** for the off-site improvements in the right-of-way adjacent to the **Subject Property**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

At the request of PERMITTEE, the CITY shall, not more frequently than once monthly, release that part of the Financial Guaranty for any completed portion of the Required Improvements in the amount set forth in Section 6 that have been 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.

10. **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 **Twenty-Five Thousand Five Hundred Eighty-Seven Dollars and Zero Cents (\$25,587.00)** (5% x \$511,749.00). 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**.
11. **Storm Water Management Fee.** The **PERMITTEE** is responsible for satisfying applicable Storm Water Management Fee requirements for the plat of Bunker Lake Crossing. The **PERMITTEE** must pay a Storm Water Management Fee of **\$21,979.00** (4.01 acres x \$5,481.00 per acre).
12. **COR Stormwater Basin Contribution.** The **PERMITTEE** is responsible for paying **\$9,650.00** to contribute to the costs of the regional stormwater basin in lieu of providing on-site stormwater basins. This amount is based on the engineer's cost estimate provided by the **PERMITTEE**.
13. **Park Dedication and Trail Development.** The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements with the plat of Bunker Lake Crossing. The **PERMITTEE** must pay **\$21,654** (park dedication) and **\$5,614** (trail development). These amounts are based off 4.01 acres at \$5,400 per acre (park dedication) and \$1,400 per acre (trail development).
14. **Sanitary Sewer Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements for the plat of Bunker Lake Crossing. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **\$16,782.00** (4.01 acres x \$4,185.00 per acre).
15. **Water Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements with the plat of Bunker Lake Crossing. The **PERMITTEE** must pay a Water Trunk Fee of **\$30,328.00** (4.01 acres x \$7,563.00 per acre).

SECTION II PERMITS AND OCCUPANCY

16. 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 III ON-SITE LANDSCAPING

- 17. 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 **One Thousand Five Hundred Thirty Dollars and No Cents (\$1,530.00)** [# plantings (17 trees and zero 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 IV GENERAL

18. **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.
19. **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.
20. **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.

21. **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.
22. **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.
23. **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.
24. **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**.
25. **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.
26. **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.
27. **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.
28. **Agreement Binding on Successors and Assigns.** The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.
29. **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:

Bunker Lake Crossing LLC
Attn: Allison Morgan
7650 Edinborough Way, Suite 200
Edina, MN 55445

TO THE CITY:

City of Ramsey

Attn: Community Development Director

7550 Sunwood Dr. NW

Ramsey, MN 55303

[The rest of this page left intentionally blank]

THE PERMITTEE:

Bunker Lake Crossing LLC

By: _____
Allison Morgan
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Allison Morgan, the Manager of Bunker Lake Crossing LLC, a Delaware limited liability company, on behalf of the company.

Notary Public

CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-158, Approving a Development Agreement for Chipotle at 14701 Armstrong Blvd NW

Purpose/Background:

On July 8th, 2025, the City Council will review and decide upon the Conditional Use Permit and Site Plan for Chipotle at 14751 Armstrong Blvd NW. To align with that date, the Applicant has supplied engineering cost estimates in site improvements related to Chipotle to Staff as part of drafting the Development Agreement. The Development Agreement is standard in its form.

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 #25-158, Approving a Development Agreement for Chipotle at 14701 Armstrong Boulevard NW.

Attachments

Resolution #25-158 Development Agreement
Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/17/2025 02:41 PM
Form Started By: Adam Martin		Started On: 06/30/2025 02:21 PM
Final Approval Date: 07/17/2025		

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

RESOLUTION #25-158

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR CHIPOTLE
AT 14701 ARMSTRONG BLVD NW**

WHEREAS, The City of Ramsey received an application from Capital Real Estate, Inc. (the “**Applicant**”), requesting approval of a Conditional Use Permit, Site Plan Review, and Variance on the property legally described as follows:

Lot 3, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Subject Property** is zoned COR-2b, Commercial Subdistrict, and is guided for Mixed Use in the 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** is proposing to construct a 2,330 square foot restaurant building and associated site improvements on the **Subject Property**; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing for the Conditional Use Permit, Site Plan Review, and Variance on June 26, 2025, that said public hearing was property advertised; and

WHEREAS, the Planning Commission reviewed the Conditional Use Permit and Site Plan Review request at their regular meeting on June 26, 2025 and voted 6-1 to recommend approval; and

WHEREAS, the Planning Commission also reviewed the Variance request at that same meeting and voted 7-0 to approve the request; and

WHEREAS, the City Council reviewed and approved the Conditional Use Permit and Site Plan Review requests at their meeting on July 8, 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 22, 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 Chipotle 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.

**BUNKER LAKE CROSSING LLC (CHIPOTLE)
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

This Agreement (hereinafter the “Agreement”) is dated as of this 22nd day of July, 2025, and is by and between the City of Ramsey, a Minnesota municipal corporation (the “CITY”) and **BUNKER LAKE CROSSING LLC**, a limited liability company under the laws of Delaware, (the “**PERMITTEE**”).

Recitals

- A. The **PERMITTEE** is the fee title owner of land generally known as 14701 Armstrong Boulevard Northwest, Ramsey, MN 55303 and legally described as:
- Lot 3, Block 1, Bunker Lake Crossing, Anoka County, Minnesota.
- (the “**Subject Property**”)
- B. That on May 12, 2025, the **CITY** received a Land Use Application from Allison Morgan on behalf of Capital Real Estate, Inc. and Bunker Lake Crossing 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 June 26, 2025, the Planning Commission reviewed and recommended approval of the Conditional Use Permit and Site Plan, and also adopted Resolution #25-149, approving the Variance for a drive-through lane in the front yard of the **Subject Property**.
- D. That on July 8, 2025, the City Council adopted Resolution #24-148, 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 Bogart, Pederson & Associates, Inc. and dated June 4, 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 – Chipotle	Cost	75% of Cost Release Amount
a. Sanitary sewer service	\$39,394.00	\$29,545.00
b. Water services	\$8,000.00	\$6,000.00
c. Storm drainage facilities	\$92,973.00	\$69,730.00
d. Site work (including parking lot and driveway bituminous pavement, and concrete walkways, curb, and gutter)	\$228,555.00	\$171,416.00
e. Grading, removals, and erosion control (including landscaping)	\$112,727.00	\$84,545.00
TOTAL	\$481,649.00	\$361,236.00

("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 **Three Hundred Sixty-One Thousand Two Hundred Thirty-Six Dollars and No Cents (\$361,236.00)**, 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 than once monthly, release that part of the Financial Guaranty for any completed portion of the **Required Improvements** in the amount set forth in Section 6 that have been 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 **Twenty-Four Thousand Eighty-Two Dollars and No Cents (\$24,082.00)** (5% x \$481,649.00). 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. Bunker Lake Crossing LLC, 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 **Five Thousand Five Hundred Twelve Dollars and No Cents (\$5,512.00)** [# plantings (29 trees and 129 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 reproducible 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:

Bunker Lake Crossing LLC
Attn: Allison Morgan
7650 Edinborough Way, Suite 200
Edina, MN 55445

TO THE CITY:

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

[The rest of this page left intentionally blank]

THE PERMITTEE:

Bunker Lake Crossing LLC

By: _____
Allison Morgan
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Allison Morgan, the Manager of Bunker Lake Crossing LLC, a Delaware limited liability company, on behalf of the company.

Notary Public

CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-161 Approving Partial Payment to GMH Asphalt Corporation for IP #24-03, NE Ramsey Street Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to GMH Asphalt Corporation for improvement project #24-03, NE Ramsey Street Reconstructions in the amount of \$73,003.66.

Outcome/Action:

Motion to adopt Resolution #25-161 approving partial payment to GMH Asphalt Corporation for improvement project #24-03, NE Ramsey Street Reconstructions in the amount of \$73,003.66.

Attachments

Pay Resolution #25-161
Pay Request

Form Review

Inbox

Bruce Westby
Brian Hagen
Form Started By: Stacie Damjanovich
Final Approval Date: 07/17/2025

Reviewed By

Bruce Westby
Brian Hagen

Date

07/16/2025 04:31 PM
07/17/2025 02:41 PM
Started On: 07/08/2025 09:37 AM

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

RESOLUTION #25-161

RESOLUTION APPROVING PARTIAL PAYMENT No. 6 TO GMH ASPHALT CORPORATION FOR 2024 NE RAMSEY STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-03

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Ford Brook Estates 3rd, Rodeo Hills Estates, Valley View Acres, and Section 01 Unplatted north of CR 27 subdivisions as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-199, adopted August 22, 2023, The City Council awarded the proposal from Hakanson Anderson to prepare final plans and specifications for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023, the City Council awarded the proposal from Haugo Geotechnical Services, LLC to preform geotechnical proposals for Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-032, adopted January 23, 2024, the City Council negotiated a Joint Powers Agreement with the City of Nowthen for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-109, adopted April 23, 2024, the City Council approved final plans and specifications as prepared by Hakanson Anderson and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-139, adopted May 28, 2024, a contract was awarded to GMH Asphalt Corporation of Chaska, Minnesota, in the amount of \$2,441,039.52 for said improvements; and

WHEREAS, as of July 22, 2025 \$2,206,831.75 has been paid to date; and

WHEREAS, as of July 22, 2025 \$393,097.86 has been paid to the City of Ramsey from the City of Nowthen to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 6 to GMH Asphalt Corporation of Chaska, Minnesota, for improvement project #24-03 2024 NE Ramsey Street Reconstructions, in the amount of \$73,003.66. The City of Nowthen is therefore to be invoiced by the City of Ramsey \$11,241.97 according to the Joint Powers Agreement adopted on January 23, 2024.

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

- 1) The City Council hereby authorizes partial payment No. 6 to GMH Asphalt Corporation of Chaska, Minnesota for Improvement Project #24-03, 2024 NE Ramsey Street Reconstructions in the amount of \$73,003.66.
- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

- 3) The total amount of this payment is not included in resolutions approving payment of bills for the date of July 22, 2025.
- 4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

PAY ESTIMATE #6
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Base Bid - City of Ramsey

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
1	MOBILIZATION	1	LUMP SUM	\$ 70,000.00	\$ 70,000.00	1	\$ 70,000.00
2	CLEARING	1.25	ACRE	\$ 6,350.00	\$ 7,937.50	1.25	\$ 7,937.50
3	GRUBBING	1.25	ACRE	\$ 4,250.00	\$ 5,312.50	1.25	\$ 5,312.50
4	REMOVE MANHOLE OR CATCH BASIN	1	EACH	\$ 413.00	\$ 413.00	1	\$ 413.00
5	SALVAGE MAILBOX SUPPORT	69	EACH	\$ 79.35	\$ 5,475.15	69	\$ 5,475.15
6	SAWING CONCRETE PAVEMENT - FULL DEPTH	372	LIN FT	\$ 5.60	\$ 2,083.20	380	\$ 2,128.00
7	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	1267	LIN FT	\$ 2.20	\$ 2,787.40	1,290	\$ 2,838.00
8	REMOVE BITUMINOUS CURB	8300	LIN FT	\$ 1.00	\$ 8,300.00	8,300	\$ 8,300.00
9	REMOVE METAL CULVERT	550	LIN FT	\$ 7.00	\$ 3,850.00	550	\$ 3,850.00
10	REMOVE CONCRETE PAVEMENT	394	SQ YD	\$ 14.25	\$ 5,614.50	423	\$ 6,027.75
11	REMOVE BITUMINOUS PAVEMENT	1128	SQ YD	\$ 6.25	\$ 7,050.00	1,128	\$ 7,050.00
12	EXCAVATION - COMMON	150	CU YD	\$ 34.20	\$ 5,130.00	250	\$ 8,550.00
13	EXCAVATION - SUBGRADE	10968	CU YD	\$ 21.60	\$ 236,908.80	10,442	\$ 225,547.20
14	SELECT GRANULAR EMBANKMENT (CV)	6065	CU YD	\$ 17.60	\$ 106,744.00	4,981	\$ 87,665.60
15	GEOTEXTILE FABRIC TYPE 10	21240	SQ YD	\$ 2.85	\$ 60,534.00	21,490	\$ 61,246.50
16	SUBGRADE PREPARATION	105	ROAD STA	\$ 295.00	\$ 30,975.00	105	\$ 30,975.00
17	AGGREGATE SURFACING SPECIAL	180	TON	\$ 57.30	\$ 10,314.00	0.0	\$ -
18	STREET SWEEPER (WITH PICKUP BROOM)	60	HOUR	\$ 175.00	\$ 10,500.00	60	\$ 10,500.00
19	WATER	85	MGAL	\$ 60.00	\$ 5,100.00	90	\$ 5,400.00
20	AGGREGATE BASE CLASS 5 MODIFIED	4712	TON	\$ 25.30	\$ 119,213.60	0	\$ -
21	AGGREGATE BASE (CV) FROM STOCKPILE	2000	CU YD	\$ 17.20	\$ 34,400.00	3,872	\$ 66,598.40
22	FULL DEPTH RECLAMATION	32554	SQ YD	\$ 1.50	\$ 48,831.00	32,554	\$ 48,831.00
23	HAUL FULL DEPTH RECLAMATION (LV)	13663	CU YD	\$ 3.85	\$ 52,602.55	13,663	\$ 52,602.55
24	MILL BITUMINOUS SURFACE (1.5")	1930	SQ YD	\$ 3.50	\$ 6,755.00	10	\$ 35.00
25	BITUMINOUS MATERIAL FOR TACK COAT	2085	GALLONS	\$ 4.50	\$ 9,382.50	1,915	\$ 8,617.50
26	TYPE SP 9.5 WEARING COURSE MIXTURE (3:C) 3" THICK	1133	SQ YD	\$ 23.45	\$ 26,568.85	1,025	\$ 24,036.25
27	TYPE SP 9.5 WEARING COURSE MIXTURE (3:C)	2903	TON	\$ 91.35	\$ 265,189.05	2,939	\$ 268,477.65
28	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3:C)	3769	TON	\$ 87.75	\$ 330,729.75	3,352	\$ 294,138.00
29	15" RC PIPE APRON	20	EACH	\$ 1,111.00	\$ 22,220.00	20	\$ 22,220.00
30	15" RC PIPE CULVERT DESIGN 3006 CLASS V	288	LIN FT	\$ 71.00	\$ 20,448.00	288	\$ 20,448.00
31	TRASH GUARD FOR 15" PIPE APRON	8	EACH	\$ 995.00	\$ 7,960.00	6	\$ 5,970.00
32	6" PRECAST CONCRETE HEADWALL	9	EACH	\$ 524.00	\$ 4,716.00	7	\$ 3,668.00
33	6" PERF PVC PIPE DRAIN	7260	LIN FT	\$ 8.70	\$ 63,162.00	7,280	\$ 63,336.00

PAY ESTIMATE #6
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Base Bid - City of Ramsey (Continued)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
34	6" PVC PIPE DRAIN CLEANOUT	30	EACH	\$ 339.00	\$ 10,170.00	32	\$ 10,848.00
35	15" RC PIPE SEWER DESIGN 3006 CLASS V	237	LIN FT	\$ 71.00	\$ 16,827.00	240	\$ 17,040.00
36	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	1	EACH	\$ 2,095.00	\$ 2,095.00	1	\$ 2,095.00
37	CASTING ASSEMBLY	7	EACH	\$ 1,300.00	\$ 9,100.00	7	\$ 9,100.00
38	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	28.8	LIN FT	\$ 640.00	\$ 18,432.00	28.8	\$ 18,432.00
39	GEOTEXTILE FILTER TYPE 4	127.6	SQ YD	\$ 4.65	\$ 593.34	127.6	\$ 593.34
40	RANDOM RIPRAP CLASS III	32.8	CU YD	\$ 112.00	\$ 3,673.60	41	\$ 4,592.00
41	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	7878	LIN FT	\$ 17.95	\$ 141,410.10	7,825	\$ 140,458.75
42	CONCRETE CURB AND GUTTER DESIGN B618	273	LIN FT	\$ 26.45	\$ 7,220.85	307	\$ 8,120.15
43	6" CONCRETE DRIVEWAY PAVEMENT	420	SQ YD	\$ 66.65	\$ 27,993.00	435	\$ 28,992.75
44	7" CONCRETE DRIVEWAY GUTTER	60	SQ YD	\$ 85.70	\$ 5,142.00	60	\$ 5,142.00
45	CONCRETE DRAINAGE FLUME	55	SQ YD	\$ 85.70	\$ 4,713.50	55	\$ 4,713.50
46	MAILBOX	3	EACH	\$ 47.60	\$ 142.80	4	\$ 190.40
47	MAILBOX SUPPORT	3	EACH	\$ 159.00	\$ 477.00	4	\$ 636.00
48	INSTALL MAILBOX SUPPORT	69	EACH	\$ 122.00	\$ 8,418.00	69	\$ 8,418.00
49	TEMPORARY MAILBOX CLUSTER	5	EACH	\$ 1,217.00	\$ 6,085.00	5	\$ 6,085.00
50	TRAFFIC CONTROL	1	LUMP SUM	\$ 3,750.00	\$ 3,750.00	1	\$ 3,750.00
51	TRAFFIC CONTROL SUPERVISOR	1	LUMP SUM	\$ 854.00	\$ 854.00	1	\$ 854.00
52	PRUNE TREES	30	HOURL	\$ 475.00	\$ 14,250.00	34	\$ 16,150.00
53	STABILIZED CONSTRUCTION EXIT	1	LUMP SUM	\$ 4,500.00	\$ 4,500.00	1	\$ 4,500.00
54	STORM DRAIN INLET PROTECTION	5	EACH	\$ 160.00	\$ 800.00	5	\$ 800.00
55	CULVERT END CONTROLS	10	EACH	\$ 265.00	\$ 2,650.00	10	\$ 2,650.00
56	SILT FENCE, TYPE MACHINE SLICED	2484	LIN FT	\$ 1.90	\$ 4,719.60	2,000	\$ 3,800.00
57	SEDIMENT CONTROL LOG TYPE STRAW	170	LIN FT	\$ 2.38	\$ 404.60	314	\$ 747.32
58	COMMON TOPSOIL BORROW	1944	CU YD	\$ 42.85	\$ 83,300.40	1,348	\$ 57,761.80
59	FERTILIZER TYPE 3	1920	POUND	\$ 0.90	\$ 1,728.00	3,685	\$ 3,316.50
60	ROLLED EROSION PREVENTION CATEGORY 20	800	SQ YD	\$ 2.33	\$ 1,864.00	114.0	\$ 265.62
61	ROLLED EROSION PREVENTION CATEGORY 72	264	SQ YD	\$ 11.65	\$ 3,075.60	52	\$ 605.80
62	SEEDING	4.8	ACRE	\$ 265.00	\$ 1,272.00	10.2	\$ 2,703.00
63	SEED MIXTURE 25-131	1056	POUND	\$ 3.95	\$ 4,171.20	2,730	\$ 10,783.50
64	HYDRAULIC BONDED FIBER MATRIX	16800	POUND	\$ 2.10	\$ 35,280.00	32,050	\$ 67,305.00
65	LANDSCAPING RESTORATION	0.6	LUMP SUM	\$ 20,000.00	\$ 12,000.00	1,2398	\$ 24,796.00
Total Base Bid					\$ 2,034,319.94		\$ 1,894,439.98

PAY ESTIMATE #6
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Alternate Bid - City of Nowthen

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
66	MOBILIZATION	1	LUMP SUM	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00
67	CLEARING	0.35	ACRE	\$ 6,350.00	\$ 2,222.50	0.35	\$ 2,222.50
68	GRUBBING	0.35	ACRE	\$ 4,250.00	\$ 1,487.50	0.35	\$ 1,487.50
69	REMOVE SIGN	5	EACH	\$ 52.90	\$ 264.50	5	\$ 264.50
70	SALVAGE MAILBOX SUPPORT	17	EACH	\$ 79.35	\$ 1,348.95	17	\$ 1,348.95
71	SAWING CONCRETE PAVEMENT - FULL DEPTH	75	LIN FT	\$ 5.60	\$ 420.00	75	\$ 420.00
72	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	235	LIN FT	\$ 2.20	\$ 517.00	240	\$ 528.00
73	REMOVE BITUMINOUS CURB	4640	LIN FT	\$ 1.00	\$ 4,640.00	4,640	\$ 4,640.00
74	REMOVE METAL CULVERT	148	LIN FT	\$ 7.00	\$ 1,036.00	148	\$ 1,036.00
75	REMOVE CONCRETE PAVEMENT	98	SQ YD	\$ 14.25	\$ 1,396.50	132	\$ 1,881.00
76	REMOVE BITUMINOUS PAVEMENT	263	SQ YD	\$ 6.25	\$ 1,643.75	250	\$ 1,562.50
77	EXCAVATION - SUBGRADE	603	CU YD	\$ 21.60	\$ 13,024.80	603	\$ 13,024.80
78	SUBGRADE PREPARATION	23.2	ROAD STA	\$ 295.00	\$ 6,844.00	23.2	\$ 6,844.00
79	AGGREGATE SURFACING SPECIAL	30	TON	\$ 57.30	\$ 1,719.00	0	\$ -
80	STREET SWEEPER (WITH PICKUP BROOM)	15	HOUR	\$ 175.00	\$ 2,625.00	16	\$ 2,800.00
81	WATER	15	MGAL	\$ 60.00	\$ 900.00	15	\$ 900.00
82	AGGREGATE BASE CLASS 5 MODIFIED	499	TON	\$ 25.30	\$ 12,624.70	1,089	\$ 27,551.70
83	FULL DEPTH RECLAMATION	7071	SQ YD	\$ 1.50	\$ 10,606.50	7,071	\$ 10,606.50
84	HAUL FULL DEPTH RECLAMATION (LV)	2500	CU YD	\$ 3.85	\$ 9,625.00	2,625	\$ 10,106.25
85	MILL BITUMINOUS SURFACE (1.5")	6	SQ YD	\$ 25.00	\$ 150.00	10	\$ 250.00
86	BITUMINOUS MATERIAL FOR TACK COAT	386	GALLONS	\$ 4.50	\$ 1,737.00	280	\$ 1,260.00
87	TYPE SP 9.5 WEARING COURSE MIXTURE (3.C) 3" THICK	247	SQ YD	\$ 23.45	\$ 5,792.15	250	\$ 5,862.50
88	TYPE SP 9.5 WEARING COURSE MIXTURE (3.C)	538	TON	\$ 91.40	\$ 49,173.20	500	\$ 45,700.00
89	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3.C)	712	TON	\$ 84.75	\$ 60,342.00	533	\$ 45,171.75
90	15" RC PIPE APRON	4	EACH	\$ 1,111.00	\$ 4,444.00	4	\$ 4,444.00
91	TRASH GUARD FOR 15" PIPE APRON	4	EACH	\$ 960.00	\$ 3,840.00	4	\$ 3,840.00
92	15" RC PIPE SEWER DESIGN 3006 CLASS V	123	LIN FT	\$ 71.00	\$ 8,733.00	124	\$ 8,804.00
93	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2X3)	2	EACH	\$ 2,095.00	\$ 4,190.00	2	\$ 4,190.00
94	CASTING ASSEMBLY	6	EACH	\$ 1,300.00	\$ 7,800.00	6	\$ 7,800.00
95	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	23.3	LIN FT	\$ 640.00	\$ 14,912.00	23.3	\$ 14,912.00
96	GEOTEXTILE FILTER TYPE 4	62.4	SQ YD	\$ 4.65	\$ 290.16	62.4	\$ 290.16
97	RANDOM RIPRAP CLASS III	14.4	CU YD	\$ 112.00	\$ 1,612.80	14.4	\$ 1,612.80

PAY ESTIMATE #6
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Alternate Bid - City of Nowthen

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
98	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	4475	LIN FT	\$ 17.95	\$ 80,326.25	4,488	\$ 80,559.60
99	CONCRETE CURB AND GUTTER DESIGN B618	105	LIN FT	\$ 26.45	\$ 2,777.25	111	\$ 2,935.95
100	6" CONCRETE DRIVEWAY PAVEMENT	123	SQ YD	\$ 66.65	\$ 8,197.95	143	\$ 9,530.95
101	7" CONCRETE VALLEY GUTTER	84	SQ YD	\$ 85.70	\$ 7,198.80	111	\$ 9,512.70
102	CONCRETE DRAINAGE FLUME	10	SQ YD	\$ 85.70	\$ 857.00	10	\$ 857.00
103	MAILBOX	17	EACH	\$ 47.60	\$ 809.20	17	\$ 809.20
104	MAILBOX SUPPORT	17	EACH	\$ 159.00	\$ 2,703.00	17	\$ 2,703.00
105	INSTALL MAILBOX SUPPORT	17	EACH	\$ 122.00	\$ 2,074.00	17	\$ 2,074.00
106	TEMPORARY MAILBOX CLUSTER	1	EACH	\$ 1,217.00	\$ 1,217.00	1	\$ 1,217.00
107	TRAFFIC CONTROL	1	LUMP SUM	\$ 500.00	\$ 500.00	1	\$ 500.00
108	TRAFFIC CONTROL SUPERVISOR	1	LUMP SUM	\$ 250.00	\$ 250.00	1	\$ 250.00
109	SIGN PANELS TYPE C	5	SQ FT	\$ 87.95	\$ 439.75	5	\$ 439.75
110	SIGN PANELS TYPE D	25.5	SQ FT	\$ 84.95	\$ 2,166.23	26	\$ 2,208.70
111	PRUNE TREES	5	HOURL	\$ 475.00	\$ 2,375.00	6	\$ 2,850.00
112	STABILIZED CONSTRUCTION EXIT	1	LUMP SUM	\$ 1,200.00	\$ 1,200.00	0	\$ -
113	STORM DRAIN INLET PROTECTION	6	EACH	\$ 159.00	\$ 954.00	6	\$ 954.00
114	CULVERT END CONTROLS	1	EACH	\$ 265.00	\$ 265.00	1	\$ 265.00
115	SILT FENCE, TYPE MACHINE SLICED	2678	LIN FT	\$ 1.90	\$ 5,088.20	2,400	\$ 4,560.00
116	COMMON TOPSOIL BORROW	430	CU YD	\$ 42.85	\$ 18,425.50	218	\$ 9,341.30
117	FERTILIZER TYPE 3	440	POUND	\$ 0.90	\$ 396.00	700	\$ 630.00
118	ROLLED EROSION PREVENTION CATEGORY 72	88	SQ YD	\$ 2.33	\$ 205.04	88	\$ 205.04
119	SEEDING	1.1	ACRE	\$ 265.00	\$ 291.50	2.6	\$ 689.00
120	SEED MIXTURE 25-131	242	POUND	\$ 3.95	\$ 955.90	855	\$ 3,377.25
121	HYDRAULIC BONDED FIBER MATRIX	3850	POUND	\$ 2.10	\$ 8,085.00	7,600	\$ 15,960.00
122	LANDSCAPING RESTORATION	0.4	LUMP SUM	\$ 20,000.00	\$ 8,000.00	0.0	\$ -
Total Alternate Bid - City of Nowthen					\$ 406,719.58		\$ 398,790.85

PAY ESTIMATE #6
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Work Change Directive - City of Nowthen

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
123	REMOVE METAL CULVERT	44	LIN FT	\$ 7.00	\$ 308.00	44	\$ 308.00
124	15" RC APRON	1	EACH	\$ 1,111.00	\$ 1,111.00	1	\$ 1,111.00
125	15" RC PIPE SEWER DESIGN 3006 CLASS V	37	LIN FT	\$ 71.00	\$ 2,627.00	37	\$ 2,627.00
126	CONNECT TO EXISTING STORM SEWER	1	EACH	\$ 1,100.00	\$ 1,100.00	1	\$ 1,100.00
127	CASTING ASSEMBLY	1	EACH	\$ 1,300.00	\$ 1,300.00	1	\$ 1,300.00
128	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	3.6	LIN FT	\$ 640.00	\$ 2,304.00	3.6	\$ 2,304.00
129	GEOTEXTILE FILTER FABRIC TYPE 4	20.8	SQ YD	\$ 4.65	\$ 96.72	20.8	\$ 96.72
130	RANDOM RIPRAP CLASS III	4.8	CU YD	\$ 112.00	\$ 537.60	5	\$ 560.00
131	STORM DRAIN INLET PROTECTION	1	EACH	\$ 160.00	\$ 160.00	1	\$ 160.00
132	SILT FENCE	30	LIN FT	\$ 1.90	\$ 57.00	35	\$ 66.50
Total Work Change Directive - City of Nowthen					\$ 9,601.32		\$ 9,633.22

Base Bid - City of Ramsey	\$2,034,319.94
Alternate Bid - City of Nowthen	\$406,719.58
Work Change Directive - City of Nowthen	\$9,601.32
TOTAL	\$2,450,640.84
	\$2,302,864.05

<u>FUNDING SOURCE</u>	<u>WORK TO DATE</u>	<u>RETAINAGE (1%)</u>	<u>PREVIOUS PAYMENTS</u>	<u>TOTAL AMOUNT DUE</u>
STORM WATER -->	\$188,720.50	-	\$186,833.30	\$0.00
PAVEMENT MANAGEMENT -->	\$1,705,719.48	-	\$1,626,900.59	\$61,761.69
PM (INVOICE TO NOWTHEN) -->	\$408,424.07	-	\$393,097.86	\$11,241.97
TOTALS -->	\$2,302,864.05	-	\$2,206,831.75	\$73,003.66

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #25-162 Approving Minnesota Laws, 2025 1st Special Session Chapter 13, Article 5, Section 2

Purpose/Background:

The purpose of this case is to consider City approval of Special legislation approving the ability to adopt Interfund Loan Resolutions for expenses previously incurred in TIF District 14 (COR) as follows:

- Eligible expenditures within the district include but are not limited to (1) the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure, including structured parking, a pedestrian overpass, and roadway improvements, (2) the cost of land acquired by the city or the housing and redevelopment authority in and for the city of Ramsey within the district prior to the establishment of the district, and (3) the cost of public improvements installed within the tax increment financing district prior to the establishment of the district.

Approval of this Special legislation will keep the City in compliance for TIF eligible expenditures previously incurred and allow the City to reimburse itself for those expenditures through TIF revenue generated from TIF District 14 (COR)

Notification:

Not required

Time Frame/Observations/Alternatives:

The City is required by Minnesota Statutes, sections 645.02 and 645.021 to formally approve the Special Legislation via resolution.

Alternatives:

- 1) Motion to adopt Resolution #25-162 Approving Minnesota Laws, 2025 1st Special Session Chapter 13, Article 5, Section 2 (as presented).
- 2) Motion to adopt Resolution #25-162 Approving Minnesota Laws, 2025 1st Special Session Chapter 13, Article 5, Section 2 (with changes).
- 3) Something else.

Interfund Loan Resolutions will be presented to City Council for formal approval prior to December 31, 2025, as authorized by the approved Special Legislation.

Funding Source:

Costs associated with the filing of the attached Resolution #25-162 and subsequent IFL Resolutions can be funded through TIF 14 (9214.6315).

Recommendation:

Staff recommends adoption of Resolution #25-162 Approving Minnesota Laws, 2025 1st Special Session Chapter 13, Article 5, Section 2 (as presented).

Outcome/Action:

Attachments

ACTION - Resolution #25-162

ACTION - Certificate of Approval of Special Law

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/08/2025 07:32 AM
Brian Hagen	Brian Hagen	07/17/2025 02:42 PM
Form Started By: Sean Sullivan		Started On: 07/07/2025 10:52 AM
Final Approval Date: 07/17/2025		

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

RESOLUTION #25-162

**APPROVING MINNESOTA LAWS, 2025, 1st SPECIAL SESSION, CHAPTER 13,
ARTICLE 5, SECTION 2**

WHEREAS, the 2025 1st special session of the Minnesota Legislature passed, and the Governor signed, Minnesota Session Laws, 2025, 1st Special Session, Chapter 13, Article 5, Section 2, which amends Minnesota Session Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Session Laws, 2011, Chapter 112, Article 11, Section 16, as follows:

**Sec. 22. CITY OF RAMSEY; TAX INCREMENT FINANCING
DISTRICT; SPECIAL RULES**

(a) If the city of Ramsey or an authority of the city elects upon the adoption of a tax increment financing plan for a district, the rules under this section apply to a redevelopment tax increment financing district established by the city or an authority of the city. The redevelopment tax increment district includes parcels within the area bounded on the east by Ramsey Boulevard, on the north by Bunker Lake Boulevard as extended west to Llama Street, on the west by Llama Street, and on the south by a line running parallel to and 600 feet south of the southerly right-of-way for U.S. Highway 10, but including Parcels 28-32-25-43-0007 and 28-32-25-34-0002 in their entirety, and excluding the Anoka County Regional Park property in its entirety. A parcel within this area that is included in a tax increment financing district that was certified before the date of enactment of this act may be included in the district created under this act if the initial district is decertified.

(b) The requirements for qualifying a redevelopment tax increment district under Minnesota Statutes, section 469.174, subdivision 10, do not apply to the parcels located within the district.

(c) The requirement of Minnesota Statutes, Section 469.176 4j shall not apply to the district. Eligible expenditures within the district include but are not limited to (1) the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure, including structured parking, a pedestrian overpass, and roadway improvements, (2) the cost of land acquired by the city or the housing and redevelopment authority in and for the city of Ramsey within the district prior to the establishment of the district, and (3) the cost of public improvements installed within

the tax increment financing district prior to the establishment of the district.

(d) The requirement of Minnesota Statutes, section 469.1763, subdivision 3, that activities must be undertaken within a five-year period from the date of certification of a tax increment financing district, is considered to be met for the district if the activities were undertaken within ten years from the date of certification of the district.

(e) Except for administrative expenses, the in-district percentage for purposes of the restriction on pooling under Minnesota Statutes, section 469.1763, subdivision 2, for this district is 100 percent.

(f) The requirement of Minnesota Statutes, section 469.177, subdivision 4, does not apply to Parcels 28-32-25-42-0021 and 28-32-25-41-0014, where development occurred after enactment of Laws 2010, chapter 389, article 7, section 22, and prior to adoption of the tax increment financing plan for the district.

(g) The requirement of Minnesota Statutes, section 469.178, subdivision 7, paragraph (b), is considered to be met for the district if the city adopts interfund loan resolutions reflecting the terms and conditions required by Minnesota Statutes, section 469.178, subdivision 7, paragraph (d), by December 31, 2025.

EFFECTIVE DATE. This section is effective the day after the governing body of the city of Ramsey and its chief clerical officer comply with Minnesota Statutes, section 645.021, subdivisions 2 and 3.

WHEREAS, such legislation requires local approval in accordance with Minnesota Statute section 645.021; and

WHEREAS, the City desires the law to become effective;

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

- 1) Minnesota Session Laws, 2025, 1st Special Session, Chapter 13, Article 5, Section 2, is hereby approved.
- 2) City Administrator is hereby instructed to submit the appropriate certificate and a copy of this Resolution to the Secretary of State of the State of Minnesota.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

INSTRUCTIONS

- Include the chapter number in the *Laws of Minnesota* that is to be approved on the Certificate of Approval form **and** in the resolution that approves the special law.
- Return the completed **originally signed** Certificate of Approval form **with a photo copy** of the resolution that approved the special law to:

Official Documents
Secretary of State
180 State Office Building
100 Rev. Dr. Martin Luther King Jr. Blvd
St Paul, MN 55155-1299

- If you have any questions please contact the official documents team at official.documents@state.mn.us or call **651-556-0643**.

CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-163 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-02, MSA Sunwood Drive Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for improvement project #25-02, MSA Sunwood Drive Reconstruction in the amount of \$73,070.79.

Outcome/Action:

Motion to adopt Resolution #25-163 approving partial payment to North Valley, Inc. for improvement project #25-02, MSA Sunwood Drive Reconstruction in the amount of \$73,070.79.

Attachments

Pay Resolution #25-163
Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/16/2025 04:30 PM
Brian Hagen	Brian Hagen	07/17/2025 02:41 PM
Form Started By: Stacie Damjanovich		Started On: 07/08/2025 08:51 AM
Final Approval Date: 07/17/2025		

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

RESOLUTION #25-163

RESOLUTION APPROVING PARTIAL PAYMENT No. 3 TO NORTH VALLEY, INC. FOR MSA SUNWOOD DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #25-02

WHEREAS, the City of Ramsey proposes to reconstruct Municipal State Aid (MSA) Sunwood Drive between Nowthen Boulevard (CSAH 5) and Erkium Street as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-138, adopted May 28, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson, for topographic survey of the project area in the amount of \$1,600.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area in the amount of \$4,075.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-309, adopted November 12, 2024, the City Council accepted and awarded the proposal of Hydro-Klean, LLC, for sewer cleaning and televising of the project area in the amount of \$8,384.80; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-338, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for MSA Sunwood Drive Reconstruction, Improvement Project #25-02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-355, adopted on December 10, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking from Hakanson Anderson for said improvements in the amount of \$6,500.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-019, adopted January 28, 2025, a contract was awarded to North Valley, Inc. for Nowthen, Minnesota, in the amount of \$272,962.90 for said improvements; and

WHEREAS, as of July 22, 2025 \$223,999.60 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 3 to North Valley, Inc. of Nowthen, Minnesota, for improvement project #25-02, MSA Sunwood Drive Reconstruction, in the amount of \$73,070.79.

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

- 1) The City Council hereby authorizes partial payment No. 3 to North Valley, Inc. of Nowthen, Minnesota for Improvement Project #25-02, MSA Sunwood Drive in the amount of \$73,070.79.
- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

- 3) The total amount of this payment is not included in resolutions approving payments of bills for the date of July 22, 2025.
- 4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor


ATTEST:



City Clerk

Pay Estimate Summary Sheet

Estimate Number: 3 Partial
 Project Number: 25-02
 Project Name: MSA Sunwood Drive Reconstruction
 Period Ending: June 30, 2025
 Contractor: North Valley, Inc.
 Address: 20015 Iguana Street NW, Nowthen, MN 55330

1	Original Contract Amount		\$ 272,962.90
2	Change Order(s) No. _____ Thru No. _____		
3	Total Funds Encumbered		\$ 272,962.90
4	Value of Work Completed		\$ 300,071.10
5	Retainage <u>1</u> %		\$ (3,000.71)
	Percent Complete <u>110%</u>		
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		\$ 297,070.39
8	Previous Payment(s)		\$ 223,999.60
9	Payment Due (Lines 7-8)		\$ 73,070.79
10	Total Balance to Finish, Including Retainage (Lines 3-7)		\$ 3,000.71

Certification of Partial Payment	
I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.	
North Valley, Inc.	Leslie A. Bloom
Contractor Name	Print Name
President	
Title	Signature
	July 7, 2025
	Date

City of Ramsey Approval	
	7/7/2025
Signature (Project Engineer)	Date
	7/14/2025
Signature (City Engineer)	Date

MSA Sunwood Drive Reconstruction
 I.P. 25-02
 Estimate No. 3 Partial
 Period Ending June 30, 2025

Item No.	MnDOT No.	Item Description	Unit	CONTRACT AMOUNT			COMPLETED THIS PERIOD		COMPLETED TO DATE	
				Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	\$ 14,032.01	\$ 14,032.01	0.25	\$ 3,508.00	1.00	\$ 14,032.01
2	2104.502	REMOVE VALVE BOX & VALVE EXTENSION	EA	1	\$ 1,299.87	\$ 1,299.87	0	\$ -	1	\$ 1,299.87
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	230	\$ 4.89	\$ 1,124.70	0	\$ -	245	\$ 1,198.05
4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	65	\$ 13.05	\$ 848.25	0	\$ -	85	\$ 1,109.25
5	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	285	\$ 25.21	\$ 7,184.85	0	\$ -	335	\$ 8,445.35
6	2104.504	REMOVE CONCRETE VALLEY GUTTER	SY	81	\$ 32.07	\$ 2,597.67	0	\$ -	81	\$ 2,597.67
7	2104.504	REMOVE CONCRETE PAVEMENT	SY	145	\$ 15.93	\$ 2,309.85	0	\$ -	145	\$ 2,309.85
8	2104.518	REMOVE BITUMINOUS PAVEMENT	SY	60	\$ 9.79	\$ 587.40	0	\$ -	59	\$ 577.61
9	2106.507	EXCAVATION - COMMON (EV)	CY	260	\$ 47.53	\$ 12,357.80	0	\$ -	256	\$ 12,167.88
10	2106.807	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1050	\$ 12.79	\$ 13,429.50	0	\$ -	1006	\$ 12,866.74
11	2112.604	SUBGRADE PREPARATION	SY	4800	\$ 0.77	\$ 3,696.00	0	\$ -	4800	\$ 3,696.00
12	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5	\$ 212.11	\$ 1,060.55	5	\$ 1,060.55	9	\$ 1,908.99
13	2130.523	WATER	M GAL	10	\$ 59.83	\$ 598.30	0	\$ -	40	\$ 2,393.20
14	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	760	\$ 1.09	\$ 828.40	0	\$ -	780	\$ 850.20
15	2215.504	FULL DEPTH RECLAMATION	SY	4600	\$ 3.81	\$ 17,526.00	0	\$ -	4800	\$ 17,526.00
16	2231.603	SAWED & SEALED JOINT	EA	30	\$ 54.39	\$ 1,631.70	0	\$ -	0	\$ -
17	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	360	\$ 12.95	\$ 4,662.00	122	\$ 1,579.90	482	\$ 6,241.90
18	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	350	\$ 4.35	\$ 1,522.50	300	\$ 1,305.00	330	\$ 1,435.50
19	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	520	\$ 87.96	\$ 45,739.20	0.0	\$ -	637.5	\$ 56,074.50
20	2380.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	560	\$ 90.95	\$ 50,932.00	529	\$ 48,076.17	549	\$ 49,967.93
21	2503.602	GROUT CATCH BASIN	EA	4	\$ 712.48	\$ 2,849.92	2	\$ 1,424.96	4	\$ 2,849.92
22	2504.602	ADJUST VALVE BOX	EA	4	\$ 968.10	\$ 3,872.40	0	\$ -	4	\$ 3,872.40
23	2504.602	VALVE BOX	EA	1	\$ 1,250.91	\$ 1,250.91	0	\$ -	3	\$ 3,752.73
24	2506.502	ADJUST FRAME & RING CASTING	EA	5	\$ 1,158.46	\$ 5,792.30	0.0	\$ -	5.0	\$ 5,792.30
25	2521.518	6" CONCRETE WALK	SY	150	\$ 127.27	\$ 19,090.50	0	\$ -	175	\$ 22,272.25
26	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	70	\$ 27.19	\$ 1,903.30	0	\$ -	100	\$ 2,719.00
27	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	285	\$ 40.79	\$ 11,625.15	0	\$ -	335	\$ 13,664.65
28	2531.604	7" CONCRETE VALLEY GUTTER	SY	80	\$ 88.11	\$ 7,048.80	12	\$ 1,057.32	80	\$ 7,048.80
29	2531.618	TRUNCATED DOMES	SF	240	\$ 76.14	\$ 18,273.60	0	\$ -	245	\$ 18,654.30
30	2563.601	TRAFFIC CONTROL	LS	1	\$ 5,438.77	\$ 5,438.77	0.1	\$ 543.88	1.0	\$ 5,438.77
31	2563.601	ALTERNATE PEDESTRIAN ROUTE	LS	1	\$ 543.88	\$ 543.88	0	\$ -	1	\$ 543.88
32	2573.502	STORM DRAIN INLET PROTECTION	EA	4	\$ 146.85	\$ 587.40	0	\$ -	4	\$ 587.40
33	2573.602	STABILIZED CONSTRUCTION EXIT	EA	2	\$ 543.88	\$ 1,087.76	0	\$ -	2	\$ 1,087.76
34	2574.507	TOPSOIL (LV)	CY	30	\$ 82.14	\$ 2,464.20	0	\$ -	96	\$ 7,885.44
35	2574.508	FERTILIZER TYPE 3	LBS	10	\$ 1.09	\$ 10.90	0	\$ -	10	\$ 10.90
36	2575.505	SEEDING	ACRE	0.05	\$ 6,528.60	\$ 326.33	0.00	\$ -	0.05	\$ 326.33
37	2575.508	HYDRAULIC MULCH MATRIX	LBS	200	\$ 5.44	\$ 1,088.00	0	\$ -	200	\$ 1,088.00
38	2575.508	SEED MIXTURE 25-151	LBS	10	\$ 5.17	\$ 51.70	0	\$ -	10	\$ 51.70
39	2575.602	LANDSCAPE RESTORATION	EA	1	\$ 815.81	\$ 815.81	1	\$ 815.81	1	\$ 815.81
40	2582.503	4" SOLID LINE PAINT (MULTI-COMP)	LF	1700	\$ 1.11	\$ 1,887.00	1740	\$ 1,931.40	1740	\$ 1,931.40
41	2582.503	4" DOUBLE SOLID LINE PAINT (MULTI-COMP)	LF	850	\$ 2.22	\$ 1,887.00	847	\$ 1,880.34	847	\$ 1,880.34
42	2582.518	CROSSWALK PAINT (MULTI-COMP)	SF	144	\$ 7.63	\$ 1,098.72	144	\$ 1,098.72	144	\$ 1,098.72
GRAND TOTALS						\$ 272,962.90		\$ 64,282.05		\$ 300,071.10

Internal City Use Only			
Municipal State Aid Funds		\$ 64,282.05	\$ 295,018.50
Water Utility Funds		\$ -	\$ 5,052.60
Total Funds		\$ 64,282.05	\$ 300,071.10

CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-164 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC for improvement project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions in the amount of \$166,741.44.

Outcome/Action:

Motion to adopt Resolution #25-164 approving partial payment to Douglas-Kerr Underground LLC for improvement project #24-13 Fox Ridge Estates 1st & 2nd Street Reconstructions in the amount of \$166,741.44.

Attachments

Pay Resolution #25-164
Pay Request

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Stacie Damjanovich

Final Approval Date: 07/17/2025

Reviewed By

Bruce Westby

Brian Hagen

Date

07/16/2025 04:32 PM

07/17/2025 02:41 PM

Started On: 07/11/2025 12:51 PM

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

RESOLUTION #25-164

RESOLUTION APPROVING PARTIAL PAYMENT No. 3 TO DOUGLAS-KERR UNDERGROUND, LLC. FOR FOX RIDGE ESTATES 1ST & 2ND STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-13

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Fox Ridge Estates 1st & 2nd subdivision as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-130, adopted June 13, 2023, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-129, adopted June 27, 2023, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for geotechnical evaluations of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-253, adopted October 10, 2023, the City Council accepted and awarded the proposal to Hydro-Klean, LLC, for cleaning and televising of storm sewer pipes within the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-126, adopted May 14, 2024, the City Council ordered the City Engineer to prepare plans and specifications for Fox Ridge Estates 1st & 2nd Street Reconstruction, Improvement Project #24-13; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-296, adopted November 12, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of \$52,844.00 from Bolton & Menk, Inc. for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-018, adopted January 28, 2025, a contract was awarded to Douglas-Kerr Underground, LLC of Mora, Minnesota, in the amount of \$2,099,737.06 for said improvements, and

WHEREAS, as of July 22, 2025 \$1,507,977.64 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 3 to Douglas-Kerr Underground, LLC of Mora, Minnesota, for improvement project #24-13 Fox Ridge Estates 1st & 2nd Street Reconstructions, in the amount of \$166,741.44.

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

- 1) The City Council hereby authorizes partial payment No. 3 to Douglas-Kerr Underground, LLC of Mora, Minnesota for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions in the amount of \$166,741.44.

- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payments of bills for the date of July 22, 2025.
- 4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:


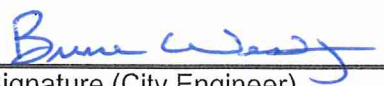
City Clerk

Pay Estimate Summary Sheet

Estimate Number: 3 Partial
 Project Number: 24-13
 Project Name: Fox Ridge Estates 1st & 2nd Street Reconstructions
 Period Ending: June 30, 2025
 Contractor: Douglas-Kerr Underground
 Address: P.O. Box 85, Mora, MN 55051

1	Original Contract Amount	\$ 2,099,737.06
2	Change Order(s) No. _____ Thru No. _____	
3	Total Funds Encumbered	\$ 2,099,737.06
4	Value of Work Completed	\$ 1,762,862.19
5	Retainage <u>5</u> %	\$ (88,143.11)
	Percent Complete <u>84%</u>	
6	Deductions or Charges	
7	Total Earned Less Retainage (Lines 4+5+6)	\$ 1,674,719.08
8	Previous Payment(s)	\$ 1,507,977.64
9	Payment Due (Lines 7-8)	\$ 166,741.44
10	Total Balance to Finish, Including Retainage (Lines 3-7)	\$ 425,017.98

Certification of Partial Payment	
I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.	
<u>Douglas - Kerr Underground, LLC.</u> Contractor Name	<u>Zach Schmitz</u> Print Name
<u>Project Manager</u> Title	 Signature
	<u>7/11/25</u> Date

City of Ramsey Approval	
 Signature (Project Engineer)	<u>7/11/2025</u> Date
 Signature (City Engineer)	<u>7/14/2025</u> Date

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD			COMPLETED TO DATE		
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total		
1	2021.501	MOBILIZATION	LS	1.0	\$ 101,466.00	\$ 101,466.00	0.100	\$ 10,146.60	1.000	\$ 101,466.00		
2	2101.502	CLEARING	ACRE	0.34	\$ 7,883.00	\$ 2,680.22	0.08	\$ 654.29	0.76	\$ 6,014.73		
3	2101.502	GRUBBING	ACRE	0.34	\$ 4,118.00	\$ 1,400.12	0.08	\$ 329.44	0.76	\$ 3,129.68		
4	2101.503	REMOVE STORM SEWER	LF	558	\$ 19.90	\$ 11,104.20	0	\$ -	542	\$ 10,785.80		
5	2104.502	REMOVE STRUCTURE (STORM)	EA	9	\$ 693.45	\$ 6,241.05	0	\$ -	9	\$ 6,241.05		
6	2104.502	SALVAGE MAIL BOX SUPPORT	EA	79	\$ 75.00	\$ 5,925.00	0	\$ -	72	\$ 5,400.00		
7	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	1050	\$ 2.65	\$ 2,782.50	90	\$ 238.50	1140	\$ 3,021.00		
8	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	590	\$ 3.55	\$ 2,094.50	0	\$ -	519	\$ 1,842.45		
9	2104.503	REMOVE CONCRETE CURB & GUTTER	LF	152	\$ 3.85	\$ 585.20	0.0	\$ -	167.5	\$ 644.88		
10	2104.503	REMOVE BITUMINOUS CURB	LF	22300	\$ 0.25	\$ 5,575.00	0	\$ -	22300	\$ 5,575.00		
11	2104.504	REMOVE BITUMINOUS PAVEMENT - SOIL CORRECTION AREA	SY	12900	\$ 3.85	\$ 49,665.00	0	\$ -	12900	\$ 49,665.00		
12	2104.504	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	870	\$ 8.05	\$ 7,003.50	47	\$ 378.35	1041	\$ 8,380.05		
13	2104.504	REMOVE BITUMINOUS PAVEMENT - TRAIL	SY	65	\$ 6.15	\$ 399.75	0	\$ -	65	\$ 399.75		
14	2104.504	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	520	\$ 15.60	\$ 8,112.00	0.0	\$ -	583.5	\$ 9,102.60		
15	2104.504	REMOVE CONCRETE VALLEY GUTTER	SY	27	\$ 13.80	\$ 372.60	0	\$ -	27	\$ 372.60		
16	2104.504	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	11	\$ 16.45	\$ 180.95	0	\$ -	0	\$ -		
17	2104.504	REMOVE BITUMINOUS FLUME	SY	31	\$ 7.80	\$ 241.80	0	\$ -	31	\$ 241.80		
18	2105.507	GEOTEXTILE FABRIC TYPE 4	SY	160	\$ 0.90	\$ 144.00	0.0	\$ -	152.2	\$ 136.98		
19	2105.507	GEOTEXTILE FABRIC TYPE 10	SY	13800	\$ 2.65	\$ 36,570.00	0.0	\$ -	13800.0	\$ 36,570.00		
20	2105.607	COMMON EXCAVATION (EV)	CY	1460	\$ 12.80	\$ 18,688.00	489.0	\$ 6,259.20	2098.6	\$ 26,862.08		
21	2105.607	SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATERIALS (EV)	CY	4500	\$ 18.15	\$ 81,675.00	0.0	\$ -	4826.2	\$ 87,595.53		
22	2106.507	SELECT GRANULAR BORROW (CV)	CY	5000	\$ 18.10	\$ 90,500.00	0.0	\$ -	4519.7	\$ 81,806.57		
23	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	2050	\$ 9.00	\$ 18,450.00	0	\$ -	2377.6	\$ 21,398.40		
24	2112.519	SUBGRADE PREPARATION	RDST	114	\$ 192.35	\$ 21,927.90	0	\$ -	114	\$ 21,927.90		
25	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	\$ 154.25	\$ 3,085.00	10.5	\$ 1,619.63	10.5	\$ 1,619.63		
26	2130.523	WATER	MGAL	50	\$ 77.25	\$ 3,862.50	0	\$ -	52	\$ 4,017.00		
27	2211.507	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	4350	\$ 33.60	\$ 146,160.00	0.0	\$ -	4020.9	\$ 135,102.24		
28	2215.504	FULL DEPTH RECLAMATION	SY	26200	\$ 0.90	\$ 23,580.00	0	\$ -	26200	\$ 23,580.00		
29	2232.504	MILL BITUMINOUS PAVEMENT (2.0")	SY	170	\$ 20.00	\$ 3,400.00	0	\$ -	0	\$ -		
30	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2500	\$ 4.00	\$ 10,000.00	0	\$ -	10	\$ 40.00		
31	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	4000	\$ 89.70	\$ 358,800.00	60	\$ 5,382.00	3663	\$ 328,571.10		
32	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	3000	\$ 96.70	\$ 290,100.00	0	\$ -	0	\$ -		
33	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0"	TON	85	\$ 314.75	\$ 26,753.75	168	\$ 52,878.00	168	\$ 52,878.00		
34	2411.502	CONCRETE FLUME	SY	10	\$ 81.00	\$ 810.00	0.0	\$ -	6.4	\$ 518.40		
35	2501.502	15" RC PIPE APRON	EA	8	\$ 1,456.00	\$ 11,648.00	0	\$ -	9	\$ 13,104.00		
36	2501.502	15" ARCH RC PIPE APRON	EA	2	\$ 1,426.00	\$ 2,852.00	0	\$ -	2	\$ 2,852.00		
37	2501.502	21" RC PIPE APRON	EA	1	\$ 1,782.00	\$ 1,782.00	0	\$ -	1	\$ 1,782.00		

Item No.	MinDOT No.	Item Description	CONTRACT AMOUNT			COMPLETED THIS PERIOD			COMPLETED TO DATE		
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total	
38	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	547	\$ 60.15	\$ 32,902.05	0.0	\$ -	587.2	\$ 35,320.08	
39	2501.503	15" ARCH RC PIPE SEWER DESIGN 3006 CLASS III	LF	82	\$ 102.80	\$ 8,429.60	0	\$ -	82	\$ 8,429.60	
40	2501.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	LF	301	\$ 77.90	\$ 23,447.90	0	\$ -	285	\$ 22,201.50	
41	2501.602	TRASH GUARD FOR 15" PIPE APRON	EA	1	\$ 987.40	\$ 987.40	0	\$ -	1	\$ 987.40	
42	2501.602	TRASH GUARD FOR 21" PIPE APRON	EA	1	\$ 1,415.00	\$ 1,415.00	0	\$ -	1	\$ 1,415.00	
43	2501.603	PLUG FILL AND ABANDON PIPE SEWER	LF	30	\$ 37.30	\$ 1,119.00	0	\$ -	30	\$ 1,119.00	
44	2502.503	4" PERF PVC PIPE DRAIN	LF	638	\$ 22.45	\$ 14,323.10	0	\$ -	1037	\$ 23,280.65	
45	2503.503	CLEAN AND VIDEO SEWER	LF	996	\$ 3.00	\$ 2,988.00	0	\$ -	0	\$ -	
46	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	10	\$ 2,980.00	\$ 29,800.00	0	\$ -	10	\$ 29,800.00	
47	2506.502	CASTING ASSEMBLY (STORM)	EA	14	\$ 1,310.00	\$ 18,340.00	0	\$ -	14	\$ 18,340.00	
48	2506.502	RESET CASTING	EA	9	\$ 261.60	\$ 2,354.40	0	\$ -	0	\$ -	
49	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	4	\$ 2,559.00	\$ 10,236.00	0	\$ -	4	\$ 10,236.00	
50	2507.603	INSTALL CULVERT PIPE LINER 12"	LF	21	\$ 298.90	\$ 6,276.90	0	\$ -	0	\$ -	
51	2511.509	RANDOM RIPRAP CLASS III	CY	61	\$ 117.45	\$ 7,164.45	0	\$ -	80	\$ 9,396.00	
52	2521.518	6" CONCRETE WALK	SY	26	\$ 121.30	\$ 3,153.80	0	\$ -	49	\$ 5,943.70	
53	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	16	\$ 25.00	\$ 400.00	0	\$ -	16	\$ 400.00	
54	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	19600	\$ 16.95	\$ 332,220.00	0	\$ -	19600	\$ 332,220.00	
55	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	1000	\$ 25.00	\$ 25,000.00	0	\$ -	740	\$ 18,500.00	
56	2531.503		LF	1860	\$ 0.50	\$ 930.00	0	\$ -	1542	\$ 771.00	
57	2531.504	6" CONCRETE PAVEMENT DRIVEWAY	SY	460	\$ 79.00	\$ 36,340.00	6	\$ 489.80	467	\$ 36,908.80	
58	2531.504	6" CONCRETE PAVEMENT DRIVEWAY SPECIAL	SY	18	\$ 150.00	\$ 2,700.00	0	\$ -	0	\$ -	
59	2531.504	GRAVEL SURFACE	SY	10	\$ 25.80	\$ 258.00	0	\$ -	0	\$ -	
60	2531.604	7" CONCRETE VALLEY GUTTER	SY	235	\$ 103.85	\$ 24,404.75	22	\$ 2,284.70	241	\$ 25,027.85	
61	2531.618	TRUNCATED DOMES	SF	32	\$ 70.00	\$ 2,240.00	0	\$ -	32	\$ 2,240.00	
62	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	4	\$ 1,750.00	\$ 7,000.00	0	\$ -	2	\$ 3,500.00	
63	2540.602	INSTALL MAIL BOX SUPPORT	EA	79	\$ 150.00	\$ 11,850.00	0	\$ -	0	\$ -	
64	2563.601	TRAFFIC CONTROL	LS	1	\$ 26,471.00	\$ 26,471.00	0.00	\$ -	0.75	\$ 19,853.25	
65	2573.501	STABILIZED CONSTRUCTION ENTRANCE	EA	2	\$ 0.01	\$ 0.02	0	\$ -	0	\$ -	
66	2573.502	STORM DRAIN INLET PROTECTION	EA	23	\$ 177.55	\$ 4,083.65	0	\$ -	18	\$ 3,195.90	
67	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	50	\$ 3.50	\$ 175.00	0.0	\$ -	37.5	\$ 131.25	
68	2573.503	SILT FENCE, TYPE MS	LF	3610	\$ 2.25	\$ 8,122.50	0.00	\$ -	2730.75	\$ 6,144.19	
69	2574.507	TOPSOIL (LV)	CY	1900	\$ 35.95	\$ 68,305.00	2044	\$ 73,481.80	2044	\$ 73,481.80	
70	2575.501	TURF ESTABLISHMENT	ACRE	2.70	\$ 4,750.00	\$ 12,825.00	4.50	\$ 21,375.00	4.50	\$ 21,375.00	
71	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	1620	\$ 1.40	\$ 2,268.00	0	\$ -	0	\$ -	
72	2575.602	LANDSCAPE RESTORATION	EA	20	\$ 691.75	\$ 13,835.00	0	\$ -	0	\$ -	
73	2582.502	4" SOLID LINE WHITE (MULTI-COMP)	LF	116	\$ 6.50	\$ 754.00	0	\$ -	0	\$ -	
GRAND TOTALS						\$ 2,099,737.06		\$ 175,517.31		\$ 1,762,862.19	

Internal City Use Only	
Pavement Management Funds (0.90 Mob)	
Storm Sewer Utility Funds (0.10 Mob)	
Park Funds (Parking Bump-Out)	
Total Funds	
	\$ 1,762,862.19

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #25-166, Approving a Development Agreement for Kwik Trip at 8040 Bunker Lake Blvd NW

Purpose/Background:

On May 13th, 2025, the City Council approved the Easement Vacation and Final Plat for "Kwik Trip 1782". Then, on May 27th, 2025, the City Council approved the Conditional Use Permit for Motor Fuel Sales and a Car Wash for Kwik Trip at 8040 Bunker Lake Blvd NW, to be located on Lot 1, Block 2, Kwik Trip 1782 (the new lot between Ferret Street and Armstrong Boulevard). Since those dates, the Applicant has supplied engineering cost estimates for the site improvements to Staff as part of drafting the Development Agreement. The Development Agreement is standard in its form.

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 #25-166, Approving a Development Agreement for Kwik Trip at 8040 Bunker Lake Blvd NW.

Attachments

Resolution #25-166 Development Agreement
Development Agreement

Form Review**Inbox**

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 07/17/2025

Reviewed By

Brian Hagen

Date

07/17/2025 02:42 PM

Started On: 07/15/2025 08:20 AM

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

RESOLUTION #25-166

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR KWIK TRIP
AT 8040 BUNKER LAKE BLVD NW**

WHEREAS, The City of Ramsey received an application from Kwik Trip, Inc. (the “**Applicant**”), requesting approval of a Preliminary and Final Plat on the property legally described as follows:

A portion of Lot 2, Block 1, HY-10 Ramsey 2nd Addition, except the North 70 feet thereof,
subject to easement of record, Anoka County, Minnesota

(the “**Subject Property**”).

WHEREAS, the **Applicant** is platting two buildable commercial lots on the **Subject Property**; and

WHEREAS, the **Applicant** appeared before the City Council for a public hearing for the Easement Vacation and Final Plat on May 13, 2025, that said public hearing was property advertised; and

WHEREAS, the City Council reviewed and approved the Easement Vacation and Final Plat requests at their meeting on May 13, 2025; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing for the Conditional Use Permit for Motor Fuel Sales and a Car Wash on May 22, 2025, that said public hearing was property advertised; and

WHEREAS, the Planning Commission reviewed the Conditional Use Permit request at their regular meeting on May 22, 2025 and recommended approval; and

WHEREAS, the City Council reviewed and approved the Conditional Use Permit request at their meeting on May 27, 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 22, 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 Kwik Trip 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.

**KWIK TRIP, INC.
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

This Agreement (hereinafter the “**Agreement**”) is dated as of this 22nd day of July, 2025, and is by and between the City of Ramsey, a Minnesota municipal corporation (the “**CITY**”) and **KWIK TRIP, INC.**, a Wisconsin business corporation (the “**PERMITTEE**”).

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 8040 Bunker Lake Boulevard Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 2, Kwik Trip 1782, Anoka County, Minnesota.

(the “**Subject Property**”)

B. That on February 21, 2025, the **CITY** received a Land Use Application from Nate Byom on behalf of the **PERMITTEE** requesting a Conditional Use Permit, Site Plan, Easement Vacation, and Final Plat as part of a proposal to construct a commercial building for a convenience store, motor fuel sales, and a car wash on the **Subject Property**, and associated site improvements (cumulatively, the “**New Building**”).

C. That on May 13, 2025, the City Council adopted #25-087, which approved an Easement Vacation on the **Subject Property**, and also adopted #25-090, which approved the Final Plat of “Kwik Trip 1782” on the **Subject Property**.

D. That on May 22, 2025, the Planning Commission reviewed and recommended approval of the Conditional Use Permit and Site Plan on the **Subject Property**.

E. That on May 27, 2025, the City Council adopted Resolution #25-086, which approved the Conditional Use Permit and Site Plan for the proposed **New Building**.

F. 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 **PERMITTEE** agrees to develop the **Subject Property** in accordance with the applicable provisions of City Code based on the approved Site Plan.
2. **Conformance with the Plans.** The **Subject Property** shall be developed in accordance with the final plans (the “**Plans**”) prepared by Carlson Engineering and dated April 8, 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 on-site improvements (“**Required On-Site Improvements**”) and the allocated costs therefor are as follows:

Required On-Site Improvements – Kwik Trip	Cost	75% of Cost Release Amount
a. Site demolition (removal of existing pavement and trees)	\$2,700.00	\$2,025.00
b. Erosion control	\$8,378.00	\$6,283.00
c. Earthwork	\$157,300.00	\$117,975.00
d. Sanitary sewer services	\$20,500.00	\$15,375.00
e. Water services	\$17,279.00	\$12,959.00
f. Storm sewer services	\$139,432.00	\$104,574.00
g. Parking lot and driveway bituminous pavement, and concrete walkways, curb, and gutter	\$610,525.00	\$457,894.00
h. Landscaping	\$111,281.00	\$83,460.00
i. Additional site work items	\$45,900.00	\$34,425.00
TOTAL	\$1,113,295.00	\$834,971.00

7. **Required Off-Site Improvements.** The **PERMITTEE** shall construct and install the following site improvements in the right-of-way adjacent to the **Subject Property** in accordance with the specifications and location as shown on the **Plans**. The required off-site improvements (“**Required Off-Site Improvements**”) and the allocated costs therefor are as follows:

Required Off-Site Improvements – Right-of-Way adjacent to Kwik Trip	Cost	125% of Cost Release Amount
j. Erosion control	\$2,125.00	\$2,656.00
k. Sanitary sewer services	\$1,200.00	\$1,500.00
l. Water services	\$8,650.00	\$10,812.00
m. Parking lot and driveway bituminous pavement, and concrete walkways, curb, and gutter	\$29,591.00	\$36,989.00
n. Landscaping	\$2,800.00	\$3,500.00
TOTAL	\$44,366.00	\$55,458.00

The **PERMITTEE** agrees to construct the **Required On-Site Improvements** and **Required Off-Site Improvements** (collectively the “**Required Improvements**”) according to the terms and conditions of this **Agreement**, in accordance with the **Plans**, and in compliance with Staff review comments.

8. **Required Improvements Completion Date.** The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the **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**.
9. **Required Improvements Financial Guaranty.** In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Eight Hundred Ninety Thousand Four Hundred Twenty-Nine Dollars and No Cents (\$890,429.00)**, which is 75% of the **CITY**'s estimated cost of the **Required On-Site Improvements** plus 125% of the **CITY**'s estimated cost of the **Required Off-Site Improvements** adjacent to the **Subject Property**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

At the request of **PERMITTEE**, the **CITY** shall, not more frequently than once monthly, release that part of the financial guaranty for any completed portion of the **Required Improvements** in the amount set forth in Section I Paragraphs 6 and 7 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 IV Paragraph 17 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting

contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

10. **Site Inspection Fees.** 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 **Fifty-Seven Thousand Eight Hundred Eighty-Three Dollars and No Cents (\$57,883.00)** (5% x \$1,157,661.00). 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 Final Plat of "Kwik Trip 1782." The **PERMITTEE** is responsible for the following platting and development fees:

11. **Storm Water Management Fee.** The **PERMITTEE** is responsible for satisfying applicable Storm Water Management Fee requirements for the Final Plat of Kwik Trip 1782. The **PERMITTEE** must pay a Storm Water Management Fee of **\$38,641.00** (7.05 acres x \$5,481.00 per acre).
12. **Park Dedication and Trail Development.** All fees associated with Park Dedication and Trail Development were satisfied through the underlying plat of "HY-10 Ramsey 2nd Addition". No additional Park Dedication and Trail Development fees are applicable to this replat. However, there is a need for a sidewalk easement along Ferret Street and a trail easement along Armstrong Boulevard for a public sidewalk and a public trail to be constructed on the **Subject Property**. The sidewalk easement along Ferret Street must be 10 feet wide, and the trail easement along Armstrong Boulevard must be 15 feet wide. Both easement documents must be recorded after the recording of the Final Plat of "Kwik Trip 1782."
13. **Sanitary Sewer Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements for the Final Plat of Kwik Trip 1782. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **\$29,504.00** (7.05 acres x \$4,185.00 per acre).
14. **Water Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements for the Final Plat of Kwik Trip 1782. The **PERMITTEE** must pay a Water Trunk Fee of **\$53,319.00** (7.05 acres x \$7,563.00 per acre).
15. **Future Bunker Lake Boulevard Improvements.** The **PERMITTEE** acknowledges the **CITY's** future planning efforts related to Bunker Lake Boulevard, and the **PERMITTEE** agrees to pay a fee of **\$27,600.00** as their obligation in relation to the future Bunker Lake Boulevard improvements.

SECTION III PERMITS AND OCCUPANCY

16. 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 Paragraphs 6 and 7 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**

17. **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 **Six Thousand Five Hundred Twenty-Five Dollars and No Cents (\$6,525.00)** [# plantings (31 trees and 166 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**

18. **As-Built Record Plan.** The **PERMITTEE** shall provide the **CITY** with a set of reproducible 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.
19. **Survey Monumentation.** The **PERMITTEE** must protect all lot corner stakes and survey monumentation at all lot corners.
20. **Preconstruction Meeting.** The **PERMITTEE** shall schedule and hold a pre-construction meeting with the City Engineer prior to commencing site work.

21. **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.
22. **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.
23. **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.
24. **Estimated Cost.** It is understood and agreed that cost amounts set forth in this **Agreement** as to the **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said **Required Improvements** including interest, engineering and legal charges.
25. **Site Plan Approval Expenses.** The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Plans**, 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.
26. **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.
27. **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**.
28. **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.
29. **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 the building permit or issuance of Certificate of Occupancy.
30. **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.

31. **Agreement Binding on Successors and Assigns.** The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.
32. **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:

Kwik Trip, Inc.
Attn: Legal Department
1626 Oak St.
La Crosse, WI 54603

TO THE CITY:

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

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CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-167 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-05, High Point Street Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for improvement project #25-05, High Point Street Reconstruction in the amount of \$605,858.12.

Outcome/Action:

Motion to adopt Resolution #25-167 approving partial payment to North Valley, Inc. for improvement project #25-05, High Point Street Reconstructions in the amount of \$605,858.12.

Attachments

Pay Resolution #25-167
Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/16/2025 04:32 PM
Brian Hagen	Brian Hagen	07/17/2025 02:41 PM
Form Started By: Stacie Damjanovich		Started On: 07/15/2025 08:12 AM
Final Approval Date: 07/17/2025		

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

RESOLUTION #25-167

RESOLUTION APPROVING PARTIAL PAYMENT No. 2 TO NORTH VALLEY, INC. FOR HIGH POINT STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #25-05

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the High Point Subdivision as identified within the 2025 – 2034 Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-198, adopted July 23, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of \$7,650.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area in the amount of \$8,880.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-340, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for High Point Street Reconstructions, Improvement Project #25-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-042, adopted February 25, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-071, adopted April 22, 2025, a contract was awarded to North Valley, Inc. of Nowthen, Minnesota, in the amount of \$1,366,954.38 for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-100, adopted May 13, 2025, Change Order No. 1 was approved in the amount of \$29,738.44 for High Point Street Reconstruction, Improvement Project #25-05; and

WHEREAS, as of July 22, 2025, \$69,880.81 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 2 to North Valley, Inc. of Nowthen, Minnesota, for improvement project #25-05, High Point Street Reconstruction, in the amount of \$605,858.12.

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

- 1) The City Council hereby authorizes partial payment No. 2 to North Valley, Inc. of Nowthen, Minnesota for Improvement Project #25-05, High Point Street Reconstruction in the amount of \$605,858.12.
- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payment of bills for the date of July 22, 2025.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

Pay Estimate Summary Sheet

Estimate Number: 2 Partial
 Project Number: 25-05
 Project Name: High Point Street Reconstruction
 Period Ending: June 30, 2025
 Contractor: North Valley, Inc.
 Address: 20015 Iguana Street NW, Nowthen, MN 55330

1	Original Contract Amount		\$ 1,366,954.38
2	Change Order(s) No. <u>1</u> Thru No. <u>1</u>		\$ 29,738.44
3	Total Funds Encumbered		\$ 1,396,692.82
4	Value of Work Completed		\$ 711,304.14
5	Retainage <u>5</u> %		\$ (35,565.21)
	Percent Complete <u>51%</u>		
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		\$ 675,738.93
8	Previous Payment(s)		\$ 69,880.81
9	Payment Due (Lines 7-8)		\$ 605,858.12
10	Total Balance to Finish, Including Retainage (Lines 3-7)		\$ 720,953.89

Certification of Partial Payment	
I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.	
<u>NORTH VALLEY INC.</u> Contractor Name	<u>MATT ECHOLS</u> Print Name
<u>P.M.</u> Title	 Signature
	<u>7/8/25</u> Date

City of Ramsey Approval	
<u>[Signature]</u> Signature (Project Engineer)	<u>7/8/2025</u> Date
<u>[Signature]</u> Signature (City Engineer)	<u>7/14/2025</u> Date

Item No.	MinDOT No.	Item Description	CONTRACT AMOUNT			COMPLETED THIS PERIOD		COMPLETED TO DATE		
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	\$ 69,655.06	\$ 69,655.06	0.25	\$ 17,413.77	0.75	\$ 52,241.30
2	2101.502	CLEARING	ACRE	0.10	\$ 26,797.80	\$ 2,679.78	0.00	\$ -	0.10	\$ 2,679.78
3	2101.502	GRUBBING	ACRE	0.10	\$ 5,359.50	\$ 535.95	0.00	\$ -	0.10	\$ 535.95
4	2101.503	REMOVE STORM SEWER	LF	118	\$ 8.58	\$ 1,012.44	118	\$ 1,012.44	118	\$ 1,012.44
5	2104.502	SALVAGE MAIL BOX SUPPORT	EA	68	\$ 80.39	\$ 5,466.52	0	\$ -	60	\$ 4,823.40
6	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	837	\$ 2.25	\$ 1,883.25	804	\$ 1,809.00	804	\$ 1,809.00
7	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	389	\$ 5.47	\$ 2,127.83	409	\$ 2,237.23	409	\$ 2,237.23
8	2104.503	REMOVE BITUMINOUS CURB	LF	17100	\$ 0.11	\$ 1,881.00	17100	\$ 1,881.00	17100	\$ 1,881.00
9	2104.504	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	667	\$ 4.33	\$ 2,888.11	661	\$ 2,862.13	661	\$ 2,862.13
10	2104.504	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	472	\$ 7.28	\$ 3,436.16	488	\$ 3,552.64	488	\$ 3,552.64
11	2104.504	REMOVE CONCRETE VALLEY GUTTER	SY	122	\$ 10.73	\$ 1,309.06	160	\$ 1,716.80	160	\$ 1,716.80
12	2104.504	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	80	\$ 1.07	\$ 85.60	83	\$ 88.81	83	\$ 88.81
13	2104.504	REMOVE BITUMINOUS FLUME	SY	122	\$ 5.21	\$ 635.62	100	\$ 521.00	100	\$ 521.00
14	2105.507	GEOTEXTILE FABRIC TYPE 4	SY	100	\$ 3.22	\$ 322.00	50	\$ 161.00	50	\$ 161.00
15	2105.607	COMMON EXCAVATION (EV)	CY	1180	\$ 29.28	\$ 34,550.40	138	\$ 4,040.64	890	\$ 26,059.20
16	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	3460	\$ 6.11	\$ 21,140.60	2426	\$ 14,822.86	2426	\$ 14,822.86
17	2112.519	SUBGRADE PREPARATION	RDST	88	\$ 186.94	\$ 16,450.72	0	\$ -	0	\$ -
18	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HR	20	\$ 91.11	\$ 1,822.20	8	\$ 728.88	13	\$ 1,184.43
19	2130.523	WATER	MGAL	40	\$ 42.88	\$ 1,715.20	15	\$ 643.20	15	\$ 643.20
20	2211.507	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	3225	\$ 0.11	\$ 354.75	0	\$ -	0	\$ -
21	2215.504	FULL DEPTH RECLAMATION	SY	29650	\$ 2.17	\$ 64,340.50	29650	\$ 64,340.50	29650	\$ 64,340.50
22	2232.504	MILL BITUMINOUS PAVEMENT (2.0")	SY	15	\$ 6.84	\$ 102.60	0	\$ -	0	\$ -
23	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1715	\$ 3.48	\$ 5,968.20	0	\$ -	0	\$ -
24	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	2770	\$ 79.29	\$ 219,633.30	0	\$ -	0	\$ -
25	2360.509	2.0"	TON	2075	\$ 86.30	\$ 179,072.50	0	\$ -	0	\$ -
26	2360.509	DRIVEWAYS	TON	80	\$ 172.69	\$ 13,815.20	0	\$ -	0	\$ -
27	2411.502	CONCRETE FLUME	SY	34	\$ 107.19	\$ 3,644.46	32	\$ 3,430.08	32	\$ 3,430.08
28	2501.502	15" RC PIPE APRON	EA	4	\$ 1,607.87	\$ 6,431.48	4	\$ 6,431.48	4	\$ 6,431.48
29	2501.502	18" RC PIPE APRON	EA	1	\$ 1,607.87	\$ 1,607.87	1	\$ 1,607.87	1	\$ 1,607.87
30	2501.502	24" RC PIPE APRON	EA	1	\$ 1,929.45	\$ 1,929.45	1	\$ 1,929.45	1	\$ 1,929.45
31	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	1247	\$ 62.17	\$ 77,525.99	1247	\$ 77,525.99	1247	\$ 77,525.99
32	2501.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	720	\$ 73.96	\$ 53,251.20	720	\$ 53,251.20	720	\$ 53,251.20
33	2501.503	21" RC PIPE SEWER DESIGN 3006 CLASS III	LF	94	\$ 94.33	\$ 8,867.02	94	\$ 8,867.02	94	\$ 8,867.02
34	2501.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	LF	78	\$ 101.83	\$ 7,942.74	78	\$ 7,942.74	78	\$ 7,942.74
35	2501.602	TRASH GUARD FOR 15" PIPE APRON	EA	2	\$ 0.01	\$ 0.02	2	\$ 0.02	2	\$ 0.02
36	2501.602	TRASH GUARD FOR 18" PIPE APRON	EA	1	\$ 0.01	\$ 0.01	1	\$ 0.01	1	\$ 0.01
37	2501.602	TRASH GUARD FOR 24" PIPE APRON	EA	1	\$ 1,018.31	\$ 1,018.31	1	\$ 1,018.31	1	\$ 1,018.31
38	2503.503	CLEAN AND VIDEO SEWER	LF	2175	\$ 3.22	\$ 7,003.50	0	\$ -	0	\$ -
39	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	16	\$ 3,001.36	\$ 48,021.76	16	\$ 48,021.76	16	\$ 48,021.76

Item No.	MinDOT No.	Item Description	CONTRACT AMOUNT			COMPLETED THIS PERIOD		COMPLETED TO DATE		
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
40	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	EA	2	\$ 5,466.76	\$ 10,933.52	2	\$ 10,933.52	2	\$ 10,933.52
41	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	EA	1	\$ 9,111.26	\$ 9,111.26	1	\$ 9,111.26	1	\$ 9,111.26
42	2506.502	CASTING ASSEMBLY (STORM)	EA	30	\$ 964.72	\$ 28,941.60	6	\$ 5,788.32	6	\$ 5,788.32
43	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	11	\$ 1,929.44	\$ 21,223.84	11	\$ 21,223.84	11	\$ 21,223.84
44	2511.509	RANDOM RIPRAP CLASS III	CY	26	\$ 96.47	\$ 2,508.22	15	\$ 1,447.05	15	\$ 1,447.05
45	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	16615	\$ 18.22	\$ 302,725.30	11561	\$ 210,641.42	11561	\$ 210,641.42
46	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	470	\$ 26.80	\$ 12,596.00	331	\$ 8,870.80	331	\$ 8,870.80
47	2531.504	6" CONCRETE PAVEMENT DRIVEWAY	SY	434	\$ 67.53	\$ 29,308.02	219	\$ 14,789.07	219	\$ 14,789.07
48	2531.504	GRAVEL SURFACE	SY	147	\$ 3.77	\$ 554.19	0	\$ -	0	\$ -
49	2531.604	7" CONCRETE VALLEY GUTTER	SY	159	\$ 67.53	\$ 10,737.27	38	\$ 2,566.14	38	\$ 2,566.14
50	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	4	\$ 1,393.49	\$ 5,573.96	0	\$ -	2	\$ 2,786.98
51	2540.602	INSTALL MAIL BOX SUPPORT	EA	68	\$ 160.79	\$ 10,933.72	0	\$ -	0	\$ -
52	2563.601	TRAFFIC CONTROL	LS	1	\$ 2,679.78	\$ 2,679.78	0.75	\$ 2,009.84	0.75	\$ 2,009.84
53	2573.501	STABILIZED CONSTRUCTION ENTRANCE	EA	2	\$ 107.20	\$ 214.40	0	\$ -	0	\$ -
54	2573.502	STORM DRAIN INLET PROTECTION	EA	30	\$ 155.43	\$ 4,662.90	6	\$ 932.58	6	\$ 932.58
55	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	150	\$ 4.29	\$ 643.50	0	\$ -	84	\$ 360.36
56	2573.503	SILT FENCE, TYPE MS	LF	2805	\$ 2.41	\$ 6,760.05	0	\$ -	2104	\$ 5,070.64
57	2574.507	TOPSOIL (LV)	CY	1540	\$ 2.14	\$ 3,295.60	0	\$ -	0	\$ -
58	2575.501	TURF ESTABLISHMENT	ACRE	2.20	\$ 10,118.86	\$ 22,261.49	0.00	\$ -	0.00	\$ -
59	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	775	\$ 4.72	\$ 3,658.00	0	\$ -	0	\$ -
60	2575.602	LANDSCAPE RESTORATION	EA	20	\$ 375.17	\$ 7,503.40	0	\$ -	0	\$ -
BASE CONSTRUCTION TOTAL						\$ 1,366,954.38	\$ 616,171.67	\$ 689,730.42		

Item No.	MinDOT No.	Item Description	CONTRACT AMOUNT			COMPLETED THIS PERIOD		COMPLETED TO DATE		
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
C1	2106.602	DEWATERING	EA	2	\$ 8,164.72	\$ 16,329.44	1	\$ 8,164.72	1	\$ 8,164.72
C2	2506.503	DRAINAGE STRUCTURE DESIGN 48-4020 SUMP	LF	12	\$ 753.25	\$ 9,039.00	12	\$ 9,039.00	12	\$ 9,039.00
C3	2506.503	DRAINAGE STRUCTURE DESIGN 72-4020 SUMP	LF	4	\$ 1,092.50	\$ 4,370.00	4	\$ 4,370.00	4	\$ 4,370.00
CHANGE ORDER No.1 TOTAL						\$ 29,738.44	\$ 21,573.72	\$ 21,573.72		
GRAND TOTAL						\$ 1,396,692.82	\$ 637,745.39	\$ 711,304.14		

		Internal City Use Only			
		Pavement Management Funds (0.80 Mob)		\$ 353,065.42	
		Storm Sewer Utility Funds (0.20 Mob)		\$ 284,679.97	
		Total Funds		\$ 637,745.39	
				\$ 711,304.14	

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Adopt Resolution #25-168 Approving Partial Payment to Park Construction Company for Improvement Project #25-06, Sorteberg's Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Park Construction Company for improvement project #25-06, Sorteberg's Street Reconstruction in the amount of \$334,149.93.

Outcome/Action:

Motion to adopt Resolution #25-168 approving partial payment to Park Construction Company for improvement project #25-06, Sorteberg's Street Reconstructions in the amount of \$334,149.93.

Attachments

Pay Resolution #25-168

Pay Request

Form Review**Inbox**

Bruce Westby

Brian Hagen

Form Started By: Stacie Damjanovich

Final Approval Date: 07/17/2025

Reviewed By

Bruce Westby

Brian Hagen

Date

07/16/2025 04:33 PM

07/17/2025 02:41 PM

Started On: 07/15/2025 10:11 AM

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

RESOLUTION #25-168

RESOLUTION APPROVING PARTIAL PAYMENT No. 2 TO PARK CONSTRUCTION COMPANY FOR SORTEBERG'S STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #25-06

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Sorteberg's Subdivision as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-198, adopted July 23, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of \$2,560.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for a geotechnical report of the project area in the amount of \$4,140.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-341, adopted November 26, 2024, the City Council order the City Engineer to prepare plans and specifications for Sorteberg's Street Reconstructions, Improvement Project #25-06; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-043, adopted February 25, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of \$8,800.00 from Hakanson Anderson for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-070, adopted April 8, 2025, a contract was awarded to Park Construction Company of Minneapolis, Minnesota, in the amount of \$423,698.35 for said improvements; and

WHEREAS, as of July 22, 2025 \$99,236.48 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 2 to Park Construction Company of Minneapolis, Minnesota, for improvement project #25-06, Sorteberg's Street Reconstructions, in the amount of \$334,149.93.

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

- 1) The City Council hereby authorizes partial payment No. 2 to Park Construction Company of Minneapolis, Minnesota for Improvement Project #25-06, Sorteberg's Street Reconstructions in the amount of \$334,149.93.
- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payments of bills for the date of July 22, 2025.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolutions.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor


ATTEST:

City Clerk

Pay Estimate Summary Sheet

Estimate Number: 2 Partial
 Project Number: 25-06
 Project Name: Sorteberg's Street Reconstructions
 Period Ending: June 30, 2025
 Contractor: Park Construction Company
 Address: 1481 81st Avenue NE, Minneapolis, MN 55432

1	Original Contract Amount		\$ 423,698.35
2	Change Order(s) No. _____ Thru No. _____		
3	Total Funds Encumbered		\$ 423,698.35
4	Value of Work Completed		\$ 437,764.05
5	Retainage <u>1</u> %		\$ (4,377.64)
	Percent Complete <u>103%</u>		
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		\$ 433,386.41
8	Previous Payment(s)		\$ 99,236.48
9	Payment Due (Lines 7-8)		\$ 334,149.93
10	Total Balance to Finish, Including Retainage (Lines 3-7)		\$ 4,377.64

Certification of Partial Payment	
<p>I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.</p>	
<p>PARK CONSTRUCTION</p> <hr/> <p>Contractor Name</p>	<p>DON HALL</p> <hr/> <p>Print Name</p>
<p>PROJECT MANAGER</p> <hr/> <p>Title</p>	<div style="text-align: center;">  <p>Digitally signed by Don Hall DN: C=US, E=dhall@parkconstructionco.com O=Park Construction Company, CN=Don Hall Date: 2025.07.09 09:04:51-05'00'</p> </div> <hr/> <p>Date</p>

City of Ramsey Approval	
<p><i>[Signature]</i></p> <hr/> <p>Signature (Project Engineer)</p>	<p><u>7/9/2025</u></p> <hr/> <p>Date</p>
<p><i>[Signature]</i></p> <hr/> <p>Signature (City Engineer)</p>	<p><u>7/14/2025</u></p> <hr/> <p>Date</p>

CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-169 to North Valley, Inc. for Improvement Project #25-07, 2025 Neighborhood Pavement Overlay Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for improvement project #25-07, 2025 Neighborhood Pavement Overlay Improvements in the amount of \$214,021.03.

Outcome/Action:

Motion to adopt Resolution #25-169 approving partial payment to North Valley, Inc. for improvement project #25-07, 2025 Neighborhood Pavement Overlay Improvements in the amount of \$214,021.03.

Attachments

Pay Resolution #25-169
Pay Request

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Stacie Damjanovich

Final Approval Date: 07/17/2025

Reviewed By

Bruce Westby

Brian Hagen

Date

07/16/2025 04:33 PM

07/17/2025 02:41 PM

Started On: 07/15/2025 10:42 AM

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

RESOLUTION #25-169

RESOLUTION APPROVING PARTIAL PAYMENT No. 1 TO NORTH VALLEY, INC. FOR 2025 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #25-07

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

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

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

WHEREAS, pursuant to Ramsey City Council Resolution #25-080, adopted April 22, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-104, adopted May 27, 2025, a contract was awarded to North Valley, Inc. of Nowthen, Minnesota, in the amount of \$1,198,056.75 for said improvements; and

WHEREAS, as of July 22, 2025 \$0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to North Valley, Inc. of Nowthen, Minnesota, for improvement project #25-07, 2025 Neighborhood Pavement Overlay Improvements, in the amount of \$214,021.03.

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

- 1) The City Council hereby authorizes partial payment No. 1 to North Valley, Inc. of Nowthen, Minnesota for Improvement Project #25-07, 2025 Neighborhood Pavement Overlay Improvements in the amount of \$214,021.03.
- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payments of bills for the date of July 22, 2025.
- 4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

Pay Estimate Summary Sheet

Estimate Number: 1 Partial
 Project Number: 25-07
 Project Name: 2025 Neighborhood Pavement Overlay Improvements
 Period Ending: July 2, 2025
 Contractor: North Valley, Inc.
 Address: 20015 Iguana Street NW, Nowthen, MN 55330

1	Original Contract Amount	\$ 1,198,056.75
2	Change Order(s) No. _____ Thru No. _____	
3	Total Funds Encumbered	\$ 1,198,056.75
4	Value of Work Completed	\$ 225,285.29
5	Retainage <u>5</u> %	\$ (11,264.26)
	Percent Complete <u>19%</u>	
6	Deductions or Charges	
7	Total Earned Less Retainage (Lines 4+5+6)	\$ 214,021.03
8	Previous Payment(s)	\$ -
9	Payment Due (Lines 7-8)	\$ 214,021.03
10	Total Balance to Finish, Including Retainage (Lines 3-7)	\$ 984,035.72

Certification of Partial Payment	
I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.	
<i>North Valley Inc</i> _____ Contractor Name	<i>Leslie A. Bloom</i> _____ Print Name
<i>President</i> _____ Title	<i>Leslie A. Bloom</i> _____ Signature
	<i>07/09/2025</i> _____ Date

City of Ramsey Approval	
<i>[Signature]</i> _____ Signature (Project Engineer)	<i>7/9/2025</i> _____ Date
<i>[Signature]</i> _____ Signature (City Engineer)	<i>7/14/2025</i> _____ Date

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Adopt Resolution #25-170 Approving Final Payment to FlowSeal Surface Maintenance, Inc. for Improvement Project #25-09, 2025 Crack Seal Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from FlowSeal Surface Maintenance, Inc.:

1. IC-134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax).
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against FlowSeal Surface Maintenance, Inc. by reasons of the contract have been fully paid or satisfactorily secured).
3. Consent of Surety to Final Payment (Certificate from the contractor's surety).

Following receipt of these items, final payment will be issued.

The final cost has a \$7,213.53 charge for a re-stocking fee for unused material per specifications. This project came in significantly under the estimated quantity.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to FlowSeal Surface Maintenance, Inc. for improvement project #25-09, 2025 Crack Seal Improvements in the amount of \$16,323.53.

Outcome/Action:

Motion to adopt Resolution #25-170 approving final payment to FlowSeal Surface Maintenance, Inc. for improvement project #25-09, 2025 Crack Seal Improvements in the amount of \$16,323.53.

Attachments

Pay Resolution #25-170

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/16/2025 04:34 PM
Brian Hagen	Brian Hagen	07/17/2025 02:43 PM
Form Started By: Stacie Damjanovich		Started On: 07/15/2025 11:22 AM
Final Approval Date: 07/17/2025		

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

RESOLUTION #25-170

RESOLUTION APPROVING FINAL PAYMENT TO FLOWSEAL SURFACE MAINTENANCE, INC. FOR 2025 CRACK SEAL IMPROVEMENTS, IMPROVEMENT PROJECT #25-09

WHEREAS, the City of Ramsey can most cost-effectively maximize the life of the bituminous pavement on public streets by sealing cracks on an annual basis; and

WHEREAS, the City of Ramsey adopted a budget for 2025 includes \$600,000.00 for street maintenance contracted services, including to crack seal the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-343, adopted November 26, 2024 the City Council ordered the City Engineer to prepare plans and specifications for 2025 Crack Seal Improvements, Improvement Project #25-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-020, adopted January 28, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-054, adopted March 11, 2025, a contract was awarded to FlowSeal Surface Maintenance, Inc. of Elk River, Minnesota, in the amount of \$154,749.49 for said improvements; and

WHEREAS, as of July 22, 2025 \$102,077.50 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to FlowSeal Surface Maintenance, Inc. of Elk River, Minnesota, for improvement project #25-09, 2025 Crack Seal Improvements in the amount of \$16,323.53.

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

- 1) The City Council hereby authorizes final payment to FlowSeal Surface Maintenance, Inc. of Elk River, Minnesota for Improvement Project #25-09, 2025 Crack Seal Improvements in the amount of \$16,323.53.
- 2) The City Council hereby accepts the project and authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payment of bills for the date of July 22, 2025.
- 4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

[Type here]

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:


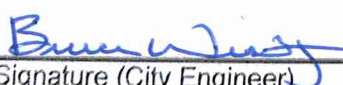
City Clerk

Pay Estimate Summary Sheet

Estimate Number: 3 Final
 Project Number: 25-09
 Project Name: 2025 Crack Seal Improvements
 Period Ending: June 30, 2025
 Contractor: FlowSeal Surface Maintenance, Inc.
 Address: 19384 Seymour Street NW, Elk River, MN 55330

1	Original Contract Amount		\$ 154,404.70
	2025 Change Order(s) No. <u> </u> Thru No. <u>0</u>		<u>0</u>
3	Total Funds Encumbered		\$ 154,404.70
4	Value of Work Completed		\$ 111,187.50
5	Retainage <u>0</u> %		\$ -
	Percent Complete <u>100%</u>		
6	Deductions or Charges		\$ 7,213.53
7	Total Earned Less Retainage (Lines 4+5+6)		\$ 118,401.03
8	Previous Payment(s)		\$ 102,077.50
9	Payment Due (Lines 7-8)		\$ 16,323.53
10	Total Balance to Finish, Including Retainage (Lines 3-7)		\$ -

Certification of Final Payment	
I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.	
<i>FlowSeal Surface Maintenance Inc.</i> Contractor Name	<i>Logan Wolf</i> Print Name
<i>President</i> Title	 Signature
	<i>7/8/25</i> Date

City of Ramsey Approval	
 Signature (Project Engineer)	<i>7/9/2025</i> Date
 Signature (City Engineer)	<i>7/14/2025</i> Date

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Improve the safety and mobility of transportation corridors.**Title:**

Adopt Resolution #25-171 Approving Change Order #1 for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #25-171 approving Change Order #1 for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Background:Mississippi River Trail (MRT):

The MRT is a long-distance bicycle and pedestrian route which includes both off street trail and on street shared lane usage. The MRT routes through the project as an on street shared lane from Riverdale Drive along Tungsten Street and Rivlyn Avenue. The MRT continues out of the reconstructed portion of Rivlyn Avenue to bituminous trail which crosses King's Island into the City of Anoka.

MRT Detour Route:

Because of the nature of this street reconstruction project, it's not desirable for bicycles and pedestrian to be routed through the construction site itself and a detour route is necessary. The proposed route and signage layout are attached to this case as part of the Change Order #1 exhibit. The route will be closed between eastern leg of Riverdale Drive and Sunfish Lake Boulevard and the east end of Rivlyn Avenue.

Though the project includes traffic control, the specifications do not call out for the trail detour. With the amount of required signage, which will be maintained for the entirety of the project, a change order is necessary and justified per MnDOT Specifications to properly compensate the contractor.

Notification:

Because the detour route is partially within the City of Anoka, Ramsey City staff has notified the City of Anoka of the detour route. Additionally, Ramsey City staff has posted a notification of the detour on the City's social media accounts.

Time Frame/Observations/Alternatives:**Observations:**

Due to the project starting during the week of July 14th, including reclamation of the existing bituminous and removals, the detour route has already been set up prior to City Council approval. In the future, staff will verify traffic control language includes required pedestrian and bicycle detour information.

Staff anticipates that the change order cost is similar to what bidding pricing would have been if originally included in the plans and specifications, other than an additional mobilization cost.

Alternatives:

Motion to adopt Resolution #25-171 approving Change Order #1 for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Funding Source:

Payment for the work covered by Change Order #1 will be funded by Pavement Management Funds. Change Order #1 increases the construction costs by \$6,844.13.

Recommendation:

City staff recommends adopting Resolution #25-171 approving Change Order #1 for Dickenson’s Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Outcome/Action:

Motion to adopt Resolution #25-171 approving Change Order #1 for Dickenson’s Mississippi Estate Street Reconstructions, Improvement Project #25-04.

Attachments

Res 25-171
25-04 CO#1

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/16/2025 04:36 PM
Brian Hagen	Brian Hagen	07/17/2025 02:45 PM
Form Started By: Joe Feriancek		Started On: 07/15/2025 11:59 AM
Final Approval Date: 07/17/2025		

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

RESOLUTION #25-171

RESOLUTION APPROVING CHANGE ORDER #1 FOR DICKENSONS MISSISSIPPI ESTATE STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #25-04

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Dickenson’s Mississippi Estates subdivision as identified within the 2025 – 2034 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-196 adopted July 23, 2024, the Ramsey City Council accepted a proposal from Bolton & Menk, Inc. to prepare final plans and specifications for Dickenson’s Mississippi Estate Street Reconstructions, Improvement Project #25-04 for the not-to-exceed amount of \$68,537.00; and

WHEREAS, upon preliminary review City Staff has determined additional watermain between the Rivlyn Avenue cul-de-sac and Riverdale Drive will require replacement; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-302, adopted October 22, 2024, the Ramsey City Council accepted the amended proposal from Bolton & Menk, Inc. for additional topographic survey and design services for said improvements for \$9,296.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-061, adopted March 25, 2025, the City Council approved final plans and specifications as prepared by Bolton & Menk, Inc. and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Related Services, including Construction Staking and As-built Survey of \$33,940.00 from Bolton & Menk, Inc. for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-099, adopted May 13, 2025, a contract was awarded to Dave Perkins Contracting, Inc. of Nowthen, Minnesota, in the amount of \$672,350.11 for said improvements; and

WHEREAS, Change Order #1 increases construction costs by \$6,844.13 for the purpose of adding a traffic control detour for the Mississippi River Trail (MRT).

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

- 1) The City Council hereby approves Change Order #1 in the total amount of \$6,844.13 for Dave Perkins Contracting, Inc. to construct a traffic control detour for the Mississippi River Trail.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

CHANGE ORDER NO. 1

Owner:	City of Ramsey, Minnesota	Owner's Project No.:	25-04
Engineer:	Bolton & Menk, Inc.	Engineer's Project No.:	25x.139046
Contractor:	Dave Perkins Contracting, Inc.	Contractor's Project No.:	
Project:	Dickenson's Mississippi Estates Reconstruction		

Date Issued: 7/16/2025 Effective Date of Change Order: 7/16/2025

The Contract is modified as follows upon execution of this Change Order:

Description:

The Contract has been amended to include a full detour route of the Mississippi River Trail around the project area. The Contractor shall furnish, install, maintain, and remove traffic control in accordance with the Bid Specification, referenced MnDOT Specifications, and MMUTCD. Attached is the Contractor's approved Detour Plan.

Change in Contract Price	Change in Contract Times
Original Base Bid Contract Price: \$ 672,350.11	Original Contract Times: Substantial Completion: 9/27/2025 Ready for final payment: 10/31/2025
Increase with previously Approved Change Orders: \$ n/a	Contract Times with previously approved Change Orders: Substantial Completion: n/a Ready for final payment: n/a
Increase with this Change Order #1: \$ 6,844.13	Contract Time Changes associated with Change Order #1: Substantial Completion: n/a Ready for final payment: n/a
Current Contract Price incorporating all Change Orders: \$ 679,194.24	Current Contract Times with all approved Change Orders: Substantial Completion: 9/27/2025 Ready for final payment: 10/31/2025


Authorized by Owner

By: _____

Title: _____

Date: _____

Accepted by Contractor



René Perkins
President

ESTIMATE



Prepared For

City of Ramsey
DICKENSON CHANGE ORDER

Dave Perkins Contracting,inc

19745 Nowthen Blvd. NW
Nowthen, Minnesota 55303
Phone: (612) 363-6459
Email: Rperkins@perkinscontractinginc.com

Estimate # 10788
Date 07/11/2025
PO # change order
Business / Tax # Perkins contracting. inc

Description	Rate	Quantity	Total
Traffic Control Kings Island Includes traffic control plans not signed by a P.E. Includes 1 mobilization to deliver, set-up, and remove traffic control devices as shown on plans drawn by WLM	\$6,844.13	1	\$6,844.13
	Subtotal		\$6,844.13
	Total		\$6,844.13



NOTE: ANY SCHEDULING OF EQUIPMENT MUST BE DONE THROUGH WARNING LITES OF MN, INC- FRONT OFFICE 612-521-4200

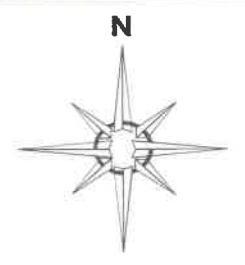
PERKINS
 CONTACT: RENE
 PHONE:
 PROJECT: KINGS INLAND
 JOB#
 PO#

AUTHOR: JOHN GUZMAN
 MN TCS CERT #2906
 CITY: ANOKA
 DATE: 7/11/25
 SCALE: NONE
 GOV. AGENCY:

WARNING LITES
 4700 LYNDALE AVE N
 MINNEAPOLIS, MN 55430
 TEL: 612-277-4706
 FAX: 612-521-0646
 jguzman@warninglitesmn.com

Legend

NOT TO SCALE





NOTE: ANY SCHEDULING OF EQUIPMENT MUST BE DONE THROUGH WARNING LITES OF MN, INC- FRONT OFFICE 612-521-4200

PERKINS

CONTACT: RENE
 PHONE:
 PROJECT: KINGS INLAND
 JOB#
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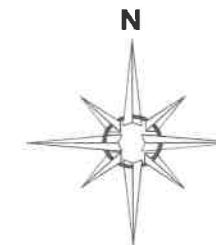
AUTHOR: JOHN GUZMAN
 MN TCS CERT #2906
 CITY: ANOKA
 DATE: 7/11/25
 SCALE: NONE
 GOV. AGENCY:

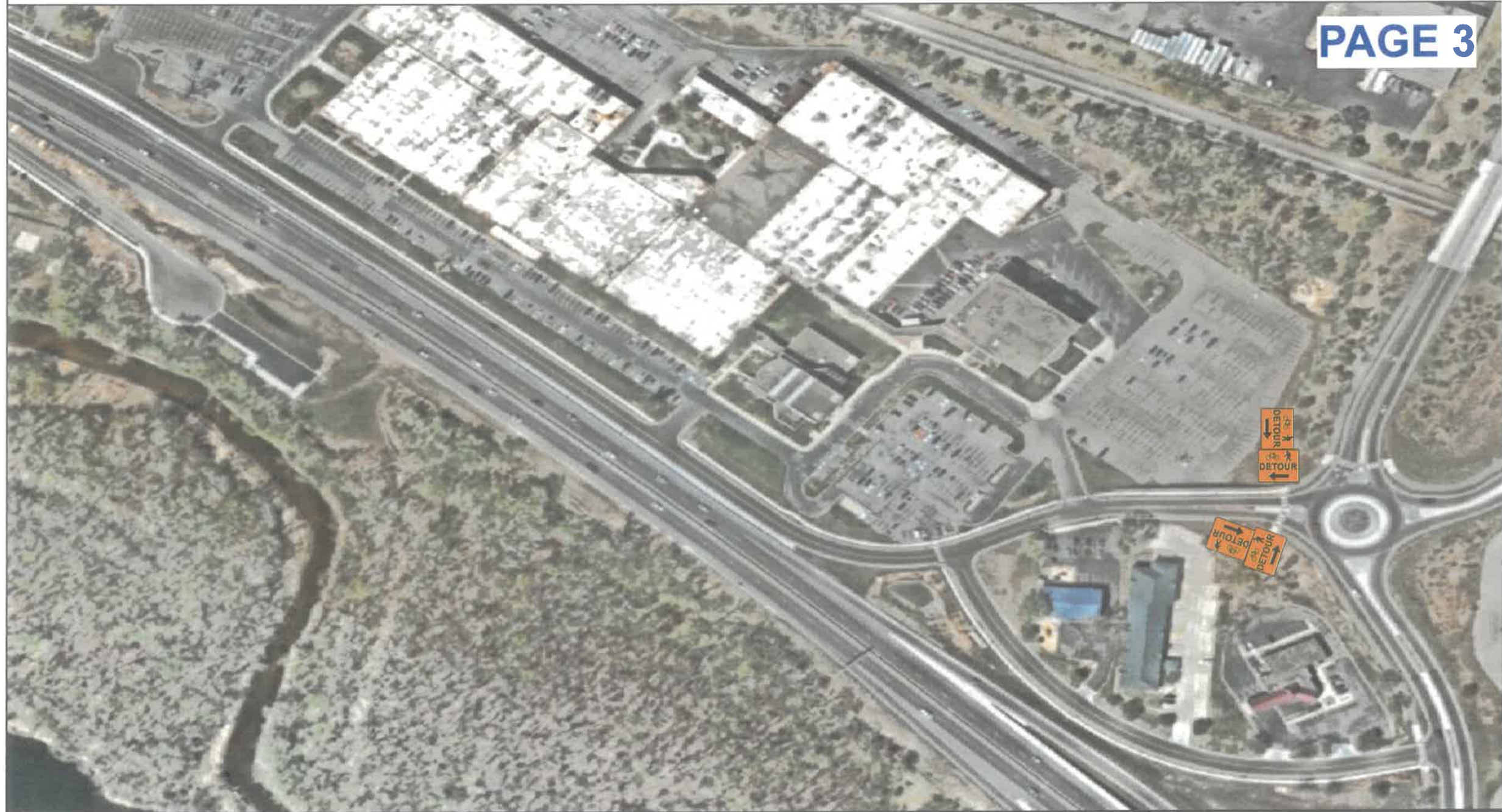


4700 LYNDAL AVE N
 MINNEAPOLIS, MN 55430
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 FAX: 612-621-0646
 jguzman@warninglitesmn.com

Legend

NOT TO SCALE





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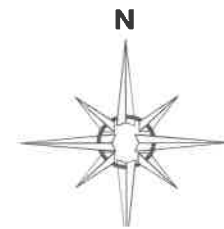
PERKINS
 CONTACT: RENE
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Legend

NOT TO SCALE





NOTE: ANY SCHEDULING OF EQUIPMENT MUST BE DONE THROUGH WARNING LITES OF MN, INC- FRONT OFFICE 612-521-4200

PERKINS

CONTACT: RENE
 PHONE:
 PROJECT: KINGS INLAND
 JOB#
 PO#

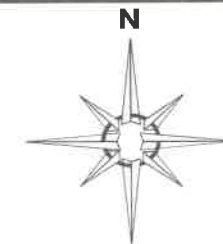
AUTHOR: JOHN GUZMAN
 MN TCS CERT #2906
 CITY: ANOKA
 DATE: 7/11/25
 SCALE: NONE
 GOV. AGENCY:



4700 LYNDALE AVE N
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Legend

NOT TO SCALE





NOTE: ANY SCHEDULING OF EQUIPMENT MUST BE DONE THROUGH WARNING LITES OF MN, INC- FRONT OFFICE 612-521-4200

PERKINS

CONTACT: RENE
 PHONE:
 PROJECT: KINGS INLAND
 JOB#
 PO#

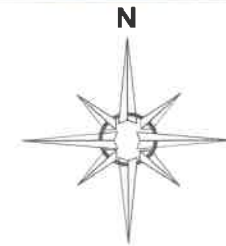
AUTHOR: JOHN GUZMAN
 MN TCS CERT #2906
 CITY: ANOKA
 DATE: 7/11/25
 SCALE: NONE
 GOV. AGENCY:



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 MINNEAPOLIS, MN 55430
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 FAX: 612-521-0646
 jguzman@warninglitesmn.com

Legend

NOT TO SCALE



CC Regular Session

Meeting Date: 07/22/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-172 Authorizing Partial Payment #25 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution Attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #25 to Magney Construction, Inc. for said project in the amount of \$962,216.85.

Outcome/Action:

Adopt Resolution #25-172, authorizing partial payment #25 to Magney Construction, Inc. of Chanhassen, Minnesota; for Improvement Project #21-09; Centralized Water Treatment Plant, in the amount of \$962,216.85.

Attachments

Resolution
Pay Estimate

Form Review

Inbox

Bruce Westby
Brian Hagen
Form Started By: Marsha Weidner
Final Approval Date: 07/17/2025

Reviewed By

Bruce Westby
Brian Hagen

Date

07/16/2025 04:37 PM
07/17/2025 02:41 PM
Started On: 07/16/2025 12:17 PM

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

RESOLUTION #25-172

RESOLUTION AUTHORIZING PARTIAL PAYMENT #25 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-143 adopted May 25, 2021, the final Feasibility Study dated March 4, 2021, for the centralized water treatment plant was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-150 adopted May 25, 2021, Requests for Proposals for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant was approved and the advertising and direct soliciting of said proposal was authorized; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-220 adopted July 27, 2021, Staff was authorized to negotiate a contract with Advanced Engineering and Environmental Services (AE2S) in an amount not to exceed \$1,198,600 in response to their professional engineering services proposal, subject to review and approval of the contract by the City Attorney; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-032 adopted January 24, 2023, final plans and specifications as prepared by AE2S were approved and advertisements for bids were authorized for Improvement Project #21-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, the lowest responsible bid of Magney Construction, Inc. was accepted in the amount of \$31,528,500, for the Base Bid and Section 01 21 00 Allowances, the Mayor and City Administrator were directed to enter into a construction contract with Magney Construction, Inc., and the Mayor was directed to accept the amendment from AE2S in the amount of \$225,100 for additional construction phase services for said improvements for and on behalf of the City of Ramsey; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-059 adopted February 13, 2024, Change Order No. 1 was approved in the amount of \$794,153.71 for Improvement Project #21-09, Centralized Water Treatment Plant; and

WHEREAS, as of July 22nd, 2025, \$23,411,534.70 has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #25 to Magney Construction, Inc. for said project in the amount of \$962,216.85.

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

- 1) That the City Council hereby authorizes partial payment #25 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of \$962,216.85.
- 2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.
- 3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of June 25, 2025.
- 4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Mayor

ATTEST:

City Clerk

Contractor's Application For Payment No. 25

To (Owner): City of Ramsey, MN	Application Period: 6/6/2025 - 7/15/2025	Application Date: 7/15/2025
Project: Ramsey Water Treatment Plant (IP #21-09)	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Owner's Contract No.:	Contract: All Construction	Engineer's Project No.: 05434-2020-002
	Contractor's Project No.: 00599	

Application for Payment

Change Order Summary

Approved Change Orders	Number	Additions	Deductions
	1	\$ 794,153.71	
TOTALS			
		\$794,153.71	
NET CHANGE BY CHANGE ORDERS		\$794,153.71	

1. ORIGINAL CONTRACT PRICE \$31,528,500.00
2. Net change by Change Orders \$794,153.71
3. CURRENT CONTRACT PRICE (Line 1 ± 2) \$32,322,653.71
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Schedule of Values) \$25,656,580.58
5. RETAINAGE:
 - a. 5.0% \$25,656,580.58 Work Completed \$1,282,829.03
 - b. 5% x \$0.00 Stored Materials \$0.00
 - c. Total Retainage (Line 5a + Line 5b) \$1,282,829.03
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) \$24,373,751.55
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$23,411,534.70
8. AMOUNT DUE THIS APPLICATION \$962,216.85
9. BALANCE TO FINISH, PLUS RETAINAGE (Column H on Schedule of Values + Line 5c above) \$7,948,902.16

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Payment of: \$962,216.85	(Line 8 or other - attach explanation of other amount)
is recommended by:	RYAN HANSON (Engineer) 7/16/2025 (Date)
Payment of:	\$962,216.85
is approved by:	 (City of Ramsey, MN) 7/16/2025 (Date)
Approved by:	Funding Agency (if applicable) (Date)

By:	Date: 7/15/2025
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Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 25

Date of Application: 7/15/2025

Work completed through: 7/15/2025

Specification Section No.	Description	Scheduled Value	C	D	E	F	G	H
	Item		From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
01 10 00	Mobilization	\$1,250,424.00	\$1,186,832.00	\$15,898.00	\$0.00	\$1,202,730.00	96	\$47,694.00
01 10 01	General Conditions	\$268,800.00	\$252,456.00	\$4,886.00	\$0.00	\$257,342.00	96	\$11,458.00
01 10 02	Supervision	\$384,000.00	\$359,625.00	\$6,293.00	\$0.00	\$365,918.00	95	\$18,082.00
01 10 03	Bond & Insurance	\$425,600.00	\$425,600.00	\$0.00	\$0.00	\$425,600.00	100	\$0.00
01 21 00	ALLOWANCES							
1	Office Furniture (\$50,000)	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$50,000.00
2	Computer Hardware (\$80,000)	\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$80,000.00
3	IT Equipment (\$100,000)	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$100,000.00
4	Security and Access Control Hardware and Equipment (\$60,000)	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$60,000.00
5	Irrigation System (\$60,000)	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$60,000.00
6	General Construction Allowance (\$950,000)	\$950,000.00	\$378,772.16	\$37,343.84	\$0.00	\$416,116.00	44	\$533,884.00
03 20 00	Concrete Reinforcement - Building	\$1,602,777.00	\$1,599,489.57	\$2,721.00	\$0.00	\$1,602,210.57	100	\$566.43
03 20 00	Concrete Reinforcement - Reservoir	\$864,856.00	\$864,856.00	\$0.00	\$0.00	\$864,856.00	100	\$0.00
03 30 00	Cast-in-Place Concrete Work - Site	\$108,600.00	\$3,966.00	\$21,424.00	\$0.00	\$25,390.00	23	\$83,210.00
03 30 00	Cast-in-Place Concrete Work - Building	\$3,885,960.00	\$3,879,813.00	\$3,843.00	\$0.00	\$3,883,656.00	100	\$2,304.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	\$1,410,075.00	\$1,410,075.00	\$0.00	\$0.00	\$1,410,075.00	100	\$0.00
03 35 30	Polished Concrete Finish	\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$6,800.00
03 41 00	Structural Precast Concrete	\$1,042,796.00	\$1,005,931.00	\$36,865.00	\$0.00	\$1,042,796.00	100	\$0.00
04 22 00	Unit Masonry	\$269,000.00	\$269,000.00	\$0.00	\$0.00	\$269,000.00	100	\$0.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	\$1,990,378.00	\$1,400,542.00	\$116,744.00	\$0.00	\$1,517,286.00	76	\$473,092.00
06 00 00	Carpentry	\$375,128.00	\$252,986.00	\$70,518.00	\$0.00	\$323,504.00	86	\$51,624.00
06 73 00	Fiberglass Reinforced Plastic Grating	\$353,707.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$353,707.00
07 12 00	Fluid Applied Waterproofing	\$78,130.00	\$78,130.00	\$0.00	\$0.00	\$78,130.00	100	\$0.00
07 12 50	Hot Mopped Waterproofing	\$7,420.00	\$7,420.00	\$0.00	\$0.00	\$7,420.00	100	\$0.00
07 17 13	Bentonite Waterproofing	\$124,650.00	\$124,650.00	\$0.00	\$0.00	\$124,650.00	100	\$0.00
07 21 00	Thermal Insulation and Air Barriers	\$15,600.00	\$0.00	\$15,600.00	\$0.00	\$15,600.00	100	\$0.00
07 23 00	Weather Barrier	\$39,800.00	\$0.00	\$31,898.00	\$0.00	\$31,898.00	80	\$7,902.00
07 24 00	Exterior Insulation and Finish System	\$67,955.00	\$58,470.00	\$8,431.00	\$0.00	\$66,901.00	98	\$1,054.00
07 42 15	Architectural Metal Panels	\$229,910.00	\$23,100.00	\$70,370.00	\$0.00	\$93,470.00	41	\$136,440.00
07 50 10	Concrete Faced Insulated Panels	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$15,000.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal	\$589,225.00	\$453,957.00	\$82,268.00	\$0.00	\$536,225.00	91	\$53,000.00
07 92 00	Caulking & Sealants	\$37,465.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$37,465.00
08 11 13	Doors, Frames & Hardware	\$328,136.00	\$280,622.00	\$0.00	\$0.00	\$280,622.00	86	\$47,514.00
08 31 15	Access Doors	\$6,513.00	\$6,513.00	\$0.00	\$0.00	\$6,513.00	100	\$0.00
08 35 13	Accordion Folding Fire Door	\$65,683.00	\$0.00	\$35,732.00	\$0.00	\$35,732.00	54	\$29,951.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 25

Date of Application: 7/15/2025

Work completed through: 7/15/2025

Specification Section No.	Description	Item	Scheduled Value	C	D	E	F	G	H
				From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
08 35 16	Heavy Duty Folding Door		\$49,985.00	\$0.00	\$49,985.00	\$0.00	\$49,985.00	100	\$0.00
08 36 00	Sectional Overhead Doors		\$14,900.00	\$0.00	\$14,900.00	\$0.00	\$14,900.00	100	\$0.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing		\$254,163.00	\$116,429.00	\$11,155.00	\$0.00	\$127,584.00	50	\$126,579.00
08 95 00	Translucent Wall Panels		\$275,400.00	\$224,929.00	\$50,471.00	\$0.00	\$275,400.00	100	\$0.00
09 20 00	Metal Framing and Gypsum Board		\$190,345.00	\$132,505.00	\$10,669.00	\$0.00	\$143,174.00	75	\$47,171.00
09 30 00	Tiling		\$8,195.00	\$4,295.00	\$0.00	\$0.00	\$4,295.00	52	\$3,900.00
09 51 00	Acoustical Ceilings		\$47,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$47,000.00
09 65 13	Resilient Base and Accessories		\$3,000.00	\$1,435.00	\$0.00	\$0.00	\$1,435.00	48	\$1,565.00
09 68 13	Carpet Tile		\$12,299.00	\$5,845.00	\$0.00	\$0.00	\$5,845.00	48	\$6,454.00
09 90 00	Painting		\$846,400.00	\$36,500.00	\$30,000.00	\$0.00	\$66,500.00	8	\$779,900.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage		\$16,310.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$16,310.00
10 28 00	Toilet Accessories		\$708.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$708.00
10 44 16	Fire Extinguishers		\$1,656.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$1,656.00
12 24 13	Roller Window Shades		\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$1,500.00
12 35 30	Architectural Casework		\$51,850.00	\$2,500.00	\$27,300.00	\$0.00	\$29,800.00	57	\$22,050.00
12 35 35	Solid Polymer Fabrications		\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$15,000.00
21 13 13	Wet Pipe Sprinkler System		\$65,835.00	\$5,250.00	\$7,340.00	\$0.00	\$12,590.00	19	\$53,245.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor		\$76,500.00	\$59,882.00	\$0.00	\$0.00	\$59,882.00	78	\$16,618.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material		\$270,000.00	\$87,180.00	\$51,250.00	\$0.00	\$138,430.00	51	\$131,570.00
22 07 00	Plumbing Insulation		\$49,670.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$49,670.00
23 00 00	HVAC General Conditions, Permits & Mobilization		\$15,200.00	\$15,200.00	\$0.00	\$0.00	\$15,200.00	100	\$0.00
23 00 00.01	Testing, Adjusting & Balancing		\$5,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$5,900.00
23 00 00.02	Ductwork Insulation		\$29,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$29,400.00
23 00 00.03	HVAC Controls		\$76,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$76,000.00
23 00 00.04	Refrigerant Piping - Labor		\$10,400.00	\$800.00	\$0.00	\$0.00	\$800.00	8	\$9,600.00
23 00 00.05	Refrigerant Piping - Material		\$2,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$2,800.00
23 00 00.06	Ductwork - Labor		\$70,900.00	\$9,600.00	\$10,000.00	\$0.00	\$19,600.00	28	\$51,300.00
23 00 00.07	Ductwork - Material		\$65,100.00	\$18,000.00	\$12,000.00	\$0.00	\$30,000.00	46	\$35,100.00
23 00 00.08	Louvers and Dampers - Labor		\$8,100.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$8,100.00
23 00 00.09	Louvers and Dampers - Material		\$12,500.00	\$12,500.00	\$0.00	\$0.00	\$12,500.00	100	\$0.00
23 00 00.10	VAV and GRD - Labor		\$6,800.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00	24	\$5,200.00
23 00 00.11	VAV and GRD - Material		\$7,600.00	\$7,600.00	\$0.00	\$0.00	\$7,600.00	100	\$0.00
23 00 00.12	HVAC Fans - Labor		\$13,800.00	\$3,200.00	\$2,000.00	\$0.00	\$5,200.00	38	\$8,600.00
23 00 00.13	HVAC Fans - Material		\$39,600.00	\$39,600.00	\$0.00	\$0.00	\$39,600.00	100	\$0.00
23 00 00.14	Gas Unit Heaters - Labor		\$14,000.00	\$4,800.00	\$0.00	\$0.00	\$4,800.00	34	\$9,200.00
23 00 00.15	Gas Unit Heaters - Material		\$16,200.00	\$16,200.00	\$0.00	\$0.00	\$16,200.00	100	\$0.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 25

Date of Application: 7/15/2025

Work completed through: 7/15/2025

Specification Section No.	Description	Item	Scheduled Value	C	D	E	F	G	H
				From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
23 00 00.16	Make-Up Air Units - Labor		\$5,600.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	18	\$4,600.00
23 00 00.17	Make-Up Air Units - Material		\$76,000.00	\$76,000.00	\$0.00	\$0.00	\$76,000.00	100	\$0.00
23 00 00.18	Roof Top Units - Labor		\$1,400.00	\$200.00	\$0.00	\$0.00	\$200.00	14	\$1,200.00
23 00 00.19	Roof Top Units - Material		\$50,200.00	\$50,200.00	\$0.00	\$0.00	\$50,200.00	100	\$0.00
23 00 00.20	Split System A/C Unit - Labor		\$3,000.00	\$300.00	\$1,500.00	\$0.00	\$1,800.00	60	\$1,200.00
23 00 00.21	Split System A/C Unit - Material		\$56,400.00	\$56,400.00	\$0.00	\$0.00	\$56,400.00	100	\$0.00
23 00 00.22	Dehumidification Units - Labor		\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$3,500.00
23 00 00.23	Dehumidification Units - Material		\$37,500.00	\$37,500.00	\$0.00	\$0.00	\$37,500.00	100	\$0.00
26 00 00	Electrical Mobilization & Permit		\$10,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	50	\$5,000.00
26 00 01	Temporary Power		\$30,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00	83	\$5,000.00
26 05 19	Conductors		\$222,000.00	\$68,600.00	\$11,600.00	\$0.00	\$80,200.00	36	\$141,800.00
26 05 26	Grounding and Bonding		\$10,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	50	\$5,000.00
26 05 29	Hangers and Supports		\$20,000.00	\$13,500.00	\$0.00	\$0.00	\$13,500.00	68	\$6,500.00
26 05 33	Raceways and Boxes		\$336,600.00	\$277,700.00	\$5,000.00	\$0.00	\$282,700.00	84	\$53,900.00
26 22 13	Transformers		\$20,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	50	\$10,000.00
26 23 00	Electric Heat		\$40,000.00	\$20,500.00	\$0.00	\$0.00	\$20,500.00	51	\$19,500.00
26 24 11	Electrical Service		\$30,000.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	50	\$15,000.00
26 24 13	Switchboards		\$30,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	33	\$20,000.00
26 24 15	Transfer Switches		\$30,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	33	\$20,000.00
26 24 16	Panelboards		\$30,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00	33	\$20,000.00
26 24 19	Motor Controls		\$30,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	17	\$25,000.00
26 27 26	Wiring Devices		\$30,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	17	\$25,000.00
26 28 16	Enclosed Switches		\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$20,000.00
26 32 13	Engine Generators		\$420,400.00	\$414,700.00	\$0.00	\$0.00	\$414,700.00	99	\$5,700.00
26 51 00	Lighting		\$150,000.00	\$103,370.00	\$0.00	\$0.00	\$103,370.00	69	\$46,630.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C		\$1,506,000.00	\$700,000.00	\$0.00	\$0.00	\$700,000.00	46	\$806,000.00
28 31 00	Fire Alarm		\$50,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	10	\$45,000.00
27 00 00	Cabling		\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$25,000.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control		\$94,700.00	\$86,456.00	\$0.00	\$0.00	\$86,456.00	91	\$8,244.00
31 20 00	Earth Moving - Excavation		\$242,600.00	\$239,034.00	\$0.00	\$0.00	\$239,034.00	99	\$3,566.00
31 20 01	Earth Moving - Backfill		\$267,800.00	\$225,746.00	\$0.00	\$0.00	\$225,746.00	84	\$42,054.00
31 20 02	Finish Grading		\$69,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$69,900.00
31 23 19	Dewatering		\$35,900.00	\$35,900.00	\$0.00	\$0.00	\$35,900.00	100	\$0.00
32 12 16	Asphalt Paving		\$183,097.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$183,097.00
32 13 13	Concrete Paving		\$59,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$59,400.00
32 17 13	Plastic Bollard Covers		\$1,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$1,700.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 7/15/2025

Payment Application No. 25

Work completed through: 7/15/2025

Specification Section No.	Description	Scheduled Value	C	D	E	F	G	H
	Item		From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
32 31 13	Chain Link Fencing, Gates and Equipment	\$207,654.00	\$0.00	\$109,208.00	\$0.00	\$109,208.00	53	\$98,446.00
32 92 00	Turfs and Grasses	\$63,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$63,500.00
32 93 00	Plants	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$50,000.00
33 11 13	Facility Water Distribution Systems	\$727,300.00	\$655,727.00	\$0.00	\$0.00	\$655,727.00	90	\$71,573.01
33 13 13	Facility Sanitary Sewer Systems	\$87,800.00	\$87,800.00	\$0.00	\$0.00	\$87,800.00	100	\$0.00
33 41 00	Storm Utility Drainage	\$124,600.00	\$39,709.00	\$0.00	\$0.00	\$39,709.00	32	\$84,891.00
33 46 00	Subdrainage	\$61,400.00	\$61,400.00	\$0.00	\$0.00	\$61,400.00	100	\$0.00
40 23 19	Process Pipe & Fittings	\$2,202,644.00	\$2,107,941.55	\$21,531.00	\$0.00	\$2,129,472.55	97	\$73,171.46
40 27 87	Process Pipe Supports, Anchors and Sleeves	\$139,344.00	\$134,568.00	\$1,840.00	\$0.00	\$136,408.00	98	\$2,936.00
40 27 89	Process Pipe Specialties	\$51,300.00	\$48,672.00	\$766.00	\$0.00	\$49,438.00	96	\$1,862.00
40 27 97	Process Gauges	\$5,327.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$5,327.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	\$655,400.00	\$641,057.00	\$2,970.00	\$0.00	\$644,027.00	98	\$11,373.00
40 92 01	Process Valves - Pressure Reducing Valves	\$149,439.00	\$149,439.00	\$0.00	\$0.00	\$149,439.00	100	\$0.00
41 23 14	Overhead Crane Systems	\$131,775.00	\$108,600.00	\$0.00	\$0.00	\$108,600.00	82	\$23,175.00
43 05 10	Disinfection of Water Systems	\$24,000.00	\$533.00	\$0.00	\$0.00	\$533.00	2	\$23,467.00
43 11 18	Gas Handling Blowers	\$107,240.00	\$107,240.00	\$0.00	\$0.00	\$107,240.00	100	\$0.00
43 23 22	Split Case Pumps	\$281,247.00	\$281,247.00	\$0.00	\$0.00	\$281,247.00	100	\$0.00
43 32 76	Chlorine Gas Feed Equipment	\$129,661.00	\$125,000.00	\$0.00	\$0.00	\$125,000.00	96	\$4,661.00
43 32 77	Chemical Feed System Pumps	\$94,650.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00	95	\$4,650.00
43 32 78	Chemical Feed System Accessories	\$82,275.00	\$78,000.00	\$0.00	\$0.00	\$78,000.00	95	\$4,275.00
44 42 24	Plate Settlers	\$868,280.00	\$865,341.00	\$0.00	\$0.00	\$865,341.00	100	\$2,939.00
46 33 20	Liquid Chemical Storage Tanks	\$94,360.00	\$79,317.00	\$4,270.00	\$0.00	\$83,587.00	89	\$10,773.00
46 33 33	Polymer Blending and Feed Equipment	\$26,940.00	\$22,350.00	\$0.00	\$0.00	\$22,350.00	83	\$4,590.00
46 43 47	Jet Mixing System	\$159,793.00	\$143,081.00	\$0.00	\$0.00	\$143,081.00	90	\$16,712.00
46 61 00	Filtration Equipment	\$984,470.00	\$890,142.00	\$0.00	\$0.00	\$890,142.00	90	\$94,328.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	\$794,153.71	\$287,394.4700	\$14,670.00	\$0.00	\$302,064.47	38	\$492,089.24
	Totals	\$32,322,653.71	\$24,643,720.74	\$1,012,859.84	\$0.00	\$25,656,580.58	79.4%	\$6,666,073.13

EJCDC No. C-620 (2002 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-128 Approving Change Order 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. 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 had 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.

Magney Construction, Inc. has submitted a request for Change Order #3. 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.

Change Order #3 was discussed in detail during the July 8th regular City Council meeting, as well as at tonight's work session. Additional details are included in that case.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Alternatives:

Alternative #1 – Motion to adopt Resolution #25-128 approving Change Order No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant.

Alternative #2 – Motion to deny approval of Change Order No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant, as presented.

Alternative #3 – Motion of other.

Funding Source:

Change Order #3 does not include a direct request for additional funding. However, to ensure adequate inspections and project representation are provided during the extended project schedule, an Engineering Amendment with AE2S would be required up to the amount of \$184,300. If approved, Sewer and Water Funds would pay for the additional construction services provided by AE2S.

Recommendation:

City staff support Alternative #1 due to concerns that the contractor cannot achieve the current Substantial and Final Completion deadlines so if Change Order #3 is not approved, 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 cutting corners and the need to make future modifications to the WTP that may cost more in the end and/or negatively impact operations.

Outcome/Action:

Dependent on the outcome of tonight's work session discussions.

Attachments

Resolution 25-128

Change Order #3

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 07/17/2025

Reviewed By

Brian Hagen

Date

07/17/2025 04:09 PM

Started On: 07/16/2025 04:19 PM

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

RESOLUTION #25-128

RESOLUTION APPROVING CHANGE ORDER #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.

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 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 22nd day of July, 2025.

Mayor

ATTEST:

City Clerk



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.

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*



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.

A handwritten signature in blue ink, appearing to read 'Kevin Vranicar', with a horizontal line extending to the right.

Kevin Vranicar
President
Magney Construction, Inc.
(952) 474-1674 Office
kevin@magneyconstruction.com

Cc: Ryan Hanson, AE2S
Abby Bowman, AE2S



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 in Contract Times
[State Contract Times as either a specific date or a number of days]

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>31,528,500.00</u>	Original Contract Times: Substantial Completion: <u>May 1, 2025</u> Ready for final payment: <u>August 1, 2025</u>
Increase from previously approved Change Orders No. 1 to No. 2: \$ <u>794,153.71</u>	[Increase] from previously approved Change Orders No. 1 to No. 2: Substantial Completion: <u>88 Days</u> Ready for final payment: <u>88 Days</u>
Contract Price prior to this Change Order: \$ <u>32,322,653.71</u>	Contract Times prior to this Change Order: Substantial Completion: <u>July 28, 2025</u> Ready for final payment: <u>October 28, 2025</u>
Increase this Change Order: \$ <u>0</u>	Increase this Change Order: Substantial Completion: <u>79 days</u> Ready for final payment: <u>64 days</u>
Contract Price incorporating this Change Order: \$ <u>32,322,653.71</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>October 15, 2025</u> Ready for final payment: <u>December 31, 2025</u>

Recommended by Engineer (if required)

By: Ryan Hanson, PE
 Title: Project Engineer
 Date: June 17, 2025

Accepted by Contractor

Authorized by Owner

By: _____
 Title: _____
 Date: _____

Approved by Funding Agency (if applicable)

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #25-175 Approving 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 #25-175 approving 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 had 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.

Per the previous case, Magney Construction, Inc. submitted a request for Change Order #3. If this change order was approved, additional time will be required of AE2S' Resident Project Representative (RPR), the project engineer, and various other AE2S staff acting on behalf of the city throughout final completion.

Engineering Amendment #3 as originally presented to the City Council requested additional funding in an amount not to exceed \$184,300. This was based on a fixed time extension of 79 calendar days to the Substantial Completion date, and 64 calendar days to the Final Completion date per Change Order #3.

AE2S has since submitted a modified Engineering Amendment #3 that would spend down the remaining \$55,000 left in their budget first, then the city would be billed their 2025 hourly rates for all staff time spent working on

the project until the contractor completes construction. The hours AE2S staff would spend working on the would need to be agreed upon by city staff on a regular basis through the end of construction.

Copies of both engineering amendments are attached to the case.

Time Frame/Observations/Alternatives:

Alternatives:

Alternative #1 – Motion to adopt Resolution #25-175 approving the original Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant.

Alternative #2 – Motion to adopt Resolution #25-175 approving the modified Engineering Amendment No. 3 for Improvement Project #21-09, Centralized Water Treatment Plant.

Alternative #3 – Motion of other.

Funding Source:

The original Engineering Amendment #3 includes a request for additional funding in the not-to-exceed amount of \$184,300.

The modified Engineering Amendment #3 includes a request for additional funding based on spending down the remaining project budget first then billing the city at AE2S’ 2025 hourly rates until the project is complete based on working hours agreed upon on an ongoing basis between AE2S and city staff.

If approved, Sewer and Water Funds would pay for all additional construction services provided by AE2S.

Recommendation:

City staff recommend approving Alternative #1 or Alternative #2 if Change Order #3 was approved to ensure adequate representation will be provided on the city’s behalf through the end of construction.

Outcome/Action:

Dependent on the outcome of tonight’s work session discussions.

Attachments

Original AE2S EA #3
Modified AE2S EA #3
Resolution 25-175

Form Review

Inbox

Brian Hagen
Form Started By: Bruce Westby
Final Approval Date: 07/17/2025

Reviewed By

Brian Hagen

Date

07/17/2025 04:10 PM
Started On: 07/16/2025 04:26 PM



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

A handwritten signature in blue ink, appearing to read "Ryan Hanson", with a long, sweeping underline.

Ryan Hanson, PE
Project Engineer



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



July 16, 2025

Bruce Westby
City Engineer/Public Works Director
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Water Treatment Plant – Request for Engineering Amendment (Alternative approach)

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 (including amendment No. 1) provided 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 remained actively engaged by providing on-site representation, submittal and RFI reviews, contractor coordination, QA/QC oversight, bi-weekly progress meetings, and construction documentation review. Our team has diligently managed project demands while maintaining budget—optimizing 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, moving Substantial Completion to July 28, 2025, and Final Completion to October 28, 2025. At that time, AE2S noted the likely need for an amendment to our agreement to accommodate this approved schedule extension, but agreed to postpone that discussion until closer to project completion to better assess the actual level of effort required and the budget that remained at that time. On May 1, 2025 AE2S had an approximate budget remaining of \$116,113.96. In order to continue supporting the project beyond the contractual deadline we have continued to utilize this budget which would have been used to support startup and closeout activities.

AE2S requested that Magney Construction provide a more realistic schedule on March 11, 2025 when AE2S identified that they would likely not meet the revised July 28, 2025 Substantial Completion date. On March 26, 2025, Magney submitted an updated project schedule proposing Substantial Completion on October 15, 2025. In response, AE2S proposed Amendment #3 to extend construction-phase services through the newly proposed Substantial Completion date.

In discussions with the City, an alternate approach was identified—continuing AE2S's services on a time and materials basis. This alternative is described below:

Alternative Approach - Time and Materials Services

As an alternative approach to Amendment #3, the City has expressed interest in continuing AE2S's construction-phase services on a time and materials (T&M) basis through both Substantial and Final Completion. Under this approach, AE2S would continue services under the remaining budget. Once those funds are fully expended, AE2S would transition to a T&M basis for additional support required through the construction completion, startup, and post construction services. This would allow AE2S to remain

actively engaged as needed, providing inspection, documentation, startup and engineering support through project closeout.

This T&M approach offers the City greater flexibility while maintaining continuity and quality oversight during the critical startup, commissioning, and closeout phases. AE2S would work closely with City staff to plan and prioritize tasks, ensuring clear communication regarding level of effort and budget.

For project closeout activities - including operational support, record drawings, O&M manuals, and final documentation - AE2S would collaborate directly with City staff to confirm specific needs and adjust the level of detail accordingly, with the goal of delivering useful, cost-effective services and documents.

All services provided on a T&M basis would be billed hourly in accordance with our 2025 fee schedule, included as an attachment to this letter.

Once the City determines its preferred approach for Amendment #3, AE2S will prepare a formal amendment to the Owner-Engineer Agreement for execution.

We appreciate the opportunity to continue supporting the City of Ramsey on this important project and remain fully committed to its successful completion. Please don't hesitate to reach out with any questions or to discuss this further.

Submitted in Service,
AE2S

A handwritten signature in blue ink, appearing to read "Aaron Vollmer".

Aaron Vollmer, PE
Project Manager

ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, LLC

2025 HOURLY FEE AND EXPENSE SCHEDULE

Labor Rates*

Administrative 1	\$70.00	I&C Assistant 1	\$108.00
Administrative 2	\$85.00	I&C Assistant 2	\$134.00
Administrative 3	\$99.00	I&C 1	\$160.00
		I&C 2	\$189.00
Communications Specialist 1	\$113.00	I&C 3	\$213.00
Communications Specialist 2	\$132.00	I&C 4	\$226.00
Communications Specialist 3	\$152.00	I&C 5	\$237.00
Communications Specialist 4	\$183.00		
Communications Specialist 5	\$202.00	IT 1	\$140.00
		IT 2	\$189.00
Construction Services 1	\$135.00	IT 3	\$232.00
Construction Services 2	\$165.00		
Construction Services 3	\$183.00	Land Surveyor Assistant	\$103.00
Construction Services 4	\$203.00	Land Surveyor 1	\$124.00
Construction Services 5	\$224.00	Land Surveyor 2	\$150.00
		Land Surveyor 3	\$169.00
Engineering Assistant 1	\$91.00	Land Surveyor 4	\$186.00
Engineering Assistant 2	\$107.00	Land Surveyor 5	\$205.00
Engineering Assistant 3	\$135.00		
Engineer 1	\$146.00	Operations Specialist 1	\$108.00
Engineer 2	\$175.00	Operations Specialist 2	\$135.00
Engineer 3	\$205.00	Operations Specialist 3	\$167.00
Engineer 4	\$237.00	Operations Specialist 4	\$191.00
Engineer 5	\$254.00	Operations Specialist 5	\$214.00
Engineer 6	\$269.00		
		Project Coordinator 1	\$125.00
Engineering Technician 1	\$90.00	Project Coordinator 2	\$140.00
Engineering Technician 2	\$113.00	Project Coordinator 3	\$156.00
Engineering Technician 3	\$136.00	Project Coordinator 4	\$172.00
Engineering Technician 4	\$152.00	Project Coordinator 5	\$194.00
Engineering Technician 5	\$174.00		
		Project Manager 1	\$221.00
Financial Analyst 1	\$121.00	Project Manager 2	\$242.00
Financial Analyst 2	\$137.00	Project Manager 3	\$259.00
Financial Analyst 3	\$165.00	Project Manager 4	\$274.00
Financial Analyst 4	\$180.00	Project Manager 5	\$293.00
Financial Analyst 5	\$201.00	Project Manager 6	\$307.00
GIS Specialist 1	\$113.00	Sr. Designer 1	\$192.00
GIS Specialist 2	\$137.00	Sr. Designer 2	\$213.00
GIS Specialist 3	\$162.00	Sr. Designer 3	\$229.00
GIS Specialist 4	\$181.00		
GIS Specialist 5	\$202.00	Sr. Financial Analyst 1	\$227.00
		Sr. Financial Analyst 2	\$248.00
		Sr. Financial Analyst 3	\$269.00
		Technical Expert 1	\$348.00
		Technical Expert 2	Negotiable

Reimbursable Expense Rates

Transportation	\$0.75/mile
Survey Vehicle	\$0.95/mile
Laser Printouts/Photocopies	\$0.30/copy
Plotter Printouts	\$1.00/s.f.
UAS - Photo/Video Grade	\$100.00/day
UAS – Survey	\$50.00/hour
Total Station – Robotic	\$35.00/hour
Mapping GPS	\$25.00/hour
Fast Static/RTK GPS	\$50.00/hour
All-Terrain Vehicle/Boat	\$100.00/day
Cellular Modem	\$75.00/month
Web Hosting	\$26.00/month
Legal Services Reimbursement	\$291.00/hour
Outside Services	cost * 1.15
Geotechnical Services	cost * 1.30
Out of Pocket Expenses	cost * 1.15
Rental Car	cost * 1.20
Project Specific Equipment	Negotiable

* Position titles are for labor rate grade purposes only.

These rates are subject to adjustment each year on January 1.

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

RESOLUTION #25-175

RESOLUTION APPROVING 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 as originally presented proposes to increase AE2S construction contract by up to \$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, and

WHEREAS, modified Engineering Amendment #3 as later presented proposes to spend down AE2S' remaining contract amount then to bill the city on an hourly basis for all AE2S staff time spent working on the project through final completion pending ongoing city staff approval.

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 the (original or modified) Engineering Amendment No. 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 22nd day of July, 2025.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 07/22/2025**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Attorney-Client Privileged Discussion of Litigation: Murray v. City of Ramsey (Conciliation Court Appeal) - Closed to the Public

Purpose/Background:

This portion of the meeting will be closed to the public for an attorney-client privileged discussion regarding litigation of Murray v. City of Ramsey (Conciliation Court Appeal). The statutory authority for closing this portion of the meeting is Minnesota Statutes, section 13D.05, subd. 3(b).

Recommendation:**Outcome/Action:**

City Attorney Knaak will lead discussion and explain options to consider during the closed session.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/17/2025 02:52 PM
Form Started By: Brian Hagen		Started On: 07/17/2025 11:46 AM
Final Approval Date: 07/17/2025		