City of Ramsey
Agenda
Regular City Council
Tuesday, September 9, 2025
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Approve Agenda

3. Presentation

1. Presentation Proclaiming September 17–23, 2025 as Constitution Week

4. Citizen Input

Citizen input is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Time may be limited.

5. Consent Agenda

All items listed under the Consent Agenda are considered to be routine or non-controversial by the City Council and will be enacted by one motion, without discussion.

1. Receive July 2025 Financial Reports - General Fund, EDA, and Enterprise Funds

2. Receive Cash and Investments for Period Ending August 31, 2025

3. Note the following Boards, Commissions and Meeting Minutes:
   - Economic Development Authority - July 10, 2025
   - Environmental Policy Board - May 19, 2025.
   - Park and Rec Commission Meeting Minutes - July 10, 2025

4. Approve the Following Meeting Minutes:

   1. City Council Work Session dated August 26, 2025
   2. City Council Regular Session dated August 26, 2025

5. Approve Business License Applications

6. Adopt Resolution #25-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 21, 2025 through September 3, 2025.

7. Adopt Resolution #25-198 Approving the Terms of up to a $50,000,000 Interfund Loan in Connection With Tax Increment Financing (TIF) No. 14 (The COR)

8. Adopt Resolution #25-202 to Enter into a Residential Recycling Program Agreement with Anoka County for 2026

9. Adopt Resolution #25-206 Approving First Amendment to Purchase Agreement and RORE; CorTrust Bank

10. Adopt Resolution #25-207 Approving Additional Geotechnical and Topographic Survey Services for Countryside Estates Street Reconstructions, Improvement Project #26-04

11. Adopt Resolution #25-208 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

12. Adopt Resolution #25-209 approving an amended development agreement for Trott Brook Crossing 3rd Addition.

13. Adopt Resolution #25-211 Approving the Purchase of the PreFab Restroom and Support Building for the Waterfront Park Improvement Project

14. Adopt Resolution #25-212 Approving a Monetary Donation to the Ramsey Police Association

6. Public Hearing

1. PUBLIC HEARING: Introduce Charter Recommended Ordinance #25-09 Amending Chapters 2, 3 and 7 of the City Charter

2. PUBLIC HEARING: Adopt Resolution #25-201 Vacating an Easement in Haubrich Addition.

7. Council Business

1. Adopt Resolution #25-205 Approving Preliminary Plat of "Brookside Terrace" for six single-family lots at the northwest corner of Nowthen Blvd. NW and 151st Lane NW (Brookside Construction, Inc.).

2. Adopt Resolution #25-204 Approving a Conditional Use Permit for an Off-Premises Digital Billboard Sign at 6111 Highway 10 NW (Kenjoh Outdoor Advertising)

3. Introduce Ordinance #25-08 - Zoning Code Updates

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Presentation Proclaiming September 17–23, 2025 as Constitution Week

Purpose/Background:

Purpose: To proclaim September 17–23 as Constitution Week.

Background: For several years, upon the request of the Daughters of the American Revolution (DAR), the City Council proclaimed September 17–23 as Constitution Week. Staff has received such a request, and Mayor Heineman has been asked to read the proclamation aloud, as well as present a signed copy to June Anderson, a representative of DAR. If a representative of DAR is not present, staff will mail the signed proclamation to them.

The proclamation is attached.

Attachments

Proclamation

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/21/2025 02:38 PM
Form Started By: Katie Schmidt		Started On: 08/21/2025 10:45 AM
Final Approval Date: 08/21/2025		

CITY OF RAMSEY PROCLAMATION

SEPTEMBER 17 – 23, 2025 IS PROCLAIMED AS CONSTITUTION WEEK

WHEREAS, September 17, 2025, marks the two hundred thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

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

1) That the City Council of the City of Ramsey hereby proclaims the week of September 17 through 23, 2025, as **CONSTITUTION WEEK.**

2) That the City Council of the City of Ramsey asks its citizens to reaffirm the ideals of the Framers of the Constitution by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Whereupon said proclamation was declared by the Ramsey City Council this, the 9th day of September, 2025.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative:

Title:

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

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

July 2025 General Fund Financial Report - Budget to Actual

July 2025 EDA Fund Financial Report - Budget to Actual

July 2025 Enterprise Funds Financial Reports - Budget to Actual

July 2025 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Form Started By: Diana Lund		Started On: 08/26/2025 05:08 PM
Final Approval Date: 09/04/2025		

CITY OF RAMSEY
FINANCIAL STATEMENT

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

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2025 BUDGET	2025 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,392,483.00	809,123.87
Building Inspections	888,040.00	477,536.34
Council/Commissions (incld charter, council contingen	245,486.00	71,071.47
Data Processing	1,097,132.00	609,509.91
Engineering	644,812.00	629,613.12
Finance (incld assessing)	666,692.00	588,977.67
Fire (incld Civil Defense)	2,096,484.00	1,338,021.27
Gen Govt Buildings	804,616.00	388,938.43
Parks	2,224,661.00	1,224,991.51
Planning & Zoning	1,149,903.00	644,656.02
Police (incld animal control & comm orient)	6,356,700.00	3,427,057.86
Streets (incld traffic eng & snow/ice)	2,806,601.00	1,243,205.64
Grand Total	**20,373,610.00**	**11,452,703.11**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Capital Outlay	577,000.00	547,257.58
Other Services & Charges	3,602,860.00	1,757,116.72
Personal Services	14,484,111.00	8,478,729.41
Supplies	1,603,266.00	669,599.40
Transfers out	106,373.00	-
Grand Total	**20,373,610.00**	**11,452,703.11**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2025 BUDGET	2025 YTD GENERAL LEDGER
Taxes	16,874,046.00	8,567,282.08
Charges for Services	780,700.00	692,289.88
Business Licenses/Permits	86,350.00	82,563.82
Fines and Forfeits	48,000.00	31,095.44
Federal Intergovernmental	500.00	-
State Intergovernmental	755,500.00	262,791.25
Interest	50,000.00	-
Miscellaneous	20,600.00	17,175.12
Non-Business Licenses/Permits	874,520.00	787,147.01
Transfers in	883,394.00	-
Grand Total	**20,373,610.00**	**10,440,344.60**

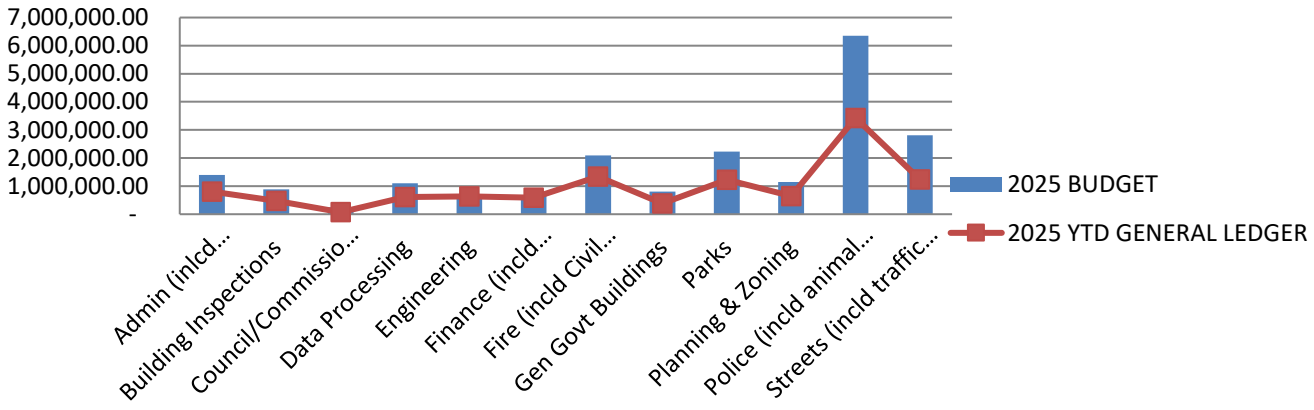
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

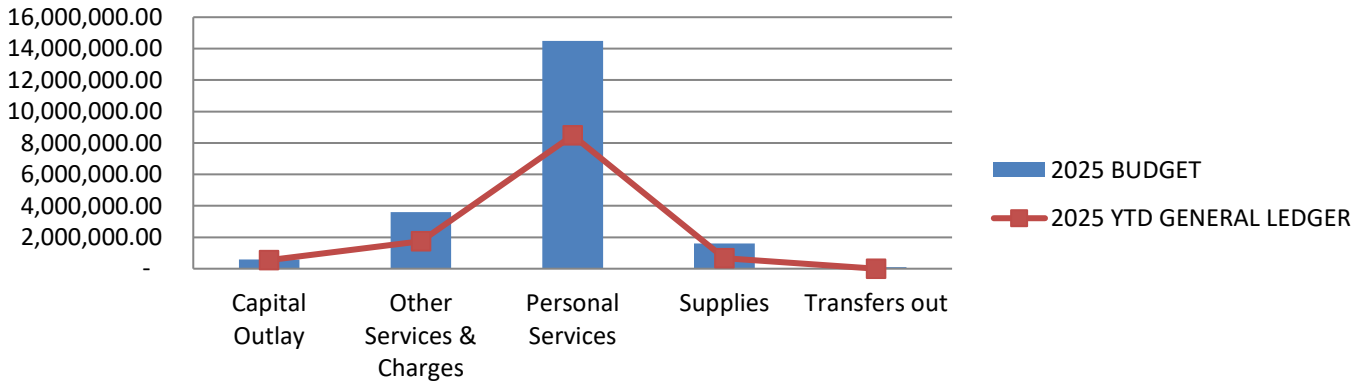
CITY OF RAMSEY
FINANCIAL STATEMENT

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

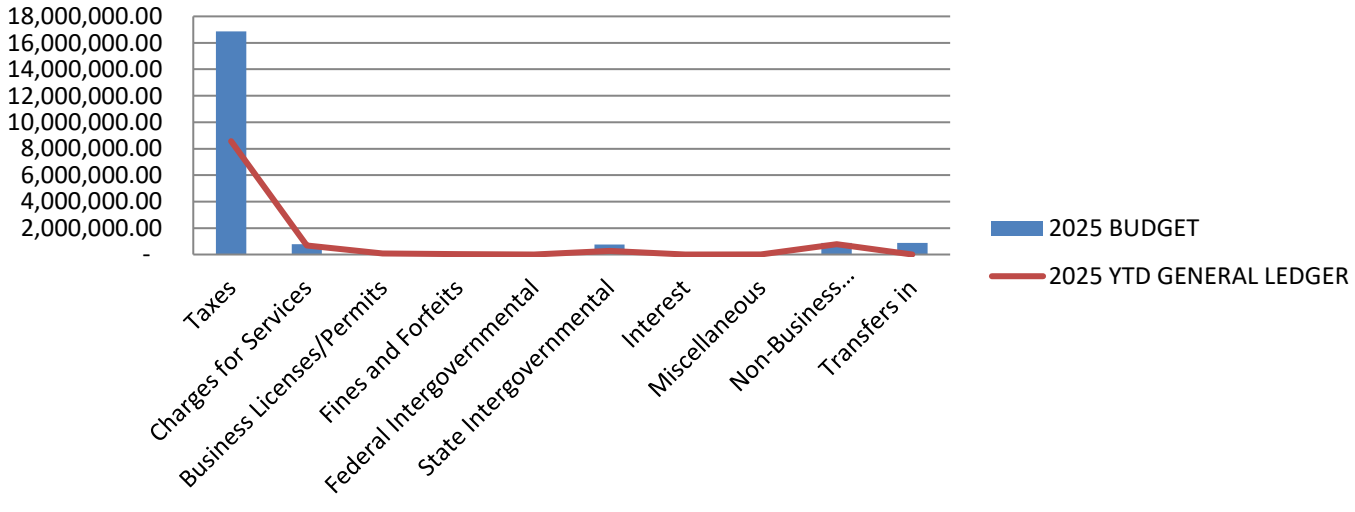
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9230	EDA		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011	CURRENT-AD VALOREM TAXES	86,367.00	40,059.98	46.38%
4012	DELINQUENT-AD VALOREM TAXES	-	(337.34)	0.00%
4014	FISCAL DISPARITIES	-	4,175.78	0.00%
4015	EXCESS TAX INCREMENTS	-	10.61	0.00%
4018	PENALTY/INT-AD VALOREM TAXES	-	(60.51)	0.00%
4609	OTHER MISCELLANEOUS REVENUES	-	82,775.88	0.00%
4701	INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total		**91,367.00**	**126,624.40**	

EXPENDITURES

BUSINESS UNIT	9230	EDA		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105	TEMPORARY-WAGES & SALARIES	1,000.00	100.00	10.00%
6122	FICA/MEDICARE CONTRIBUTIONS	80.00	7.65	9.56%
6133	WORKERS COMP INSURANCE PREMIUM	-	2.01	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	19,000.00	(6,472.84)	-34.07%
6315	MISCELLANEOUS PROFESSIONAL SER	36,200.00	2,666.67	7.37%
6331	TRAVEL & LODGING	2,500.00	707.16	28.29%
6335	TRAINING	5,100.00	2,235.00	43.82%
6361	GENERAL LIABILITY/PROPERTY INS	287.00	221.22	77.08%
6451	MEMBERSHIP DUES	2,200.00	2,535.67	115.26%
6246	MARKETING & PROMOTIONS	25,000.00	13,027.63	52.11%
Grand Total		**91,367.00**	**15,030.17**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(32,000.00)	(24,795.36)	77.49%
4273	OTHER STATE GRANTS & AIDS	-	(271.83)	0.00%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	7,731.16	77.31%
4652	WATER SALES - RESIDENTIAL	2,128,123.00	1,124,315.04	52.83%
4653	WATER SALES-COMMERCIAL	1,187,930.00	532,387.93	44.82%
4654	WATER PENALTIES	50,618.00	17,176.95	33.93%
4655	WATER METER INSTALLATION	30,000.00	21,600.00	72.00%
4656	WATER METERS	60,000.00	52,232.25	87.05%
4657	CONNECTION/RECONNECTION FEES	150.00	150.00	100.00%
4701	INTEREST ON INVESTMENTS	40,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	362,427.00	616,033.50	169.97%
4601	MISCELLANEOUS REVENUE		1,198.88	0.00%
Grand Total		**3,837,248.00**	**2,347,758.52**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	421,920.00	149,018.19	35.32%
6103	FULL TIME-REGULAR-OVERTIME	25,000.00	11,791.79	47.17%
6105	TEMPORARY-WAGES & SALARIES	29,221.00	5,667.95	19.40%
6121	PERA CONTRIBUTIONS	62,862.00	13,028.85	20.73%
6122	FICA/MEDICARE CONTRIBUTIONS	35,142.00	14,169.92	40.32%
6131	GROUP INSURANCE	56,245.00	28,353.90	50.41%
6133	WORKERS COMP INSURANCE PREMIUM	26,140.00	13,291.40	50.85%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00	-	0.00%
6223	GASOLINE	9,500.00	4,487.96	47.24%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,200.00	885.76	73.81%
6231	UNIFORMS & TURN-OUT GEAR	5,000.00	4,250.23	85.00%
6239	FIRST AID SUPPLIES	100.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	5,149.39	33.22%
6257	OTHER VEHICLE PARTS	12,000.00	4,690.37	39.09%
6273	UTILITY SYSTEM MAINT SUPPLIES	675,000.00	110,617.64	16.39%
6281	SMALL TOOLS & MINOR EQUIPMENT	12,000.00	4,240.83	35.34%
6292	WATER METERS FOR RESALE	125,000.00	139,269.38	111.42%
6315	MISCELLANEOUS PROFESSIONAL SER	58,000.00	800.00	1.38%
6322	POSTAGE	2,000.00	257.18	12.86%
6334	MILEAGE REIMBURSEMENT	800.00	-	0.00%
6335	TRAINING	6,000.00	3,135.35	52.26%
6352	GENERAL NOTICE & PUBLIC INFOR	350.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	45,192.00	44,104.87	97.59%
6371	ELECTRIC UTILITIES	200,000.00	85,565.59	42.78%
6372	WATER/IRRIGATION	2,500.00	262.27	10.49%
6373	GAS	9,000.00	3,925.84	43.62%
6374	REFUSE/RECYCLING	1,800.00	749.44	41.64%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	5,907.28	34.68%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00	-	0.00%
6439	OTHER MISCELLANEOUS	67,000.00	5,005.29	7.47%
6451	MEMBERSHIP DUES	1,000.00	425.00	42.50%
6489	OTHER CONTRACTED SERVICES	84,000.00	17,140.90	20.41%
6722	DEPRECIATION	1,758,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	59,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		823.98	0.00%
Grand Total		**3,833,257.00**	**677,016.55**	

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It does not reflect fund balance.

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(35,000.00)	(28,353.30)	81.01%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	3,603.25	51.48%
4661	RESIDENTIAL-SEWER CHARGES	1,912,050.00	1,004,278.91	52.52%
4662	COMMERCIAL-SEWER CHARGES	484,000.00	244,705.17	50.56%
4663	SEWER PENALTIES	40,000.00	23,281.36	58.20%
4701	INTEREST ON INVESTMENTS	38,600.00	-	0.00%
4606	DEVELOPER FEES (WAC)	138,900.00	113,498.00	81.71%
4601	MISCELLANEOUS REVENUE		2,349.60	0.00%
Grand Total		**2,585,550.00**	**1,363,362.99**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	284,147.00	92,106.17	32.41%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	1,115.88	111.59%
6105	TEMPORARY-WAGES & SALARIES	-	3,417.08	0.00%
6121	PERA CONTRIBUTIONS	40,545.00	7,400.41	18.25%
6122	FICA/MEDICARE CONTRIBUTIONS	22,258.00	8,046.43	36.15%
6131	GROUP INSURANCE	34,150.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	13,962.00	8,018.25	57.43%
6223	GASOLINE	4,300.00	521.37	12.12%
6225	DIESEL FUEL	3,500.00	1,640.72	46.88%
6229	SHOP MATERIALS	500.00	71.40	14.28%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	5,118.30	34.12%
6257	OTHER VEHICLE PARTS	8,000.00	324.86	4.06%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,000.00	-	0.00%
6275	OTHER EQUIPMENT PARTS	8,000.00	-	0.00%
6281	SMALL TOOLS & MINOR EQUIPMENT	5,000.00	367.67	7.35%
6315	MISCELLANEOUS PROFESSIONAL SER	2,000.00	800.00	40.00%
6323	CELLULAR PHONES	2,000.00	1,350.50	67.53%
6334	MILEAGE REIMBURSEMENT	400.00	123.90	30.98%
6335	TRAINING	8,000.00	90.00	1.13%
6361	GENERAL LIABILITY/PROPERTY INS	30,000.00	21,956.17	73.19%
6371	ELECTRIC UTILITIES	30,000.00	18,036.46	60.12%
6372	WATER/IRRIGATION	2,000.00	262.27	13.11%
6373	GAS	7,500.00	3,490.71	46.54%
6374	REFUSE/RECYCLING	1,500.00	749.44	49.96%
6377	SEWER SERVICE CHARGE	1,277,649.00	851,766.32	66.67%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	3,572.27	32.97%
6489	OTHER CONTRACTED SERVICES	45,000.00	15,286.38	33.97%
6722	DEPRECIATION	793,692.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	53,000.00	-	0.00%
Grand Total		**2,708,938.00**	**1,045,632.96**	

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(6,000.00)	(2,302.40)	38.37%
4681 CHARGES FOR STREET LIGHTS	179,000.00	96,143.33	53.71%
4683 STREET LIGHTING PENALTIES	4,994.00	2,772.62	55.52%
4701 INTEREST ON INVESTMENTS	2,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	58,000.00	30,546.17	52.67%
Grand Total	**237,994.00**	**127,159.72**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	140,000.00	75,358.18	53.83%
6489 OTHER CONTRACTED SERVICES	20,000.00	7,651.69	38.26%
6722 DEPRECIATION	40,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	31,000.00	-	0.00%
Grand Total	**231,000.00**	**83,009.87**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(9,000.00)	(3,554.70)	39.50%
4287 OTHER LOCAL GOVERNMENT GRANTS	75,000.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	1,200.00	4,901.80	408.48%
4671 RECYCLING CHARGES	468,000.00	235,796.60	50.38%
4672 RECYCLING PENALTIES	9,400.00	5,110.63	54.37%
4701 INTEREST ON INVESTMENTS	4,000.00	-	0.00%
Grand Total	**548,600.00**	**242,254.33**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	32,375.00	15,562.01	48.07%
6103 FULL TIME-REGULAR-OVERTIME	1,000.00	742.49	74.25%
6104 PART TIME-WAGES & SALARIES	200.00	124.65	62.33%
6105 TEMPORARY-WAGES & SALARIES		604.18	0.00%
6121 PERA CONTRIBUTIONS	2,182.00	1,285.57	58.92%
6122 FICA/MEDICARE CONTRIBUTIONS	2,487.00	1,339.09	53.84%
6131 GROUP INSURANCE	3,029.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	236.00	75.96	32.19%
6249 MISCELLANEOUS OPERATING SUPPLY	32,000.00	17,747.27	55.46%
6322 POSTAGE	100.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	483,000.00	281,446.65	58.27%
Grand Total	**556,609.00**	**318,927.87**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

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

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(16,000.00)	(7,277.00)	45.48%
4693 STORM WATER-RESIDENTIAL	732,900.00	381,858.53	52.10%
4694 STORM WATER-COMMERCIAL	786,600.00	403,577.22	51.31%
4695 STORM WATER-PENALTIES	26,250.00	12,421.40	47.32%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
4722 SALE OF GENERAL FIXED ASSETS		43,000.00	0.00%
4607 BUILDERS CONTRIBUTION		18,307.00	0.00%
Grand Total	**1,532,750.00**	**851,887.15**	

EXPENSES

BUSINESS UNIT	(Multiple Items)	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2025 BUDGET	2025 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	281,114.00	65,531.38	23.31%
6105 TEMPORARY-WAGES & SALARIES	-	627.00	0.00%
6121 PERA CONTRIBUTIONS	40,831.00	4,937.93	12.09%
6122 FICA/MEDICARE CONTRIBUTIONS	21,538.00	5,214.37	24.21%
6131 GROUP INSURANCE	39,421.00	1,775.61	4.50%
6133 WORKERS COMP INSURANCE PREMIUM	14,733.00	8,050.12	54.64%
6225 DIESEL FUEL	10,500.00	4,739.68	45.14%
6231 UNIFORMS & TURN-OUT GEAR		393.75	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	7,594.44	69.04%
6257 OTHER VEHICLE PARTS	12,500.00	6,669.86	53.36%
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	1,581.00	4.52%
6361 GENERAL LIABILITY/PROPERTY INS	12,500.00	6,454.35	51.63%
6371 ELECTRIC UTILITIES	12,000.00	6,793.10	56.61%
6372 WATER/IRRIGATION	3,500.00	262.27	7.49%
6373 GAS	7,200.00	3,490.68	48.48%
6374 REFUSE/RECYCLING	1,500.00	613.15	40.88%
6451 MEMBERSHIP DUES	65,000.00	54,635.00	84.05%
6489 OTHER CONTRACTED SERVICES	55,000.00	11,516.19	20.94%
6722 DEPRECIATION	549,096.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	49,000.00	-	0.00%
Grand Total	**1,221,433.00**	**190,879.88**	

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

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

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

GENERAL FUND EXPENDITURES BY DEPARTMENT	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	7/12 ADOPTED BUDGET (Jul)	% of Budget Used (58.33% is 7/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,392,483.00	809,123.87	812,281.75	58.11%	583,359.13
Building Inspections	886,040.00	477,536.34	516,856.67	53.90%	408,503.66
Council/Commissions (incld charter, council contingency)	245,486.00	71,071.47	143,200.17	28.95%	174,414.53
Data Processing	1,097,132.00	609,509.91	639,993.67	55.55%	487,622.09
Engineering (personnel costs allocated after year-end)	644,812.00	629,613.12	376,140.33	97.64%	15,198.88
Finance (incld assessing) (personnel costs allocated after year-end)	666,692.00	588,977.67	388,903.67	88.34%	77,714.33
Fire (incld Civil Defense)	2,096,484.00	1,338,021.27	1,222,949.00	63.82%	758,462.73
Gen Govt Buildings	804,616.00	388,938.43	469,359.33	48.34%	415,677.57
Parks	2,224,661.00	1,224,991.51	1,297,718.92	55.06%	999,669.49
Planning & Zoning	1,149,903.00	644,656.02	670,776.75	56.06%	505,246.98
Police (incld animal control & comm orient)	6,356,700.00	3,427,057.86	3,708,075.00	53.91%	2,929,642.14
Streets (incld traffic eng & snow/ice)	2,806,601.00	1,243,205.64	1,637,183.92	44.30%	1,563,395.36
TOTAL	*20,371,610.00*	*11,452,703.11*	*11,883,439.17*	*56.22%*	*8,918,906.89*

ENTERPRISE EXPENDITURES BY FUND	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	7/12 ADOPTED BUDGET (Jul)	% of Budget Used (58.33% is 7/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2025 BUDGET")
Water (budgeted depreciation not booked until after year-end)	3,833,257.00	677,016.55	2,236,066.58	17.66%	3,156,240.45	*$ 1,758,000.00*
Sewer (budgeted depreciation not booked until after year-end)	2,708,938.00	1,045,632.96	1,580,213.83	38.60%	1,663,305.04	*$ 793,692.00*
Street Light (budgeted depreciation not booked until after year-end)	231,000.00	83,009.87	134,750.00	35.94%	147,990.13	*$ 40,000.00*
Recycling	556,609.00	318,927.87	324,688.58	57.30%	237,681.13	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,221,433.00	190,879.88	712,502.58	15.63%	1,030,553.12	*$ 549,096.00*
TOTAL	*8,551,237.00*	*2,315,467.13*	*4,988,221.58*	*27.08%*	*6,235,769.87*	$ 3,140,788.00

EDA FUND EXPENDITURES	2025 ADOPTED BUDGET	CURRENT YTD POSTED EXP	7/12 ADOPTED BUDGET (Jul)	% of Budget Used (58.33% is 7/12)	BUDGET AMOUNT REMAINING
Economic Development	91,367.00	15,030.17	53,297.42	16.45%	76,336.83

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative:

Title:

Receive Cash and Investments for Period Ending August 31, 2025

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending August 31, 2025

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Form Started By: Diana Lund		Started On: 08/26/2025 05:16 PM
Final Approval Date: 09/04/2025		

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

	August-25 CURRENT MONTH	2025 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 Bond Proceeds)	$ 83,884,083.34	$ 88,846,329.91
CASH INFLOWS:		
Daily Deposit	890,585.76	8,458,834.49
Tax Settlements	-	12,582,251.53
U/B Receipts	594,058.84	1,608,368.11
Credit Cards (Includes Utility Billing)	1,551,695.46	5,725,098.22
Interest Earnings [Net of Interest Paid on Investments]	163,098.43	1,560,811.79
Bond Proceeds-int	-	3,610.76
TOTAL CASH INFLOW	$ 3,199,438.49	$ 29,938,974.90
TOTAL CASH AVAILABLE	$ 87,083,521.83	$ 118,785,304.81
CASH OUTFLOWS:		
Prepaid Checks	999,844.37	8,307,213.64
Bills Lists	982,272.14	9,801,472.59
Pay Estimates	2,469,897.07	12,980,601.71
Credit Cards	12,111.26	106,223.05
Payroll - Net	902,422.51	5,249,582.82
Flex Reimbursement	-	315.04
Void Checks/Dormant Checks Paid	(3,701.55)	(22,142.20)
Debt Service	-	639,325.63
Miscellaneous [Bank Charges; etc.]	292.50	2,329.00
TOTAL CASH OUTFLOW	$ 5,363,138.30	$ 37,064,921.28
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 81,720,383.53**	**$ 81,720,383.53**
MEMO - NET 2025 CASH INFLOW (OUTFLOW)	**(2,163,699.81)**	**(7,125,946.38)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 72,267,091.94**	**72,720,097.99**
Purchases	-	20,673,848.78
Maturities/Sales	(1,441,576.72)	(22,568,431.55)
ENDING BALANCE	**$ 70,825,515.22**	**$ 70,825,515.22**

Prepared by the City of Ramsey Finance Department
9/3/2025

2025 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2025	PURCH 2025	SOLD/ MATURE 2025	BV PRIN BAL 12/31/2025
240731B	7/31/2025	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
250731B	1/29/2026	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
250626A	1/26/2026	4M	4M TERM SERIES				6,000,000.00	0.00	6,000,000.00
250626B	6/24/2026	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
241213A	12/12/2025	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
241213B	7/11/2025	4M	4M TERM SERIES			8,000,000.00		8,000,000.00	0.00
									18,000,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		300,000.00	0.00
250221	2/22/2027	Northland	CD-NEIGHBOR FCU		64017aABP8		245,000.00	0.00	245,000.00
250304A	6/1/2026	Northland	DUBUQUE IA TAX		263868-LW-9		190,000.00	0.00	190,000.00
250304B	6/1/2027	Northland	DUBUQUE IA TAX		263868-LX-7		295,000.00	0.00	295,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									5,680,000.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		750,000.00	0.00
250212A	2/12/2027	UBS	CD-MORGAN STANI	32992	61690DP44		245,000.00	0.00	245,000.00
250212B	2/12/2027	UBS	CD-MORGAN STANI	34221	61776NLH4		245,000.00	0.00	245,000.00
250218	2/18/2027	UBS	CD-MERRICK BANK	34519	59013K4M5		245,000.00	0.00	245,000.00
230317	3/17/2025	UBS	CD-MANUFACTURE	588	5647595C3	243,000.00		243,000.00	0.00
230322	3/24/2025	UBS	CD-PINNACLE BANI	35583	72345SLG4	248,000.00		248,000.00	0.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		300,000.00	0.00
211223	8/1/2025	UBS	HAWAII STATE		41972YQ3	500,000.00		500,000.00	0.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		400,000.00	0.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00	175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	250,000.00		0.00	250,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00	320,000.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		0.00	105,000.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		0.00	245,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00	500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00	300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00	750,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00

2025 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2025	PURCH 2025	SOLD/ MATURE 2025	BV PRIN BAL 12/31/2025
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
250131		UBS	UBS TREASURY FUND (FORMERLY PRIME)				47,573.90	0.00	47,573.90
250731a		UBS	UBS TREASURY FUND (FORMERLY PRIME)				3,565,046.21	0.00	3,565,046.21
260630		UBS	UBS TREASURY FUND (FORMERLY PRIME)				1,596,228.67	0.00	1,596,228.67
240630		UBS	UBS TREASURY FUND (FORMERLY PRIME)			102,943.99		102,943.99	0.00
240731A		UBS	UBS TREASURY FUND (FORMERLY PRIME)			554,746.42		554,746.42	0.00
240228		UBS	UBS PRIME FUND			266,327.95		266,327.95	0.00
240831A		UBS	UBS TREASURY FUND (FORMERLY PRIME)			58,423.28		58,423.28	0.00
241231		UBS	UBS TREASURY FUND (FORMERLY PRIME)			10,866,656.35		6,844,989.91	4,021,666.44
						-			
									47,145,515.22
	TOTAL INVESTMENTS					72,720,097.99	20,673,848.78	22,568,431.55	**70,825,515.22**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BMO			3,772,752.20	42,013,682.88	43,760,944.75	2,025,490.33
			Bond Proceeds			2,211,399.18	3,610.76	2,215,009.94	-
			Money Market Accounts			12,726,157.62	12,727,297.44	14,000,000.00	11,453,455.06
			Net Cash and Investments			88,846,329.91	75,418,439.86	82,544,386.24	81,720,383.53

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Note the following Boards, Commissions and Meeting Minutes:

- Economic Development Authority - July 10, 2025
- Environmental Policy Board - May 19, 2025.
- Park and Rec Commission Meeting Minutes - July 10, 2025

Purpose/Background:

Approve the Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

EPB May 2025 Minutes
EDA Minutes Jul 2025

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Brian Hagen	Brian Hagen	09/04/2025 02:57 PM
Form Started By: Kalia Lor		Started On: 09/02/2025 02:39 PM
Final Approval Date: 09/04/2025		

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, May 19, 2025, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Melissa Fetterley
Board Member Reid Bernard
Board Member Nick Burgess
Board Member Thomas Hagerty
Board Member Paula Houts
Board Member Laura Moore
Board Member Hassan Salami

Members Absent: None

Also Present: Senior Planner Chris Anderson
City Councilmember Eric Peters

1. CALL TO ORDER

Chairperson Fetterley called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Bernard and seconded by Board Member Burgess to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Fetterley, Board Members Bernard, Burgess, Hagerty, Houts, Moore, and Salami. Voting No: None. Absent: None.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 21, 2025

Motion by Board Member Moore and seconded by Board Member Bernard to approve the regular meeting minutes dated April 21, 2025.

Motion carried. Voting Yes: Chairperson Fetterley, Board Members Moore, Bernard, Burgess, Hagerty, Houts, and Salami. Voting No: None. Absent: None.

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects of a Site Plan for Taco Bell (Project No. 25-109); Case of Border Foods, LLC

Senior Planner Anderson presented the staff report. He reported that the City has received an application from Border Foods, LLC for consideration of a Site Plan for Taco Bell, to be located at the southeast corner of Armstrong Boulevard and Bunker Lake Boulevard.

Board Member Moore asked if the yellow outline is just the Taco Bell site or the whole site.

Senior Planner Anderson replied that Taco Bell would be the northern portion, while the yellow line represents the three parcels.

Board Member Moore stated that there is a significant amount of tree cover in the portion of the plat closest to the roundabout and asked if there is a plan to save any of those trees.

Senior Planner Anderson replied that there would not be much tree removal as a part of this, noting that most of the removal work previously occurred, noting additional comments will be provided during case two.

Chairperson Fetterley asked if a different type of fence could be used that would provide more of a sound barrier for the drive-through from the busy road.

Senior Planner Anderson replied that the applicant could choose to do so, but there is nothing in the City Code that would require that. He stated that the fence would need to be decorative or match the building, which can add a significant cost to a project. He noted that there would be a consistent fence along all three parcels to make it look more uniform.

Chairperson Fetterley asked and received confirmation that the trees shown would be on the outside of the fence.

Motion by Board Member Salami and seconded by Board Member Moore to recommend approval of the natural resources elements of the Site Plan.

Motion carried. Voting Yes: Chairperson Fetterley, Board Members Salami, Moore, Bernard, Burgess, Hagerty, and Houts. Voting No: None. Absent: None.

5.02: Consider the Natural Resources Aspects of Bunker Lake Crossing Subdivision (Project No. 25-105); Case of Capital Real Estate, Inc.

Senior Planner Anderson presented the staff report. He reported that the City has received an application from Capital Real Estate Inc. for consideration of a Final Plat for Bunker Lake Crossing, a three-lot subdivision located south of Bunker Lake Boulevard, north of Sunwood Drive, and east of Armstrong Boulevard. Typically, landscaping is reviewed as part of a Site Plan, however, the applicant has essentially designed the layout and landscaping for two of the three lots in the subdivision.

Board Member Houts asked how large the outdoor seating area would be.

Senior Planner Anderson replied that there would be enough space for two to four tables. He provided additional explanation on the request to place some trees in that area to provide screening and shade.

Councilmember Peters asked if this site would have irrigation.

Senior Planner Anderson replied that he is unsure. He stated that the City Code does not require irrigation, but if irrigation is used, it must have both a rain sensor and some other form of water efficient technology. He went on to state that the tree and shrub plantings do require a two year maintenance warranty.

Motion by Board Member Burgess and seconded by Board Member Salami to recommend approval of the natural resources aspects of this subdivision.

Motion carried. Voting Yes: Chairperson Fetterley, Board Members Burgess, Salami, Bernard, Hagerty, Houts, and Moore. Voting No: None. Absent: None.

6. BOARD / STAFF INPUT

- **Wood Boilers**

Senior Planner Anderson noted that staff reached out to the Minnesota Pollution Control Agency (MPCA) to seek out an individual who could attend an EPB meeting to discuss outdoor wood boilers in greater detail. Coincidentally, the MPCA is currently seeking to fill this position, and until it is filled, they would not have anyone available to attend a meeting, which is why the item was not back on the agenda.

- Spring Recycling Event

Senior Planner Anderson reported that about 450 vehicles were serviced at the event. Staff have not yet received the tonnage data, but it is safe to say this was another successful recycling event.

Board Member Moore asked if the City is pursuing the option of having cardboard recycling year-round rather than just at the holidays.

Senior Planner Anderson replied that concept was discussed but it was determined that it would not make sense to spend funds on a dumpster when ACE has a dropped off dumpster available for that purpose down the road. He recognized that the City dumpster used around the holidays does get a lot of use.

Councilmember Peters noted that Coon Rapids also has a recycling center that is available to everyone, and appliances can be dropped off at the appliance store in Anoka at no cost.

- Arbor Month Planting Recap

Senior Planner Anderson provided a recap of the Arbor Month events. He also provided details on the upcoming rain barrel and compost bin distribution event.

7. ADJOURNMENT

Motion by Board Member Moore and seconded by Board Member Bernard to adjourn the meeting.

The meeting adjourned at 7:12 p.m.

Respectfully submitted,

_____
Chris Anderson
Senior Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, July 10, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

1. CALL TO ORDER

Member Riley called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

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

A roll call vote was performed:

Member Johnson	aye
Member Stewart	aye
Member Riley	aye
Member MacLennan	aye
Member Karpen	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated May 8, 2025

Motion by Member MacLennan, seconded by Member Stewart, to approve the May 8, 2025, minutes as presented.

A roll call vote was performed:

Member Johnson aye
Member Karpen aye
Member MacLennan aye
Member Riley aye
Member Stewart aye

Motion carried.

4. EDA BUSINESS

4.01: Receive 2025 Business Expo Summary and Select 2026 Venue and Date

Economic Development Manager Sullivan presented the staff report.

Member Karpen asked the number of trucks involved in the food truck fest.

Economic Development Manager Sullivan reported that there were 30 trucks at the last event, which was too many, and they are thinking of pairing it down to around 15 trucks.

Member Karpen asked if the trucks could angle on the backside of Adrenaline to allow that venue to continue to be used.

Economic Development Manager Sullivan clarified that is actually considered the front side of the building and did not believe there would be room for 15 along the front. He stated that there would be room to have 15 trucks on the backside if it were truly onsite. He noted other buildings that are nearby in that area with large parking lots that could perhaps be used as a location for the food trucks.

Member Karpen stated that she does like the idea of combining the events.

Economic Development Manager Sullivan acknowledged the convenience of being able to pick up food at Central Park and sit at the park or at a picnic table to eat, noting that option would be eliminated if they were to hold the food truck fest in a parking lot.

Member MacLennan stated that it would be great to have the food trucks, but it also is not as convenient to have to drive between events. He stated that if it is going to be shared, they would need to be within walking distance of each other.

Member Riley agreed that having the events together would be great, but if they are not walkable, that would detract from both events. He stated that perhaps, rather than combining the events, they should try to have another food truck or two at the expo and continue to hold the expo at Adrenaline. He confirmed the consensus of the EDA.

Member Johnson stated that she has always liked Adrenaline as the venue. She stated that while she would be open to an alternative location, she was unsure of a good option.

Economic Development Manager Sullivan agreed that it would be difficult to find another location that would be large enough. He stated that while PACT seemed like a good location adjacent to Central Park, that has been removed as an option as the gym could not be used for that event.

Commissioner Stewart stated that consistency is great for events, both for vendors and attendees. She recognized the unpredictability of weather in April and, therefore, was unsure that it would be a good idea to pair the event with the food truck fest. She stated that she would be open to having another food truck or two at the event. She noted that having separate events also creates more visibility for the City and its events.

Member Riley confirmed support for the proposed date of April 25, 2026, and the proposed budget.

Motion by Member MacLennan, seconded by Member Karpen, to select Adrenaline Sports Center as the venue, reserve April 25, 2026, and approve a $5,500 allocation from the EDA budget for the 2026 Business Expo.

A roll call vote was performed:

Member Johnson	aye
Member Karpen	aye
Member MacLennan	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

4.02: Right of Way Acquisition Loan Program (RALF) Property Sales/Process (Information Item)

Economic Development Manager Sullivan presented the staff report, providing an update on the RALF property sales and process.

Member Riley thanked Economic Development Manager Sullivan for the information on the overall program and updates on the parcels.

Member Karpen noted a few car shops next to RM Golf Carts and asked why those properties were not discussed.

Economic Development Manager Sullivan stated that the purpose of the RALF program is to get ahead of the projects as they start to occur. He explained that the City purchased several properties, but in 2008/2009, the priority of the Council changed, and there was not the same focus on purchasing additional properties. He explained that none of the properties were purchased through condemnation and were all willing sellers. He stated that either those properties were not willing

sellers, or the City was not able to secure funds for that purchase. He noted a rezoning that occurred about 18 months ago that made car lots legal nonconforming uses. He stated that a car lot could sell to another party to continue to operate as that type of business, but if the operation ceases for one year, the use would no longer be allowed on the property.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on the Ramsey town hall and other items of interest to the EDA.

6. ADJOURNMENT

Motion by Member MacLennan, seconded by Member Karpen, to adjourn the meeting.

A roll call vote was performed:

Member Johnson	aye
Member Karpen	aye
Member MacLennan	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:38 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 09/09/2025

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated August 26, 2025
2. City Council Regular Session dated August 26, 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 August 26, 2025
2. City Council Regular Session dated August 26, 2025

Attachments

08-26-25 CCWS

08-26-25 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 02:57 PM
Form Started By: Katie Schmidt		Started On: 09/04/2025 10:20 AM
Final Approval Date: 09/04/2025		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, August 26, 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
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
Economic Development Manager Sean Sullivan
Community Development Director Stephanie Hanson
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: Continued Review of Preliminary 2026 General Fund Budget/Levy

City Administrator Hagen continued the review of the preliminary 2026 general fund budget and levy. He discussed the cash flows, budget transfers, and reimbursement opportunities that are included in the budget.

Economic Development Manager Sullivan explained that with the current TIF district, they are receiving the City, school district, and County portion of the taxes. He noted that if the TIF district did not exist, they would only be bringing in the City portion.

Councilmember Riley asked if the law had changed to allow for more reimbursement.

City Administrator Hagen explained that they clarified the statute that all of these are eligible expenses for reimbursement. He noted that this increased the minimum amount that they could reimburse themselves. He discussed the remaining positions that the Council had requested more information on.

Administrative Services Director Lasher discussed the part-time Communications Specialist role. She shared a handout that contained comments from different departments on how they would benefit from this role. She noted that there is also an opportunity for them to save over $8,000 by doing their own advertising in the *Ramsey Resident* through a Communications Specialist. She explained that there is a lot that the Communications Coordinator does and added that they will be making ADA updates to the website, which will be a large undertaking. She shared that there are items that the Communications Coordinator has not had the time or capacity to get to that a part-time specialist could help with. She added that they feel that Parks and Recreation should have its own social media, and they would need someone to run this page. She noted that the current Communications Coordinator is an hourly employee and the only one in the department, so she is reluctant to take time off to not get behind. She added that this employee also checks Facebook and emails while on vacation. She noted this new role would help give the Communications Coordinator some peace of mind and the ability to disconnect from work when needed.

Fire Chief Kohner discussed the request for a full-time Firefighter/Fire Technician. He shared that the need for this position comes from the continued growth of the City, which is increasing calls for service and additional administrative duties. He noted that the benefit of this role is that it would be a dual position, assisting with both calls and the administrative functions of the department. He said that this role would be a customer-facing role for those residents who come in and need to make payments for alarm permits or other items. He added that this position will also be in charge of the record management system, reporting to the State, and payroll. He noted that these are very time-sensitive items. He shared that they have been struggling with daytime response for calls, as many of the paid on-call firefighters are not available during the day. He stated they currently have a paid on-call firefighter working around 29 hours a week, assisting with these additional duties, which is not sustainable for this individual. He added that in addition to this paid-on-call individual, other full-time positions are sharing the load of these duties, or they are going incomplete.

Councilmember Riley asked if they will still be short on responses when they are back to full Staff.

Fire Chief Kohner noted that this position is not related to the shortages that they are having on the operational side.

Administrative Services Director Lasher reminded the Council of the pay scale of different positions. She noted that this Firefighter/Fire Technician would be paid significantly less than the Assistant Fire Chief position. She said this position will be a better value for the role it will be filling.

Parks and Assistant Public Works Director Riverblood reviewed the request for the full-time Parks Maintenance Worker. He noted that three categories drive the need for maintenance works: population, aging infrastructure, and new impacts to the organization. He shared that there has

been a significant increase in the maintenance area just with the Ramsey Gateway project. He added that PACT Charter School is increasing the need for maintenance at Central Park. He shared that they are bringing in revenue from park rental fees, which could help offset this new personnel request. He noted that with the addition of The Waterfront and the pavilion rentals, their revenue will increase.

Mayor Heineman asked how this position would affect the seasonal maintenance workers.

Parks and Assistant Public Works Director Riverblood shared that they have had a very difficult time getting enough seasonal workers for the past six to eight years. He noted that they have a gap from May to June with seasonal workers, as a majority of the individuals that they hire are college students. He said they currently do not have any seasonal workers left, as they have all gone back to school already.

City Administrator Hagen shared that Staff will continue to fine-tune this budget through the remainder of the budget season.

Mayor Heineman shared that he is comfortable with the currently proposed budget, including the three positions discussed, since it makes the overall increase 7.5%.

Councilmember Stewart asked why the cost of the items remaining in the budget had gone up since the last meeting.

City Administrator Hagen explained that this is from the addition of a new permit review system software, as the one they are currently using is not working as they had hoped. He shared that they will be able to pay the implementation fee for this new software out of the remaining funds from the Building Department this year.

Councilmember Specht asked what they are doing with this software to ensure that it is a more effective fit.

City Administrator Hagen shared that this software was the preferred software originally; however, knowing the financial impact, they attempted the more reasonably priced product. He noted that this project is also being implemented by a number of other cities in the area. He said they are very confident that this software will work well for their needs.

Councilmember Specht asked how much money they would have lost from implementing the current software.

City Administrator Hagen said it was around $6,000 in implementation fees.

Finance Director Lund shared what other Anoka County cities are proposing for tax increases.

Councilmember Specht said he is still not supportive of the Communications Specialist role. He stated he would like to see the overall increase lower than it is; however, he is comfortable with where it is currently.

Councilmember Stewart said she is not supportive of the Communications Specialist or the Parks Maintenance Worker roles, as she would like to see them not have year-over-year increases in these departments. She suggested waiting until the 2027 budget season to revisit these roles. She stated she is supportive of the Firefighter/Fire Technician role. She added that she is not completely comfortable with the 7.5% increase.

Councilmember Peters said he is supportive of the Parks Maintenance Worker and the Firefighter/Fire Technician role, as well as the overall increase. He noted that he thinks the Communications Specialist role could be pushed out another year.

Councilmember Olson shared that he sees the value in the Communications Specialist position and how it will help with future succession planning, so he is supportive of all three discussed roles. He said he is supportive of the overall levy increase as well.

Councilmember Riley noted that instead of finding areas to cut from the budget, they were able to find additional revenue. He said that if he had known that they could find this additional revenue, then he would not have suggested a 7.5% overall increase. He stated he is still not fully supportive of the proposed budget. He noted that he is not supportive of any of the three roles that were discussed.

Councilmember Buscher said she is comfortable with the 7.5% increase and all three proposed positions. She noted that holding off on any of these positions will not help anything, as the growth of the City is not holding off.

Mayor Heineman said he is comfortable with the increase as presented. He shared that he is also supportive of all three of the discussed positions. He noted that one piece of feedback they have gotten from residents is that they want better communication from the City, and the Communications Specialist can help with this. He said that they want to stay ahead of the growth of the City, which is why there is a need for the Firefighter/Fire Technician. He added that they want the parks to look good and be well-maintained, and want the Waterfront facility to be successful, which is why there is a need for the Parks Maintenance Worker.

Councilmember Riley noted that they still have a healthy HRA fund balance and asked if they should use any of it to buy down the 7.5% increase.

City Administrator Hagen said they could do this, as this is a flexible fund. He noted that the downside to using the fund balance is that they could possibly limit themselves in the future for other needs.

Mayor Heineman asked how much they would need to buy down the levy to get to a 6.5% overall increase.

Finance Director Lund said it would be over $200,000.

Councilmember Specht added that they could also look at using the HRA fund balance to fund some of the capital items that they had previously moved to the 2027 budget, so save money now rather than have this same discussion again next year.

Finance Director Lund added that this fund does not include every parcel of land and every piece of land that will be sold over the next few years. She said this does not include the site by Casey's.

City Administrator Hagen thanked Finance Director Lund for all of her work on the budget throughout this budget season, which started back in April.

The consensus of the Council was to move forward with all three discussed positions and direct Staff to look into using more of the HRA fund balance for eligible expenses to buy down the levy to 6.5%.

2.02: Movie in the Park Discussion

City Administrator Hagen reviewed the Staff report concerning the upcoming Movie in the Park and resident concerns with playing a PG-13 movie, Beetlejuice Beetlejuice.

Councilmember Specht shared that he does not think it is appropriate for the City to be promoting a PG-13 horror movie.

Councilmember Stewart noted that she does not think that this is a responsible action by the City, as it says that the City thinks this is an appropriate movie for children to see. She said she does not like the messaging of the movie and what it says to young children.

Mayor Heineman agreed, as some of the reviews for the movie suggested the content of the movie may not be a good representation of the City.

Councilmember Buscher shared that she trusts the Staff to decide on what is best to show for the residents. She said people can choose not to come to the movie if it is not something they are comfortable with.

Councilmember Riley noted that Staff has received requests from residents in the past to show these types of movies. He said he is fine with this movie being shown. He added that they have already purchased the rights to show the movie, and if they make the decision to show a different movie, then there would be a cost to the City.

Parks and Assistant Public Works Director Riverblood shared that they have already purchased the rights to the movie for $510. He added that there are a number of other cities in the area that also show PG-13 movies. He noted that they have residents rent out parks to show movies privately. He asked if they should be pre-approving these movies with these requests.

Councilmember Stewart said that as long as the City is not being represented, then she does not care what movie they play.

The consensus of the Council was not to show Beetlejuice Beetlejuice and to only show PG or G-rated movies at City events.

2.03: Discuss Employee Wellness Room

Administrative Services Director Lasher reviewed the Staff report in regard to using the Rum River room as an employee wellness room.

Councilmember Buscher said she would be supportive of adding a treadmill or other equipment to the room.

Councilmember Specht noted that there is a potential for future added costs with this and wonders how much it will be used.

Councilmember Stewart asked who would be at fault if an employee brought in their own weights and got injured using this room.

Administrative Services Director Lasher said they would have employees sign a waiver before being able to use the room.

The consensus of the Council was supportive of moving forward with turning the Rum River room into an employee wellness room.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

City Administrator Hagen shared that they will be beginning interviews for the City Engineer. He asked the Council if they would like to be involved in the first or second round of the interviews.

The consensus of the Council was to be involved in the second round of interviews.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:57 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, August 26, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
Police Chief Brad Bluml
Economic Development Manager Sean Sullivan
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 Olson, to approve the agenda as presented.

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

3. PRESENTATIONS

None.

4. CITIZEN INPUT

Derek Lind, a member of the Anoka County Elections Integrity Team (ACEIT), came forward and shared that the County has been making moves recently to take power away from individual cities. He shared that he sent videos to the Council via text and email concerning the changes that the County is making and the concerns with it. He gave the Council a packet with some more

information on what is happening. He explained that electronic poll pads are not mandated by the State. He shared that ACEIT believes that one of the key components of election integrity is local control and cautioned them against giving all of their power to the County. He noted that Ramsey has already cancelled their poll pad agreement. He shared that Oak Grove also cancelled their poll pad agreement with the County and is currently in a fight with the County in regard to this.

5. CONSENT AGENDA

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

5.01: Approve the Following Meeting Minutes:
1) City Council Work Session dated August 12, 2025
2) City Council Regular Session dated August 12, 2025

5.02: Adopt Resolution #25-197 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 7, 2025, through August 20, 2025.

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

5.04: Adopt Resolution #25-181 Approving Partial Payment to Dave Perkins Contracting, Inc. for Improvement Project #25-04, Dickensons Mississippi Estates Street Reconstructions.

5.05: Adopt Resolution #25-183 Authorizing Partial Payment #26 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

5.06: Adopt Resolution #25-186 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions.

5.07: Adopt Resolution #25-187 Approving Final Payment to Douglas-Kerr Underground, LLC for Improvement Project #25-01, Rivers Bend Regional Stormwater Improvements.

5.08: Adopt Resolution #25-188 Approving Partial Payment to Park Construction Company for Improvement Project #25-03, MSA Alpine Drive Reconstruction.

5.09: Adopt Resolution #25-189 Approving Partial Payment to Park Construction Company for Improvement Project #25-06 Sorteberg's Street Reconstructions.

5:10: Adopt Resolution #25-190 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-07, 2025 Neighborhood Pavement Overlay Improvements.

5:11: Adopt Resolution #25-191 Approving Partial Payment to Corrective Asphalt Materials, LLC for Improvement Project #25-10, 2025 Pavement Rejuvenation.

5:12: Adopt Resolution #25-193 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-05, High Point Street Reconstructions.

5:13: Adopt Resolution #25-199 Accepting Donation of a Drone from Morrison County Sheriff's Office

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolutions #25-192, #25-200, and #25-204 Supporting Terms of a TIF Agreement and Business Subsidy, Submitting Applications for MIF and JCF, and Calling for a Public Hearing for Zero Zone Refrigeration, LLC

Economic Development Manager Sullivan reviewed the Staff report in regard to a TIF agreement and business subsidy request, as well as requests for MIF and JCF for Zero Zone Refrigeration, LLC. He shared the EDA's recommendation of approval.

Jason Aarsvold, Municipal Advisor with Elhers and Associates, came forward and shared that they have been working closely with Economic Development Manager Sullivan to bring this project forward for consideration. He noted that they worked with the County Assessor to understand what the assessed value would be for this project. He explained how they came up with the request for $360,000 in TIF Pay-Go Assessments.

Councilmember Peters asked if the 55 jobs that Zero Zone will be creating with this project will be full-time or part-time positions.

Economic Development Manager Sullivan said they will be full-time positions.

Councilmember Buscher asked if they would be union positions.

Economic Development Manager Sullivan said no and explained that some of the State programs require a prevailing wage.

Councilmember Riley shared that he believes this is a very good use of TIF for a great company. He noted that Ehlers has done a very thorough analysis of this project.

Councilmember Buscher agreed and added that Zero Zone does a lot for the community and the Fire Department.

Motion by Councilmember Riley, seconded by Councilmember Specht, to adopt Resolution #25-192 Supporting Terms of a TIF Agreement and Business Subsidy and Calling for a Public Hearing for Zero Zone Refrigeration; subject to City Bond Attorney Review.

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

Motion by Councilmember Riley, seconded by Councilmember Stewart, to adopt Resolution #25-200 Supporting Zero Zone Refrigeration, LLC Applying to the Job Creation Fund Program; subject to City Bond Attorney Review.

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

Motion by Councilmember Riley, seconded by Councilmember Specht, to adopt Resolution #25-204 Approving Submittal of Application to Minnesota Investment Fund; subject to City Bond Attorney and Credit Review.

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

7.02: Supporting Ramsey Police Department's Funding Application to the Shakopee Mdewakanton Sioux Community

Police Chief Bluml reviewed the Staff report concerning the request to support the Ramsey Police Department's funding application to the Shakopee Mdewakanton Sioux Community for soliciting a funding request to purchase and implement a drone program.

Mayor Heineman asked about the battery capacity of the drone.

Police Chief Bluml said he was not sure; however, Investigator Hesse and Sergeant Dixon are both very passionate about this program and have a detailed presentation that they would be happy to share with anyone who is interested in helping answer more in-depth questions.

Motion by Councilmember Buscher, seconded by Councilmember Specht, to support the Ramsey Police Department's Shakopee Mdewakanton Sioux Community Funding Request for the purchase and implementation of a drone program.

Further Discussion:

Councilmember Specht noted that this is a great opportunity that he is very excited about.

Councilmember Buscher said it is such a blessing to have a community that is so generous and has already helped the community in the past.

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

8. MAYOR, COUNCIL, AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events. He shared that they are still looking for volunteers for Happy Days.

Councilmember Buscher thanked Code Enforcement Officer Swalchick and Rental Housing Inspector Verbeek for their work on the rental housing program and code ordinances. She noted they do a lot of prevention work to help keep the community safe and clean.

Councilmember Peters shared that he recommends volunteering to be a Dog Show Judge at Happy Days.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:37 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: 09/09/2025

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	09/04/2025 01:57 PM
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Form Started By: Wendy Schlueter		Started On: 09/03/2025 11:07 AM
Final Approval Date: 09/04/2025		

Report Name: License Report - License Types
Council Dates: 9/9/2025 to 9/9/2025
Status: Active, Inactive
License Type(s): Garbage Haulers, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Pawnbroker, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Temporary Intoxicating							
St Katharine Drexel Church	St Katharine Drexel Church	St Katherine Drexel Church		7633 161st Ave NW	10/12/2025	9/9/2025	A
					Temporary Intoxicating License Count: 1		
Therapeutic Massage Therapist							
Weinhagen, Malia		Rum River Chiropractic	Weinhagen, Malia Jean	14245 St Francis Blvd NW #104	12/31/2025	9/9/2025	A
					Therapeutic Massage Therapist License Count: 1		
					Total Licenses: 2		

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 21, 2025 through September 3, 2025.

Purpose/Background:

Adopt Resolution #25-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 21, 2025 through September 3, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 21, 2025 through September 3, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 21, 2025 through September 3, 2025.

Attachments

Bills List 09/09/2025

Resolution 25-210

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	09/03/2025 02:00 PM
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Form Started By: Jennifer Morrison		Started On: 09/03/2025 01:27 PM
Final Approval Date: 09/04/2025		

CITY OF RAMSEY - FINANCE OFFICE PRINTED 9/3/2025

RAMSEY CITY COUNCIL MEETING

9.09.2025

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 8.21.25 - 9.3.25		$ 319,224.42
Accounts Payable 8.21.25 - 9.3.25		255,905.75
Payroll	8.29.25	298,385.43
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 873,515.60**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2025 Y.T.D.
PREPAIDS	$ 451,333.88	$ 7,994,068.20
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	478,409.58	9,802,070.09
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	316,209.45	4,951,197.39
CORRECTION TO PAYROLL		
DEBT SERVICE		639,325.63
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	2,469,897.07	12,969,197.07
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 3,715,849.98**	**$ 36,355,858.38**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
121263	**8/21/2025**		**111377 ANOKA MUNICIPAL UTILITY**							
		52.19	TRAFFIC SIGNALS		133293	22-612000-01 JULY 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	STREETLIGHTS		133294	22-990005-01 JULY 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		70.27	TRAFFIC SIGNALS		133295	22-613120-01 JULY 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		39.52	STREETLIGHTS		133296	22-610280-00 JULY 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		240.78								
121264	**8/21/2025**		**122176 CAROLYN SHUMWAY TRUSTEE**							
		200.00	PERMIT RA063008 CANCEL		133361	RA063008	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA063008 CANCEL		133361	RA063008	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		201.00								
121265	**8/21/2025**		**100297 CENTERPOINT ENERGY**							
		2,130.18	C/H GAS JULY 2025		133354	6702493-5 JULY 2025	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		37.16	7/8-8/7/25 GAS USAGE		133355	6011580-5 JULY 2025	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		30.18	PUMP HOUSE #3 NATURAL GAS		133356	8782239-1 JULY 2025	9601.6373		GAS	WATER FUND
		122.11	GAS UTILITIES STATION 2		133358	5961540-1 JULY 2025	0220.6373		GAS	FIRE PROTECTION
		33.34	GAS UTILITIES STATION 1		133359	5914352-9 JULY 2025	0220.6373		GAS	FIRE PROTECTION
		2,352.97								
121266	**8/21/2025**		**100117 CONNEXUS ENERGY**							
		13,433.25	STREET LIGHTS RAMSEY & 143RD		133360	LGT0001187	9400.6315	00202011	MISCELLANEOUS PROFESSIONAL SER	PUBLIC IMPROVEMENT REVOLVING
		13,433.25								
121267	**8/21/2025**		**122096 DYNAMIC WOODWORKING INC**							
		5,927.50	FINAL PYMT PD KIT CAB REPLCMNT		133350	2007	9412.6580		OTHER EQUIPMENT	PUBLIC FACILITIES CONSTRUCTION
		5,927.50								
121268	**8/21/2025**		**122183 HORNING, GAGE**							
		30.00	BRC APP REF, BIG 7 METRO JUNK		133351	BRC APP REFUND	9101.4170		OTHER BUSINESS LICENSES & PERM	GENERAL FUND
		0.00	NON LOCAL BUSINESS		133351	BRC APP REFUND	9101.4170		OTHER BUSINESS LICENSES & PERM	GENERAL FUND
		30.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
121268	**8/21/2025**		**122183 HORNING, GAGE**						**Continued...**	
121269	**8/21/2025**		**113192 NORTHERN HEATING AND AIR CONDITIONING**							
		35.00	PERMIT RA062997 CANCEL		133362	RA062997	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA062997 CANCEL		133362	RA062997	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		36.00								
121270	**8/21/2025**		**100391 POSTMASTER**							
		2,824.87	SEPT/OCT RR POSTAGE		133353	SEPT/OCT RAMSEY RESIDENT	0195.6322		POSTAGE	NEWSLETTER
		2,824.87								
121271	**8/21/2025**		**119698 PRITCHARD, STEVE**							
		2,550.00	FINAL PYMT CONCERT 8.21.25		133352	FINAL PYMT CONCERT 8.21	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		2,550.00								
121309	**8/28/2025**		**100297 CENTERPOINT ENERGY**							
		95.26	MONTHLY GAS CHARGES		133456	8000014064-2 JULY 2025	0211.6373		GAS	POLICE PROTECTION
		114.04	MONTHLY GAS CHARGES		133456	8000014064-2 JULY 2025	0452.6373		GAS	PARK & RECREATION
		32.67	MONTHLY GAS CHARGES		133456	8000014064-2 JULY 2025	0311.6373		GAS	STREET MAINTENANCE
		33.34	MONTHLY GAS CHARGES		133456	8000014064-2 JULY 2025	0220.6373		GAS	FIRE PROTECTION
		32.66	MONTHLY GAS CHARGES		133456	8000014064-2 JULY 2025	9601.6373		GAS	WATER FUND
		32.66	MONTHLY GAS CHARGES		133456	8000014064-2 JULY 2025	9602.6373		GAS	SEWER FUND
		32.66	MONTHLY GAS CHARGES		133456	8000014064-2 JULY 2025	9605.6373		GAS	STORM WATER UTILITY
		373.29								
121310	**8/28/2025**		**100116 CONNEXUS ENERGY**							
		872.90	ELMCREST PARK JULY 2025		133448	444931-267449 JULY 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		20.83	7040 173RD SERVICE JULY 2025		133458	444931-3270 JULY 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		893.73								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
121311	8/28/2025		115607 DVS						Continued...	
		15.25	TAB RENEWAL FOR SQUAD 334		133446	D998729	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		15.25								
121312	8/28/2025		122184 KOLTZ, STEFANY							
		197.50	REPAIR IRRIG SYSTEM		133394	407	9435.6530	00202507	IMPROVEMENTS OTHER THAN BLDS	PAVEMENT MANAGEMENT PROGRAM
		197.50								
121313	8/28/2025		108066 PACT CHARTER SCHOOL							
		100.00	DAMAGE DEPO REF 11.20.23		133460	DDR 11202023	9101.4304		RENTAL FEES - REAL PROPERTY	GENERAL FUND
		100.00								
121314	8/28/2025		100391 POSTMASTER							
		2,822.97	POSTAGE FALL RECYLING DAY PC		133445	2025 FALL RECYCLE PC	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		2,822.97								
121315	8/28/2025		117544 QUADIENT FINANCE USA INC							
		2,000.00	REFILL POSTAGE METER		133447	RAMSEY000000000 31224062-8	9101.1551		POSTAGE METER DEPOSIT	GENERAL FUND
		2,000.00								
121316	8/28/2025		122194 STONEY RIVER RAMSEY							
		100.00	DAMAGE DEPO REF 9.23.24		133459	DDR 09232024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
121317	8/28/2025		113539 WINSUPPLY TWIN CITIES MN CO.							
		.68-	EARLY PAY DISCOUNT		133442	170683 01	0194.6281		SMALL TOOLS & MINOR EQUIPMENT	GENERAL GOVERNMENT BUILDINGS
		33.89	MINOR EQUIPMENT		133442	170683 01	0194.6281		SMALL TOOLS & MINOR EQUIPMENT	GENERAL GOVERNMENT BUILDINGS
		1.59-	EARLY PAY DISCOUNT		133443	170564 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		79.39	BUILDING REPAIR SUPPLIES		133443	170564 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		.86-	EARLY PAY DISCOUNT		133444	170710 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		43.24	BUILDING REPAIR SUPPLIES		133444	170710 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		153.39								
1008405	8/22/2025		110402 ADVANCE AUTO PARTS							
		30.60	JULY 2025 MONTHLY PURCHASES		133349	JULY 2025 PURCHASES	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		142.29	JULY 2025 MONTHLY PURCHASES		133349	JULY 2025 PURCHASES	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		172.89								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1008405	8/22/2025		110402 ADVANCE AUTO PARTS						Continued...	
1008406	8/22/2025		121552 LINCOLN NATIONAL LIFE INSURANCE CO							
		2,643.90	AUG 2025 LIFE INS PREMIUMS		133298	1094824 AUG 2025	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,643.90								
1008407	8/22/2025		119638 O'REILLY AUTO PARTS							
		2.63-	EARLY PAY DISCOUNT		133297	6193-214652	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		131.38	FIRE #575		133297	6193-214652	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.20-	EARLY PAY DISCOUNT		133357	6193-214257	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		59.94	DEF FLUID		133357	6193-214257	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		187.49								
1008408	8/22/2025		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		1,015.34	AUG 2025 VOL LTD PREMIUMS		133299	237724 AUG 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		484.76	AUG 2025 NON-VOL LTD PREMIUMS		133299	237724 AUG 2025	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,500.10								
1008457	8/29/2025		115261 LOHSE JOHNSON,LAURA							
		15.01	8.18.25 POTBELLYS LUNCH		133395	08182025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		15.01								
1008458	8/29/2025		100291 MET COUNCIL SAC							
		69,580.00	SAC REMITTANCE		133396	JULY 2025	9602.2083		SAC CHARGES	SEWER FUND
		596.40-	SAC REMITTANCE - DISCOUNT		133396	JULY 2025	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		9,940.00-	SAC ADJ-4 COMM WIDE CREDITS		133396	JULY 2025	9602.2220		DEFERRED REVENUE	SEWER FUND
		59,043.60								
1008459	8/29/2025		119638 O'REILLY AUTO PARTS							
		.16-	EARLY PAY DISCOUNT		133449	6193-215786	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		7.99	PALLET JACK		133449	6193-215786	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		.34-	EARLY PAY DISCOUNT		133450	6193-215797	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		17.00	SPARK PLUGS		133450	6193-215797	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		2.22-	EARLY PAY DISCOUNT		133451	6193-215789	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		110.90	POLICE #351		133451	6193-215789	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.17-	EARLY PAY DISCOUNT		133452	6193-216025	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		108.53	POLICE #351		133452	6193-216025	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.78-	EARLY PAY DISCOUNT		133453	3253-106539	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		89.00	POLICE #351		133453	3253-106539	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.32-	EARLY PAY DISCOUNT		133454	6193-216409	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1008459	8/29/2025		119638 O'REILLY AUTO PARTS						Continued...	
		165.80	POLICE #351		133454	6193-216409	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.01-	EARLY PAY DISCOUNT		133455	6193-215528	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		50.62	POLICE #340		133455	6193-215528	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.07-	EARLY PAY DISCOUNT		133457	6193-215708	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.49	BUILDING INS. #412		133457	6193-215708	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		542.26								
9608295	8/29/2025		122049 VOYA INSTITUTIONAL TRUST COMPANY							
		15,300.84			133384	0828257514112	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		15,300.84								
95082925	8/29/2025		122049 VOYA INSTITUTIONAL TRUST COMPANY							
		7,103.78			133385	0828257514113	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		7,103.78								
97082925	8/29/2025		118579 ND CHILD SUPPORT DIVISION							
		287.08			133383	0828257514111	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
99066080	8/29/2025		100601 MN DEPT OF REV WH							
		19,563.54			133391	082825751417	9101.2172		STATE WITHHOLDING	GENERAL FUND
		19,563.54								
99250200	8/29/2025		100301 MN CHILD SUPPORT PAYMENT CNTR							
		278.26			133386	082825751412	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			133387	082825751413	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		329.02			133388	082825751414	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		1,150.42								
99483957	8/29/2025		101306 IRS							
		24,314.10			133382	0828257514110	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		41,444.98			133392	082825751418	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		24,314.10			133393	082825751419	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		90,073.18								
99630946	8/29/2025		100223 ICMA RETIREMENT TRUST 457							
		1,916.54			133381	082825751411	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								
99814465	8/29/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99814465	**8/29/2025**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**						**Continued...**	
		36,712.17			133389	082825751415	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		48,759.12			133390	082825751416	9101.2183		PERA-EMPLOYER	GENERAL FUND
		85,471.29								
		319,224.42	Grand Total							

Payment Instrument Totals

Checks	34,252.50
EFT Payments	220,866.67
A/P ACH Payment	64,105.25
Total Payments	319,224.42

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100063	ASPEN MILLS		PV	133374	001	00999	12/4/2024	344324	261.99		100063	ASPEN MILLS
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					261.99			
			PV	133420	001	00999	8/22/2025	359877	637.60			
				Summary Total					637.60			
			PV	133426	001	00999	8/22/2025	359840	79.99			
				Summary Total					79.99			
			PV	133501	001	00999	8/25/2025	359956	164.85			
				Summary Total					164.85			
			PV	133502	001	00999	8/26/2025	360007	20.00			
				Summary Total					20.00			
			PV	133522	001	00999	8/25/2025	359962	34.85			
				Summary Total					34.85			
			PV	133523	001	00999	8/26/2025	360060	34.85			
				Summary Total					34.85			
			PV	133524	001	00999	8/26/2025	360058	34.85			
				Summary Total					34.85			
			PV	133525	001	00999	8/26/2025	360061	34.85			
				Summary Total					34.85			
			PV	133526	001	00999	8/26/2025	360059	34.85			
				Summary Total					34.85			
				Payment Amount					1,338.68			
122201	B&D BOBCAT & LANDSCAPING INC		PV	133520	001	00999	8/28/2025	4422	5,460.00		122201	B&D BOBCAT & LANDSCAPING INC
	B&D BOBCAT & LANDSCAPING INC 6032 AMBASSADOR BLVD NW			Summary Total					5,460.00			

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ST FRANCIS MN 55070											
				Payment Amount					5,460.00			
108513	BLAINE LOCK AND SAFE INC		PV	133415	001	00999	8/8/2025	33750 REVISED	425.00		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC			Summary Total					425.00			
	10136 SUNSET AVENUE		PV	133437	001	00999	8/12/2025	33584	666.00			
	BLAINE MN 55014			Summary Total					666.00			
				Payment Amount					1,091.00			
121970	CENTRAL PRO SUPPLY		PV	133412	001	00999	8/22/2025	66003417-00	277.49		121970	CENTRAL PRO SUPPLY
	CENTRAL PRO SUPPLY			Summary Total					277.49			
	8 WILLIAMS STREET											
	ELMSFORD NY 10523											
				Payment Amount					277.49			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	133440	001	00999	8/21/2025	15514064	158.67		100167	CORNERSTONE FORD
	CORNERSTONE FORD			Summary Total					158.67			
	17219 HIGHWAY 10 NW	EP DISCOUNT TAKEN	PV	133441	001	00999	8/18/2025	15513564	281.46			
	PO BOX 304			Summary Total					281.46			
	ELK RIVER MN 55330	EP DISCOUNT TAKEN	PV	133461	001	00999	8/18/2025	15513518	84.72			
				Summary Total					84.72			
		EP DISCOUNT TAKEN ON ORIG INV	PD	133479	001	00999	9/10/2025	15512985	49.00-			
				Summary Total					49.00-			
		EP DISCOUNT TAKEN	PV	133532	001	00999	8/22/2025	15514207	209.68			

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					209.68			
		EP DISCOUNT TAKEN	PV	133533	001	00999	8/25/2025	15514374	366.17			
				Summary Total					366.17			
				Payment Amount					1,051.70			
120341	DAMON FARBER ASSOCIATES, INC		PV	133432	001	00999	8/18/2025	99814	41,002.76		120341	DAMON FARBER ASSOCIATES, INC
	DAMON FARBER ASSOCIATES, INC 310 SOUTH 4TH AVE STE 7050 MNNEAPOLIS MN 55415											
				Summary Total					41,002.76			
				Payment Amount					41,002.76			
104267	ELITE SANITATION		PV	133527	001	00999	8/25/2025	31970	792.12		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330											
				Summary Total					792.12			
				Payment Amount					792.12			
100993	EMBEDDED SYSTEMS, INC		PV	133373	001	00999	8/18/2025	344903	16,915.00		100993	EMBEDDED SYSTEMS, INC
	EMBEDDED SYSTEMS, INC 11931 HWY #65 NE BLAINE MN 55434											
				Summary Total					16,915.00			
				Payment Amount					16,915.00			
121086	EXQUISITE STONE		PV	133505	001	00999	7/31/2025	7675	2,669.00		121086	EXQUISITE STONE

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	EXQUISITE STONE 9784 HWY 10 NW ELK RIVER MN 55330			Summary Total					2,669.00			
				Payment Amount					2,669.00			
115760	HENRY SCHEIN INC		PV	133421	001	00999	8/12/2025	45400724	196.24		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					196.24			
				Payment Amount					196.24			
122197	HERO INDUSTRIES INC		PV	133517	001	00999	8/27/2025	22623	990.00		122197	HERO INDUSTRIES INC
	HERO INDUSTRIES INC 400 S RAMONA AVE STE 102 CORONA CA 92879			Summary Total					990.00			
				Payment Amount					990.00			
117451	INKY ELF LLC		PV	133515	001	00999	8/19/2025	14293	20.00		117451	INKY ELF LLC
	INKY ELF LLC P O BOX 819 ANOKA MN 55303			Summary Total					20.00			
				Payment Amount					20.00			
100256	LANO EQUIPMENT INC		PV	133438	001	00999	8/14/2025	02-1176313	739.82		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW			Summary Total					739.82			
			PV	133439	001	00999	8/14/2025	02-1176317	136.62			

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ANOKA MN 55303			Summary Total					136.62			
				Payment Amount					876.44			
100265	LINKS AT NORTHFORK		PV	133402	001	00999	8/19/2025	08192025 GOLF 18 HOLES	8,927.84		100265	LINKS AT NORTHFORK
	LINKS AT NORTHFORK			Summary Total					8,927.84			
	9333 - ALPINE DRIVE NW		PV	133403	001	00999	8/19/2025	08192025 GOLF DINNER	6,845.88			
	RAMSEY MN 55303			Summary Total					6,845.88			
				Payment Amount					15,773.72			
100270	MACQUEEN		PV	133480	001	00999	8/22/2025	W17209	793.52		100270	MACQUEEN
	MACQUEEN			Summary Total					793.52			
	1125 7TH STREET E		PV	133485	001	00999	8/19/2025	W17208	361.74			
	ST PAUL MN 55106			Summary Total					361.74			
				Payment Amount					1,155.26			
120041	MARTIN MARIETTA		PV	133472	001	00999	8/20/2025	46871507	77.50		120041	MARTIN MARIETTA
	MARTIN MARIETTA			Summary Total					77.50			
	PO BOX 93186		PV	133475	001	00999	8/22/2025	46902529	861.04			
	CHICAGO IL 60673-3186			Summary Total					861.04			
			PV	133477	001	00999	8/21/2025	46886443	621.08			
				Summary Total					621.08			
			PV	133534	001	00999	8/26/2025	46938085	870.34			
				Summary Total					870.34			
			PV	133536	001	00999	8/27/2025	46958485	937.76			

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					937.76			
				Payment Amount					3,367.72			
117588	MEDART INC		PV	133471	001	00999	8/21/2025	264984-00	403.39		117588	MEDART INC
	MEDART INC			Summary Total					403.39			
	124 MANUFACTURERS DRIVE		PV	133492	001	00999	8/15/2025	258560-00	506.28			
	ARNOLD MO 63010-4727			Summary Total					506.28			
				Payment Amount					909.67			
112858	MIDWAY FORD		PV	133487	001	00999	8/14/2025	898906	416.13		112858	MIDWAY FORD
	MIDWAY FORD			Summary Total					416.13			
	2777 NORTH SNELLING AVENUE											
	ROSEVILLE MN 55113											
				Payment Amount					416.13			
118388	MITCHELL 1		PV	133488	001	00999	8/18/2025	ML-00245538	80.00		118388	MITCHELL 1
	MITCHELL 1			Summary Total					80.00			
	25029 NETWORK PLACE		PV	133495	001	00999	7/21/2025	ML-00149805	80.00			
	CHICAGO IL 60673-1250			Summary Total					80.00			
				Payment Amount					160.00			
101268	MN COUNTY ATTORNEYS ASSOCIATION		PV	133500	001	00999	8/26/2025	200013164	100.00		101268	MN COUNTY ATTORNEY ASSOCIATION
	MINNESOTA COUNTY ATTORNEYS ASSOCIATION			Summary Total					100.00			
	100 EMPIRE DRIVE SUITE 200											
	ST PAUL MN 55103											

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Payment Amount							100.00			
100328	MN DEPT OF HEALTH WATER	WATER CONNECT FEE 2ND QTR BILL	PV	133434	001	00999	8/15/2025	08152025	13,737.00		100328	MN DEPT OF HEALTH WATER
	MN DEPT OF HEALTH DRINKING WATER PROTECTION SECTION P O BOX 64494 ST PAUL MN 55164-0494			Summary Total					13,737.00			
		Payment Amount							13,737.00			
100330	MN FIRE SRV CERTIFICATION BRD		PV	133422	001	00999	5/22/2025	14088	4,477.50		100330	MN FIRE SRV CERTIFICATION BRD
	MN FIRE SRV CERTIFICATION BRD PO BOX 490667 BLAINE MN 55449			Summary Total					4,477.50			
			PV	133423	001	00999	5/7/2025	13997	142.00			
				Summary Total					142.00			
			PV	133424	001	00999	6/23/2025	14338	131.00			
				Summary Total					131.00			
		Payment Amount							4,750.50			
122192	MN STRIPES INC		PV	133400	001	00999	8/24/2025	24498	659.00		122192	MN STRIPES INC
	MN STRIPES INC 8661 174TH LANE NW RAMSEY MN 55303			Summary Total					659.00			
		Payment Amount							659.00			
122195	MUNSHOWER, ELLEN		PV	133513	001	00999	8/25/2025	01	100.00		122195	MUNSHOWER, ELLEN

Payment Group Control Number 4057
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELLEN MUNSHOWER			Summary Total					100.00			
	1328 LAKE ST NE APT 231											
	HOPKINS MN 55343											
				Payment Amount					100.00			
122200	PEARSON FAMILY FARM		PV	133521	001	00999	10/10/2024	2479	140.00		122200	PEARSON FAMILY FARM
	PEARSON FAMILY FARM			Summary Total					140.00			
	9241 100TH AVE SE		PV	133529	001	00999	8/28/2025	2597	140.00			
	CLEAR LAKE MN 55319			Summary Total					140.00			
				Payment Amount					280.00			
118921	SHRED RIGHT		PV	133499	001	00999	8/14/2025	0054829	18.85		118921	SHRED RIGHT
	SHRED RIGHT			Summary Total					18.85			
	6301 W OLD SHAKOPEE ROAD SUITE A											
	BLOOMINGTON MN 55438											
				Payment Amount					18.85			
120063	SKYLINE GRAPHICS	Inv #36449	PV	133364	001	00999	8/12/2025	036449	385.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					385.00			
	1101 ALDRICH AVE N											
	MINNEAPOLIS MN 55411											
				Payment Amount					385.00			
114151	TASC (FEES)		PV	133377	001	00999	8/20/2025	IN3532042	231.25		114151	TASC (FEES)
	TASC			Summary Total					231.25			
	CLIENT INVOICES											

Payment Group Control Number	4057		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	9/10/2025		

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
	P O BOX 88278											
	MILWAUKEE WI 53288-0001											
								Payment Amount	231.25			
								Total Amount to be Processed	114,724.53			
								Total Number of Payments to be Processed	28			

Payment Group Control Number 4058
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100017	AIRGAS USA, LLC		PV	133494	001	00999	8/19/2025	9164064309	20.70		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445 CHICAGO IL 60673-4445			Summary Total					20.70			
				Payment Amount					20.70			
117343	AMAZON CAPITAL SERVICES INC		PV	133363	001	00999	8/18/2025	1WLN-C9YL-4L4D	235.71		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					235.71			
			PV	133376	001	00999	8/18/2025	1LRJ-MDWC-3JRV	1,102.84			
				Summary Total					1,102.84			
			PV	133416	001	00999	8/18/2025	1YVD-W4C7-41L9	1,059.48			
				Summary Total					1,059.48			
			PV	133418	001	00999	8/18/2025	1G9F-K1Q1-1NHX	142.90			
				Summary Total					142.90			
			PV	133490	001	00999	8/18/2025	1CV3-RRK6-3F16	321.84			
				Summary Total					321.84			
				Payment Amount					2,862.77			
116646	BASIC BENEFITS		PV	133464	001	00999	8/15/2025	IN3522407	1,214.40		116646	BASIC BENEFITS
	BENEFIT BENEFITS CLIENT PAYMENTS PO BOX 88297 MILWAUKEE WI 53288-0001			Summary Total					1,214.40			
				Payment Amount					1,214.40			
100647	BOLTON AND MENK INC		PV	133431	001	00999	8/18/2025	0370819	671.00		100647	BOLTON AND MENK INC

Payment Group Control Number 4058
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BOLTON AND MENK INC			Summary Total					671.00			
	1960 PREMIER DRIVE		PV	133466	001	00999	8/18/2025	0370863	1,190.50			
	MANKATO MN 56001-5900			Summary Total					1,190.50			
			PV	133496	001	00999	8/18/2025	0370857	567.00			
				Summary Total					567.00			
			PV	133497	001	00999	8/18/2025	0370864	1,929.50			
				Summary Total					1,929.50			
			PV	133509	001	00999	8/18/2025	0370856	22,149.50			
				Summary Total					22,149.50			
			PV	133510	001	00999	8/18/2025	0370855	3,717.50			
				Summary Total					3,717.50			
			PV	133511	001	00999	8/18/2025	0370827	4,074.50			
				Summary Total					4,074.50			
				Payment Amount					34,299.50			
116439	CANTEEN REFRESHMENT SERVICES		PV	133365	001	00999	8/19/2025	MSP135374	206.45		116439	CANTEEN REFRESHMENT SERVICES
	CANTEEN REFRESHMENT SERVICES P O BOX 91337 CHICAGO IL 60693-1337			Summary Total					206.45			
				Payment Amount					206.45			
112019	CENTRAL HYDRAULICS INC		PV	133484	001	00999	8/19/2025	00653993	280.87		112019	CENTRAL HYDRAULICS INC
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT			Summary Total					280.87			
			PV	133537	001	00999	8/28/2025	00654556	33.07			

Payment Group Control Number 4058
Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ROGERS MN 55374			Summary Total					33.07			
				Payment Amount					313.94			
116174	CHARGEPOINT INC		PV	133401	001	00999	8/14/2025	IN356792	3,500.00		116174	CHARGEPOINT INC
	CHARGEPOINT INC 254 EAST HACIENDA AVENUE CAMPBELL CA 95008			Summary Total					3,500.00			
				Payment Amount					3,500.00			
116197	CINTAS CORPORATION		PV	133425	001	00999	8/22/2025	4241019678	60.14		116197	CINTAS CORPORATION
	CINTAS CORPORATION			Summary Total					60.14			
	CINTAS LOC #4K		PV	133469	001	00999	8/21/2025	4240869245	101.55			
	P O BOX 650838			Summary Total					101.55			
	DALLAS TX 75265-0838		PV	133538	001	00999	8/28/2025	4241639914	45.01			
				Summary Total					45.01			
				Payment Amount					206.70			
114117	CRAWFORD'S EQUIPMENT INC		PV	133483	001	00999	8/19/2025	01-108687	317.99		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008			Summary Total					317.99			
				Payment Amount					317.99			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	133462	001	00999	8/22/2025	INV297670	456.91		113306	DEFINITIVE TECHNOLOGY SOLUTIO

Payment Group Control Number 4058
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
												INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 162 BLOOMINGTON MN 55431-2549			Summary Total					456.91			
				Payment Amount					456.91			
100144	DEHN OIL COMPANY		PV	133470	001	00999	8/20/2025	118683	2,420.70		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					2,420.70			
	6735 141ST AVENUE NW		PV	133482	001	00999	8/25/2025	118743	2,504.50			
	RAMSEY MN 55303			Summary Total					2,504.50			
				Payment Amount					4,925.20			
100158	ECM PUBLISHERS INC	ECM	PV	133404	001	00999	8/15/2025	1061517	110.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC			Summary Total					110.00			
	4095 COON RAPIDS BLVD	ECM	PV	133405	001	00999	8/15/2025	1061515	121.00			
	COON RAPIDS MN 55433			Summary Total					121.00			
		ECM	PV	133406	001	00999	8/15/2025	1061513	104.50			
				Summary Total					104.50			
		ECM	PV	133407	001	00999	8/15/2025	1061516	110.00			
				Summary Total					110.00			
			PV	133429	001	00999	8/22/2025	1062293	55.00			
				Summary Total					55.00			
			PV	133516	001	00999	8/15/2025	1061514	99.00			
				Summary Total					99.00			
				Payment Amount					599.50			

Payment Group Control Number 4058
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co.	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
114680	ELECTRICAL PRODUCTION SERVICES INC		PV	133463	001	00999	8/25/2025	23914	1,375.45		114680	ELECTRICAL PRODUCTION SERVICES INC
	ELECTRICAL PRODUCTION SERVICES INC 4201 NOREX DRIVE SUITE 200 CHASKA MN 55318	Summary Total							1,375.45			
		Payment Amount							1,375.45			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	133417	001	00999	8/15/2025	DL08142520A	11.60		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N	Summary Total							11.60			
			PV	133419	001	00999	8/22/2025	JP081325-41	218.08			
	OAKDALE MN 55128	Summary Total							218.08			
		Payment Amount							229.68			
113321	FACTORY MOTOR PARTS CO		PV	133486	001	00999	8/19/2025	6-1702734	27.84		113321	FACTORY MOTOR PART CO
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107	Summary Total							27.84			
		Payment Amount							27.84			
100143	FERGUSON WATERWORKS # 2518		PV	133398	001	00999	8/15/2025	0553289	604.77		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516	Summary Total							604.77			

Payment Group Control Number 4058
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Pay Through Date 9/10/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 802817 CHICAGO IL 60680-2817											
				Payment Amount					604.77			
121955	FORTE		PV	133506	001	00999	8/28/2025	89090159	2,861.00		121955	FORTE
	FORTE PO BOX 842607 KANSAS CITY MO 64184-2607			Summary Total					2,861.00			
				Payment Amount					2,861.00			
100650	GRAINGER		PV	133372	001	00999	8/20/2025	9614799436	294.45		100650	GRAINGER
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					294.45			
				Payment Amount					294.45			
112564	GROUP HEALTH INC WORKSITE		PV	133378	001	00999	8/11/2025	7117093	247.20		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					247.20			
				Payment Amount					247.20			
108628	GROVE NURSERY CENTER		PV	133414	001	00999	8/19/2025	35674800	197.64		108628	GROVE NURSERY CENT
	GROVE NURSERY CENTER 9650 TRAIL HAVEN ROAD CORCORAN MN 55340			Summary Total					197.64			

Payment Group Control Number 4058
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Payment Amount							197.64			
100209	HAKANSON ANDERSON ASSOC INC		PV	133508	001	00999	8/25/2025	55632	545.00		100209	HAKANSON ANDERSON ASSOC INC
	HAKANSON ANDERSON ASSOC INC	Summary Total							545.00			
	3601 THURSTON AVENUE		PV	133539	001	00999	8/27/2025	55649	15,232.50			
	ANOKA MN 55303-1063	Summary Total							15,232.50			
		Payment Amount							15,777.50			
100211	HAWKINS INC		PV	133399	001	00999	8/19/2025	7175430	8,144.44		100211	HAWKINS INC
	HAWKINS INC	Summary Total							8,144.44			
	P O BOX 860263											
	MINNEAPOLIS MN 55486-0263											
		Payment Amount							8,144.44			
119617	HIRSHFIELD'S		PV	133413	001	00999	8/21/2025	22195247	47.57		119617	HIRSHFIELD'S
	HIRSHFIELD'S	Summary Total							47.57			
	725 2ND AVENUE N		PV	133427	001	00999	8/26/2025	22195347	32.49			
	MINNEAPOLIS MN 55405	Summary Total							32.49			
			PV	133503	001	00999	8/27/2025	22195315	41.12			
		Summary Total							41.12			
		Payment Amount							121.18			
114068	IDEAL SERVICE INC		PV	133435	001	00999	8/15/2025	13594	382.50		114068	IDEAL SERVICE INC
	IDEAL SERVICE INC	Summary Total							382.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 244		PV	133436	001	00999	8/15/2025	13586	1,282.50			
	ALEXANDRIA MN 56308			Summary Total					1,282.50			
				Payment Amount					1,665.00			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	133379	001	00999	8/22/2025	IN4914423	109.97		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					109.97			
				Payment Amount					109.97			
117425	MAUER MAIN CHEVROLET		PV	133467	001	00999	8/19/2025	6134272	2,273.41		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET			Summary Total					2,273.41			
			PV	133468	001	00999	8/19/2025	6133974	3,915.18			
	ANOKA MN 55303			Summary Total					3,915.18			
				Payment Amount					6,188.59			
100283	MENARDS COON RAPIDS		PV	133473	001	00999	8/21/2025	48391	22.98		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS 3045 MAIN STREET			Summary Total					22.98			
			PV	133478	001	00999	8/25/2025	48606	11.49			
	COON RAPIDS MN 55448			Summary Total					11.49			
			PV	133491	001	00999	8/25/2025	48602	10.97			
				Summary Total					10.97			
				Payment Amount					45.44			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100284	MENARDS ELK RIVER		PV	133370	001	00999	8/12/2025	21021	30.96		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					30.96			
	19521 EVANS STREET NW		PV	133371	001	00999	8/14/2025	21138	125.47			
	ELK RIVER MN 55330-1077			Summary Total					125.47			
			PV	133375	001	00999	8/14/2025	21142	701.94			
				Summary Total					701.94			
				Payment Amount					858.37			
108208	METRO PRODUCTS LLC		PV	133481	001	00999	8/7/2025	187640	31.00		108208	METRO PRODUCTS LLC
	METRO PRODUCTS LLC			Summary Total					31.00			
	7401 CENTRAL AVENUE NE											
	FRIDLEY MN 55432											
				Payment Amount					31.00			
100313	MN RECREATION AND PARK ASSN		PV	133428	001	00999	8/22/2025	04123	880.00		100313	MN RECREATION AND PARK ASSN
	MN RECREATION AND PARK ASSN			Summary Total					880.00			
	200 CHARLES STREET NE											
	FRIDLEY MN 55432											
				Payment Amount					880.00			
100363	NORTHERN SANITARY SUPPLY CO		PV	133368	001	00999	8/18/2025	100083	234.50		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					234.50			
	341 COON RAPIDS BLVD		PV	133369	001	00999	8/21/2025	100112	311.02			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MINNEAPOLIS MN 55433			Summary Total					311.02			
			PV	133504	001	00999	8/27/2025	100149	224.97			
				Summary Total					224.97			
				Payment Amount					770.49			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	133380	001	00999	8/21/2025	257150	505.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					505.00			
				Payment Amount					505.00			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	133367	001	00999	8/18/2025	137930	60.00		110547	NORTHWEST LIGHTING SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO. 10282 HAWTHORNE ROAD NW RICE MN 56367			Summary Total					60.00			
			PV	133518	001	00999	8/28/2025	138051	252.00			
				Summary Total					252.00			
			PV	133519	001	00999	8/4/2025	137826	869.00			
				Summary Total					869.00			
				Payment Amount					1,181.00			
122177	OWENS COMPANIES		PV	133397	001	00999	8/14/2025	8337	1,242.62		122177	OWENS COMPANIES
	OWENS COMPANIES 500 WEST 92ND STREET BLOOMINGTON MN 55420			Summary Total					1,242.62			
				Payment Amount					1,242.62			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
112824	PARKPLACE STUDIO		PV	133411	001	00999	8/20/2025	08202025	1,049.00		112824	PARKPLACE STUDIO
	PARKPLACE STUDIO 6093 146TH LANE NW RAMSEY MN 55303			Summary Total					1,049.00			
				Payment Amount					1,049.00			
112421	PERRILL		PV	133489	001	00999	8/1/2025	264749	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
114134	PHASOR ELECTRIC COMPANY		PV	133474	001	00999	8/22/2025	051561	175.00		114134	PHASOR ELECTRIC COMPANY
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449			Summary Total					175.00			
				Payment Amount					175.00			
100393	PRAIRIE RESTORATIONS INC		PV	133433	001	00999	8/20/2025	INV-016527	375.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC 31646 128TH STREET			Summary Total					375.00			
			PV	133514	001	00999	8/27/2025	INV-016717	900.00			
	PRINCETON MN 55371			Summary Total					900.00			
				Payment Amount					1,275.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
113444	PRECISE		PV	133476	001	00999	8/22/2025	IN200-2007364	1,242.00		113444	PRECISE
	PRECISE 8633 EAGLE CREEK PKWY SAVAGE MN 55378			Summary Total					1,242.00			
				Payment Amount					1,242.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	6781 Hwy 10 Property Mgmt	PV	133410	001	00999	8/25/2025	10326	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
110330	RESHETAR SYSTEM INC		PV	133465	001	00999	8/25/2025	25-36391	10,900.00		110330	RESHETAR SYSTEM INC
	RESHETAR SYSTEM INC 730 BUNKER LAKE BLVD NW ANOKA MN 55303			Summary Total					10,900.00			
				Payment Amount					10,900.00			
117285	RUM RIVER CONSULTANTS		PV	133409	001	00999	8/16/2025	1007	18,390.00		117285	RUM RIVER CONSULTANTS
	RUM RIVER CONSULTANTS 32134 111 1\2 STREET PRINCETON MN 55371			Summary Total					18,390.00			
				Payment Amount					18,390.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
107711	SCHINDLER ELEVATOR		PV	133366	001	00999	8/20/2025	4607205772	850.74		107711	SCHINDLER ELEVATOR
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					850.74			
				Payment Amount					850.74			
119121	SLOTH INSPECTIONS INC		PV	133408	001	00999	7/31/2025	07312025	12,061.50		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					12,061.50			
				Payment Amount					12,061.50			
100469	STREICHER'S POLICE EQUIPMENT		PV	133498	001	00999	8/25/2025	I1779902	219.96		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					219.96			
				Payment Amount					219.96			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	133528	001	00999	8/28/2025	30950	255.89		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N			Summary Total					255.89			
			PV	133530	001	00999	8/28/2025	31005	172.00			
	FOREST LAKE MN 55025			Summary Total					172.00			
			PV	133531	001	00999	8/28/2025	31004	212.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					212.50			
				Payment Amount					640.39			
108522	TOTAL CONTROL SYSTEMS, INC		PV	133507	001	00999	8/28/2025	11808	652.64		108522	TOTAL CONTROL SYSTEMS, INC
	TOTAL CONTROL SYSTEMS, INC P O BOX 40 STANCHFIELD MN 55080			Summary Total					652.64			
				Payment Amount					652.64			
103641	TRANSWEST TRUCKS ST MICHAEL		PV	133493	001	00999	8/20/2025	093P39214	570.56		103641	TRANSWEST TRUCKS S MICHAEL
	TRANSWEST TRUCKS ST MICHAEL P O BOX 335 BRIGHTON CO 80601			Summary Total					570.56			
			PV	133535	001	00999	8/27/2025	093P39598	56.32			
				Summary Total					56.32			
				Payment Amount					626.88			
100529	WENDELL'S INC		PV	133430	001	00999	8/26/2025	3069046	15.42		100529	WENDELL'S INC
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					15.42			
				Payment Amount					15.42			
				Total Amount to be Processed					141,181.22			
				Total Number of Payments to be Processed					49			

Checks - 114,724.53
ACH - 141,181.22
Total A/P - 255,905.75

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-210

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF AUGUST 21, 2025 THROUGH SEPTEMBER 3, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of August 21, 2025 through September 3, 2025 in the amount of $873,515.60 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 August 21, 2025 through September 3, 2025 in the amount of $873,515.60.

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 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-198 Approving the Terms of up to a $50,000,000 Interfund Loan in Connection With Tax Increment Financing (TIF) No. 14 (The COR)

Purpose/Background:

The City adopted Resolution #25-162 Approving Minnesota Laws, 2025, 1st Special Session, Chapter 13, Article 5, Section 2 at its regular meeting of July 22, 2025. This resolution gave 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 the Special legislation allows the City to stay 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.

To pay back those City funds that "loaned" money for land purchase and COR Improvements, the City must approve the terms and amount of an interfund loan for said improvements.

The City intends to reimburse itself for costs up to an amount of $50,000,000 principal plus interest at the rate of 4%.

Some of the City Funds to be reimbursed include: HRA/COR Fund, Storm Water Management, Public Improvement Revolving (PIR), MSA, Water Utility, Sewer Utility, Street Light Utility, Storm Drainage Utility, Tax Increment Financing No. 1 and Tax Increment Financing District No. 2.

Notification:

The City's Bond Counsel, Taft Law, recommended and approved the attached resolution.

Recommendation:

Staff recommends adoption of Resolution #25-198 Approving the Terms of up to a $50,000,000 Interfund Loan in Connection With Tax Increment Financing (TIF) No. 14.

Outcome/Action:

Motion to Adopt Resolution #25-198 Approving the Terms of up to a $50,000,000 Interfund Loan in Connection With Tax Increment Financing (TIF) No. 14.

Attachments

Reso #25-198 Approve Terms $50M Interfund Loan TIF 14

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Form Started By: Diana Lund		Started On: 07/17/2025 09:30 AM
Final Approval Date: 09/04/2025		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-198

RESOLUTION APPROVING THE TERMS OF UP TO A $50,000,000 INTERFUND LOAN IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT NO. 14

WHEREAS, the City of Ramsey, Minnesota (the "City") has established TIF District No. 14 (The "TIF District"), a redevelopment district within Development District No. 1 in the City and has adopted a tax increment financing plan for the TIF District (the "TIF Plan"), pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the "TIF Act") and 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 (the "Special Legislation").

WHEREAS, the City may pay for certain costs identified in the TIF Plan consisting of land acquisition, public utilities, site improvements/preparation, other eligible improvements, and administrative costs (the "Qualified Costs") incurred in connection with the establishment of the TIF District and development of land within the TIF District, which costs may be financed on a temporary basis from City funds available for such purposes.

WHEREAS, under Minnesota Statutes, Section 469.178, Subd. 7 and the Special Legislation, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally made, in order to finance the Qualified Costs.

WHEREAS, the City intends to reimburse itself for the payment of the Qualified Costs, plus interest thereon, from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").

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

(1) Terms of Interfund Loan.

(a) The City hereby authorizes the advance of up to $50,000,000 from the City's Tax Increment Financing District #1 Fund, Tax Increment Financing District #2, HRA/COR Fund, MSA, Public Improvement Revolving Fund (PIR), Storm Water Management Fund, Enterprise Funds, or any other fund designated by the City, or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 4.00%.

(b) Principal and interest on the Interfund Loan (the "Payments") shall be paid annually on each December 31 commencing with the date the tax increments from the TIF District are available and not otherwise pledged to and including the earlier of (i) the date the principal and accrued interest of the Interfund Loan is paid in full, or (ii) the date of last receipt of tax increment from the TIF District ("Payment Dates") which Payments will be made in the amount and only to the extent of available tax increments. Payments shall be applied first to accrued interest, and then to unpaid principal.

(c) Payments on the Interfund Loan are payable solely from "Available Tax Increments" which shall mean, on each Payment Date, all of the tax increment available after other obligations have been paid, generated in the preceding twelve (12) months with respect to property within the TIF District and remitted to the City by Anoka County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, as amended. Payments on the Interfund Loan are subordinate to any outstanding or future bonds, notes or contracts secured in whole or in part with tax increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with available tax increment.

(d) The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

(e) The Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7 and the Special Legislation, and is a limited obligation payable solely from tax increment pledged to the payment hereof under this resolution. The Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of tax increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on the Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the termination of the TIF District.

(f) The City may amend the terms of the Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

(2) Effective Date. This resolution is effective upon the date of its approval.

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 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 09/09/2025

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

Title:

Adopt Resolution #25-202 to Enter into a Residential Recycling Program Agreement with Anoka County for 2026

Purpose/Background:

Each year, Anoka County receives funding from the State of Minnesota pursuant to Minnesota Statute § 115A.557. Anoka County distributes these funds, known as SCORE (Select Committee On Recycling and the Environment) funds, to municipalities within the county. For 2026, the allocation includes a base of $10,000, plus $5.00 per household. Ramsey's base allocation for 2026 is $61,605.00. There are also additional grant funding categories that include: (1) Drop-off, (2) General Enhancement, (3) Organics, (4) Supplemental Funding (to help support waste abatement programs or program development), and (5) Labor and Staffing.

The funding is intended to help municipalities achieve their recycling goals, which are established by Anoka County. Ramsey's 2026 recycling goal, also established by Anoka County, is 3,143 tons. The goal is based on 225 pounds per person (single-family households, up to four [4] units) and 150 pounds per person for multi-tenant households (five [5] or more units). The City of Ramsey has traditionally used these funds to promote recycling and waste reduction education and awareness, notifying new residents of the recycling program components, to offset costs of various recycling events/opportunities, and to fund the recycling coordinator position, whose duties are a component of the Senior Planner position.

To receive the SCORE funding, each municipality must enter into an agreement with Anoka County that outlines required components of a municipality's recycling program. These required components include providing households with an opportunity to recycle at least four (4) broad types of materials, a public information program, recycling drop-off opportunities, and notifying new residents of the recycling program. Furthermore, municipalities are encouraged, but not required, to look at opportunities to expand their recycling program by offering additional drop-off events, enhancing recycling at community events, enhancing multi-family recycling opportunities, and/or developing opportunities for source separated organics collection. The proposed agreement is basically the same agreement that has been approved in previous years.

Time Frame/Observations/Alternatives:

Ramsey's tonnage goal for 2026 is 3,143 tons, which represents only a slight increase (19 tons) over the 2025 goal. The increase is not surprising. Since 2019, the tonnage goal has generally increased year over year, except for 2021 to 2022, when it remained static at 2,858 tons. The generally steady increase in tonnage goals over the past several years reflects the County's attempt to achieve the very optimistic benchmark goal, set by the state of Minnesota, of recycling 75% of total solid waste generated (by weight) by 2030.

Due to the continuing fluctuations in terms of what is actually recyclable, there needs to be a greater emphasis on the basic tenets of recycling, which would be to focus on fiber (paper and cardboard), aluminum and steel/tin cans, glass, and plastic containers, tubs, bottles and lids that have a #1 or #2 stamped on them (essentially back to the basics of recycling).

Education continues to be important to avoid the 'wish-cycling' mentality. Wish-cycling is the thought (or hope) that by placing a material or product in the recycling cart, somebody will find a way to recycle it. This is leading to excessive contamination of the recycling stream. The recycling motto has now shifted to 'when in doubt, check

it out', meaning if someone is unsure whether something can be placed in the recycling cart, they should contact either the City's Recycling Coordinator or the recycling hauler.

Alternatives

Alternative 1: Enter into the Residential Recycling Agreement to receive $97,247.00 in SCORE funds from Anoka County. The funds will assist the City with efforts to meet the 2026 tonnage goal established by Anoka County. Staff supports this alternative.

Alternative 2: Do not enter into the Residential Recycling Agreement with the County. By not executing this agreement with the County, the City will not receive any SCORE funding for 2026. A portion of the Senior Planner position is funded through this allocation (duties related to managing the recycling program), as are all recycling-related activities, including the spring and fall recycling events. Staff does not support this option.

Funding Source:

Ramsey's recycling program and related staff time are funded with SCORE funds received from Anoka County annually and recorded under the Recycling Enterprise Fund.

Recommendation:

Staff recommends adopting Resolution #25-202 authorizing the Mayor and City Administrator, on behalf of the City, to sign the Agreement for Residential Recycling Program with Anoka County.

Outcome/Action:

Motion to adopt Resolution #25-202 authorizing the Mayor and City Administrator to execute the Residential Recycling Agreement with Anoka County to receive SCORE funds for 2026.

Attachments

2026 Recycling Agreement

Resolution 25-202

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Form Started By: Chris Anderson		Started On: 08/25/2025 09:22 AM
Final Approval Date: 09/04/2025		

Anoka County Contract # C0011707

2026 AGREEMENT FOR RESIDENTIAL RECYCLING PROGRAM

THIS AGREEMENT made and entered into on the 1st day of January 2026, notwithstanding the date of the signatures of the parties, between the COUNTY OF ANOKA, State of Minnesota, hereinafter referred to as the "COUNTY", and the CITY OF RAMSEY, hereinafter referred to as the "MUNICIPALITY".

WITNESSETH:

WHEREAS, the County will receive funding from the State of Minnesota pursuant to Minn. Stat. § 115A.557, the Select Committee on Recycling and the Environment (hereinafter "SCORE funds") during 2026 which must be used to encourage and improve recycling and a portion must be specifically directed to recycling source-separated compostable materials; and

WHEREAS, the County will also receive funding pursuant to Minn. Stat. § 473.8441, Local Recycling Development Grants (hereinafter "LRDG funds") during 2026; and

WHEREAS, the County also has additional budgeted program funding available to supplement SCORE and LRDG funds for solid waste recycling programs, so that the available amount for the Residential Recycling Program is $1,639,033.00; and

WHEREAS, the current County Solid Waste Management Plan (SWMP) and the Minnesota Pollution Control Agency (hereinafter "MPCA") Metropolitan Solid Waste Management Policy Plan 2016-2036 state that MSW generated in the County that is not reused, recycled, or composted, will be processed to the extent that processing capacity is available; and

WHEREAS, the current SWMP was developed with the participation of a representative from the Municipality staff, and the Municipality is required to develop and implement programs, practices, or methods designed to meet waste abatement goals by Minn. Stat. § 115A.551, Subd 2a. (b).; and

WHEREAS, the County wishes to assist the Municipality in meeting recycling goals established by Anoka County by providing said SCORE, LRDG, and County budgeted program funds to cities and townships in the County for solid waste recycling programs.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, the parties mutually agree to the following terms and conditions:

1. **PURPOSE AND CONTRACT DOCUMENTS.** The purpose of this Agreement is to provide for cooperation between the County and the Municipality to implement solid waste recycling programs in the Municipality which will help the County and member municipalities meet the goals set in the current Anoka County Solid Waste Management Plan. The County and the Municipality agree that the information provided in the recitals above is to be incorporated into the purpose of this agreement.

   The Anoka County Municipal Waste Abatement Grant Program (hereinafter "Grant Program") Contract Documents include: the **Anoka County Municipal Waste**

Abatement Grant Funding Application submitted by the Municipality for the current contract year, and this Agreement for Residential Recycling Program and attachments issued by Anoka County for the current contract year. These documents are incorporated into this agreement by reference and are components of the entire contract package. The order of precedence of these documents in the event of inconsistency or ambiguity shall be resolved in the following order: 1) this **Agreement for Residential Recycling Program; and** 2) **Anoka County Municipal Waste Abatement Grant Funding Application.**

2. **TERM.** The term of this Agreement is from January 1, 2026, through December 31, 2026, unless earlier terminated as provided herein.

3. **DEFINITIONS.** Defined terms contained in this Agreement and all the attachments are found in Minn. Stat. § 115A.03; 115A.471; and 115A.552. The use of capitalization for defined terms has no special effect. Additionally:

   a. "Full-Service Recycling Drop-off Center" means centralized permanent drop-off center that is open at least two times a week and accepts at least four types of materials beyond traditional curbside recyclables, i.e.: mattresses, appliances, scrap metal, furniture, source-separated compostable materials, electronics, etc.

   b. "Multi-family dwellings" means households within apartment complexes, condominiums, townhomes, mobile homes, and senior housing complexes.

   c. "Community Partner" means community festivals which appear to the public to be supported and run by the Municipality but in fact are sponsored or co-sponsored by a municipality or an independent non-profit 501c (3) organization, for example: the Anoka Halloween Parade.

4. **ELIGIBILITY FOR FUNDS.** Per Minn. Stat. § 115A.557, Subd. 1, funding eligibility is based primarily on population, with a minimum funding floor. For 2026, the County has determined that funding will be determined by the Grant Program funding application. The Municipality is entitled to receive reimbursement for eligible expenses, less revenues or other reimbursement received, for eligible activities up to the project maximum, which shall not exceed $97,247.00. The Municipality shall be provided documentation of the funding award determination and rationale as indicated by the approved 2026 Grant Program Funding Application.

   The County reserves the right to assess reimbursement reporting status for each municipality mid-year and recommend funding adjustments as determined by the County Program Specialist managing the Grant Program.

   The County also reserves the right to withdraw reimbursement of approved expenses if the requirements noted in section 6. of this contract are not met.

   The County also reserves the ability to assess the programs and reallocate unused SCORE and/or, LRDG funds mid-year if any participating municipality demonstrates the need for the funding and funds are available.

5. **PROGRAM.** The Municipality shall develop and implement a residential solid waste recycling program adequate to meet the Municipality's annual recycling goal of 3,143 tons of recyclable and source-separated compostable materials as established by the County. The Municipality shall ensure that the recyclable materials collected are delivered to processors or end markets for recycling or composting.

   a. The Municipal recycling program shall include the following components:

      i. Per Minn. Stat. § 115A.552, each household (including both single and Multi-family dwellings) in the Municipality shall have the Opportunity to Recycle at least four broad types of materials, including but not limited to, paper (including cardboard/paperboard cartons), glass, plastic, and metal.

      ii. The recycling (including any organics) program shall be operated in compliance with all applicable federal, state, and local laws, ordinances, rules, and regulations.

      iii. The Municipality shall implement a public information program that contains at least one of the following components:

         (1) One promotional mailing to each household focused exclusively on the Municipality's recycling and source-separated compostable materials program;

         (2) One promotional advertisement detailing recycling and source-separated compostable materials opportunities available for residents included in the Municipality's newsletter or local newspaper; or

         (3) Two community outreach activities at Municipal or Community Partner events to inform residents about recycling and source-separated compostable materials opportunities.

      iv. The public information components listed above shall focus on all recyclable materials and the various opportunities to recycle and compost source-separated compostable materials within the Municipality. The Municipality shall incorporate County/regional/State campaigns and images and use the toolkits provided by the County when preparing promotional materials. The Municipality, on an ongoing basis, shall identify new residents and provide detailed information on the recycling opportunities available to these new residents. The County shall work with the Municipality on promotional materials to coordinate messages. The Municipality shall provide promotional materials to the County for review prior to publication to ensure accuracy.

      v. The Municipality shall offer a minimum of one spring or fall recycling drop-off event where items not normally accepted at the curb are collected for recycling. If the Municipality is hosting a monthly drop-off as described below, the spring/fall recycling drop-off events may be included within that program.

   b. The Municipality is encouraged to expand its recycling program to include one or more of the following components in order to receive additional funding.

i. Organize monthly/quarterly recycling drop-off events which can be held in conjunction with a neighboring municipality(ies) on a cooperative basis for the citizens of both/all municipalities.

ii. Provide a community event recycling program, which at a minimum would consist of providing recycling opportunities at all Municipal sponsored or Community Partner events and festivals as required by Minn. Stat. § 115A.151. The feasibility of adding source-separated compostable material collection at the event will be explored, and if feasible, implemented as an enhancement to the waste abatement program.

iii. Provide the opportunity for citizens to engage in recycling activities at Municipal and Community Partner facilities as required by Minn. Stat. § 115A.151 such as athletic fields and public centers.

iv. Organize and manage a Full-Service Recycling Drop-off Center.

v. Implement enhanced recycling promotion and assistance for Multi-family dwellings.

vi. Develop additional opportunities for source-separated compostable materials collection.

vii. Develop and implement additional opportunities to recycle bulky and problem materials (e.g., appliances, batteries, electronics, fluorescent lamps, mattresses, oil, scrap metal, etc.) from residents on an on-going basis either curbside or at a drop-off.

c. If the Municipality's recycling program did not achieve the Municipality's recycling goals as established by the County for the prior calendar year, the Municipality shall work with the County to prepare a plan to achieve the recycling goals set forth in this Agreement.

d. The Municipality's recycling program shall be limited to residential programming for funding reimbursements under this Agreement. The County will not reimburse business recycling programming or household hazardous waste programming by the Municipality. Any inquiries or requests regarding these topics should be sent to the County for response.

e. In addition to the above requirements designed to increase residential recycling opportunities, the Municipality shall provide recycling opportunities in all municipal buildings including but not limited to, city offices, public meeting rooms and parks, as required by Minn. Stat. § 115A.151.

f. If the Municipality requests reimbursement for park/public entity recycling/organics/trash waste systems/containers, the Municipality needs to work with the County before an order is placed to make sure the containers are consistent with the requirements set forth by the County for colors e.g. (blue for recycling, green for organics and gray or black for trash), openings and labels.

g. Pursuant to Minn. Stat. §§ 115A. 46, 115A.471 and 473.848, all waste generated by municipal government activities (including city/town halls, public works and public safety buildings, parks, and libraries, and for municipalities that arrange for waste services on behalf of their residents (organized collection)) shall be delivered to a waste processing plant for disposal as long as capacity is available. Failure to comply with this provision shall constitute a breach of this Agreement resulting in the loss of all Grant Funding unless, pursuant to statute, the Municipality has conferred with the County and developed a plan to comply within a reasonable period of time.

6. **REPORTING.** The Municipality shall submit the following forms via Re-TRAC: application, reimbursement, and tonnage report forms to the County on the schedule noted below:

a. June 1, 2026 – Deadline for submitting via Re-TRAC the 2027 Anoka County Municipal Waste Abatement Grant Funding Application and all required attachments

b. July 15, 2026 – Deadline for submitting via Re-TRAC the 2026 January – June Anoka County Municipal Reimbursement Report Form and all required attachments

c. July 31, 2026 – Deadline for submitting via Re-TRAC the 2026 January – June Anoka County Municipal Tonnage Report Form and all required attachments

d. November 16, 2026 – Deadline for submitting via DocuSign the signed 2027 Agreement for Residential Recycling Program

e. January 8, 2027 – Deadline for submitting via Re-TRAC the 2026 July – December Anoka County Municipal Reimbursement Report Form and all required attachments

f. January 29, 2027 – Deadline for submitting via Re-TRAC the 2026 July – December Anoka County Municipal Tonnage Report Form and all required attachments

g. For the Anoka County **Municipal Waste Abatement Grant Funding Application**, **using set categories in Re-TRAC,** the:
- Municipality is required to follow application instructions
- Municipality must refer to list of eligible expenses when completing the application
- Municipality is required to upload in Re-TRAC a complete and accurate 2026 Staffing Metric and Drop-off Calculator
- Municipality is required to upload in Re-TRAC a complete and accurate .pdf file of up-to-date promotions listing collection opportunities at curbside, permanent drop-off centers or other special events

h. For the Anoka County **Municipal Reimbursement Report Form**, **using set categories in Re-TRAC,** the:
- Municipality is required to follow reimbursement form instructions

- Municipality must refer to list of eligible expenses when completing the reimbursement form
- If the Municipality is being audited, the Municipality must provide a full accounting of the expenses incurred that have been approved in the 2026 Municipal Waste Abatement Grant Funding Application
- Municipality is required to upload in Re-TRAC a complete and accurate Reimbursement Worksheet which matches the amounts entered in the associated sections in the Re-TRAC Reimbursement Report Form
- Information regarding any revenue received from sources other than the County, for the Municipality's recycling and source-separated organics programs, i.e., revenue taken in from the sale of recyclables and fees collected from residents, shall be reported
- Copies of all promotional materials that have been prepared by the Municipality during each reporting period shall be uploaded in the Re-TRAC Reimbursement Report Form

i. For the **Municipal Tonnage Report Form, using set categories in Re-TRAC,** the:
- Municipality is required to follow tonnage report form instructions
- Municipality shall keep detailed records documenting the disposition of all recyclable materials collected pursuant to this Agreement
- When calculating <u>all</u> tonnage categories, weight slips from haulers and end markets are required. If weight slips cannot be obtained, written documentation of the quantity and type of material being reused, recycled, or composted must be provided
- Using quantity and type of material, the Municipality shall use the conversion factors provided by the County to determine the tonnage
- If County conversion factors do not apply to any given materials, a description of the methodology used for calculations must be provided to the County
- If the Municipality is being audited, the Municipality must provide a full accounting of the amount of waste which has been reused, recycled, and composted due to the Municipality's activities and the efforts of other community programs, redemption centers and drop-off centers
- Municipality is required to upload in Re-TRAC a complete and accurate Tonnage Worksheet which matches the amounts entered in the associated sections in the Re-TRAC Tonnage Report Form
- For waste abatement programs run by other persons or entities, the Municipality shall provide documentation of materials recycled by the Municipality's residents through these other programs

j. The Municipality agrees to support County efforts in obtaining hauler reports by ensuring compliance through ordinance, contract or license requirements and the ability to exercise punitive actions, if needed.

k. The Municipality agrees to furnish the County with additional reports in form and at frequencies requested by the County for financial evaluation, program management purposes, and reporting to the State of Minnesota.

7. **REIMBURSEMENT PAYMENT PROCEDURE.** Approved grant reimbursement payments shall be paid in accordance with standard County procedures, subject to the approval of the Anoka County Board of Commissioners. Payments will not be made until the set contract deadlines are met.

8. **PUBLICATIONS.** The Municipality shall acknowledge the financial assistance of Anoka County on all promotional materials, reports and publications relating to the activities funded under this Agreement, by including the following acknowledgement: "Funded by the Anoka County Board of Commissioners and State SCORE funds." The Municipality shall provide to the County copies of all promotional materials funded by this grant.

   The County shall provide to the Municipalities printed public information pieces about County programs and topics developed by the Recycling Education Committee (REC). The Municipality shall not modify County provided publications and promotional materials.

   Information about all County programs and drop-off sites that a Municipality plans to publish in a Municipal communication, printed, electronic, or on social media platforms shall be provided to the County for review and approved by the County prior to publication. This includes all information related to County waste prevention, reduction, recycling programs, County household hazardous waste operations and the County compost sites.

   To ensure content accuracy and message consistency throughout the region, any technical information about waste prevention, reduction, recycling, composting and household hazardous waste should be provided to the County for review, before it is printed, to verify that it is correct information for Anoka County. Information copied from the Internet may not be accurate for the twin cities metro area.

9. **INDEMNIFICATION.** The County agrees to indemnify, defend, and hold the Municipality harmless from all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, resulting from the acts or omissions of its public officials, officers, agents, employees, and contractors relating to activities performed by the County under this Agreement.

   The Municipality agrees to indemnify, defend, and hold the County harmless from all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, resulting from the acts or omissions of its public officials, officers, agents, employees, and contractors relating to activities performed by the Municipality under this Agreement.

   The provisions of this subdivision shall survive the termination or expiration of the term of this Agreement.

10. **GENERAL PROVISIONS.**

   a. In performing the provisions of this Agreement, both parties agree to comply with all applicable federal, state, or local laws, ordinances, rules, regulations, or

standards established by any agency or special governmental unit which are now or hereafter promulgated insofar as they relate to performance of the provisions of this Agreement. In addition, the Municipality shall comply with all applicable requirements of the State of Minnesota for the use of SCORE funds provided to the Municipality by the County under this Agreement. The Municipality shall also comply with all relevant portions of the current Anoka County Solid Waste Management Master Plan and shall participate in the preparation of the successor Master Plans.

b. If the Municipality utilizes the services of a subcontractor for purposes of meeting requirements herein, the Municipality shall be responsible for the performance of all such subcontracts and shall ensure that the subcontractors perform fully the terms of the subcontract. The agreement between the Municipality and a subcontractor shall obligate the subcontractor to comply fully with the terms of this Agreement.

c. It is understood and agreed that the entire agreement is contained herein, and that this Agreement supersedes all oral and written agreements and negotiations between the parties relating to the subject matter hereof.

d. Any amendments, alterations, variations, modifications, or waivers of this Agreement shall be valid only when they have been reduced to writing, duly signed by the parties.

e. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to law, such decision shall not affect the remaining portion of this Agreement.

f. Nothing in this Agreement shall be construed as creating the relationship of co-partners, joint venturers, or an association between the County and the Municipality, nor shall the Municipality, its employees, agents, or representatives be considered employees, agents, or representatives of the County for any purpose.

g. The Municipality shall maintain financial and other records and accounts in accordance with requirements of the County and the State of Minnesota. The Municipality shall maintain strict accountability of all funds and maintain records of all receipts and disbursements. Such records and accounts shall be maintained in a form which will permit the tracing of funds and program income to final expenditure. The Municipality shall maintain records sufficient to reflect that all funds received under this Agreement were expended in accordance with Minn. Stat. § 115A.557, Subd. 2, for residential solid waste recycling purposes. The Municipality shall also maintain records of the quantities of materials recycled. All records and accounts shall be retained as provided by law, but in no event for a period of less than five years from the last receipt of payment from the County pursuant to this Agreement.

h. Pursuant to Minn. Stat. § 16C.05, the Municipality shall allow the County or other persons or agencies authorized by the County, and the State of Minnesota, including the Legislative Auditor or the State Auditor, access to the records of the

Municipality at reasonable hours, including all books, records, documents, and accounting procedures and practices of the Municipality relevant to the subject matter of the Agreement, for purposes of audit. In addition, the County shall have access to the project site(s), if any, at reasonable hours.

i. The County reserves the right to withdraw reimbursement of approved expenses if the Municipality does not comply with state law or the County's Solid Waste Ordinance.

11. **TERMINATION.** This Agreement may be terminated by mutual written agreement of the parties or by either party, with or without cause, by giving not less than seven (7) days' written notice, delivered by mail or in person to the other party, specifying the date of termination. If this Agreement is terminated, assets acquired in whole or in part with funds provided under this Agreement shall be the property of the Municipality so long as said assets are used by the Municipality for the purpose of a landfill abatement program approved by the County.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties hereunto set their hands.

CITY OF RAMSEY

By: _____
Ryan Heineman
Mayor

Date: _____

By: _____
Brian Hagen
City Administrator

Date: _____

Approved as to form and legality:

By: _____

Name: _____

Title: _____

Date: _____

COUNTY OF ANOKA

By: _____
Cindy Cesare
Chief Human Services Officer

Date: _____

By: _____
Jim Dickinson
County Administrator

Date: _____

Approved as to form and legality:

By: _____
Kurt Deile
Assistant County Attorney

Date: _____

Attachment A

Minnesota Statutes Referenced in Agreement for Residential Recycling Program

Chapter 115A WASTE MANAGEMENT

Minn. Stat. §115A.03 Definitions

Subdivision 1. **Applicability.**

For the purposes of this chapter, the terms defined in this section have the meanings given them, unless the context requires otherwise.

Subd. 2. **Agency.**

"Agency" means the Pollution Control Agency.

Subd. 3.

[Repealed, 1989 c 335 art 1 s 270]

Subd. 3a. **Arrange for management.**

"Arrange for management" means an activity undertaken by a person that determines the ultimate disposition of solid waste that is under the control of the person, including delivery of the waste to a transfer station for transport to another solid waste management facility. Knowledge of the destination of waste by a generator is by itself insufficient for arranging for management unless the generator knows that the destination is an environmentally inferior facility as defined in this section, has the ability to redirect the waste to an environmentally superior facility and ensure its delivery to that facility, and chooses not to redirect the waste.

Subd. 4. **Cities.**

"Cities" means statutory and home rule charter cities and towns authorized to plan under sections 462.351 to 462.364.

Subd. 5. **Collection.**

"Collection" means the aggregation of waste from the place at which it is generated and includes all activities up to the time the waste is delivered to a waste facility.

Subd. 6. **Commercial waste facility.**

"Commercial waste facility" means a waste facility established and permitted to sell waste processing or disposal services to generators other than the owner and operator of the facility.

Subd. 6a. **Commissioner.**

"Commissioner" means the commissioner of the Pollution Control Agency.

Subd. 7. **Construction debris.**

"Construction debris" means waste building materials, packaging, and rubble resulting from construction, remodeling, repair, and demolition of buildings and roads.

Subd. 7a. **Containment.**

"Containment" means isolating, controlling, and monitoring waste in a waste facility in order to prevent a release of waste from the facility that would have an adverse impact upon human health and the environment.

Subd. 8. **Development region.**

"Development region" means a region designated pursuant to sections 462.381 to 462.397.

Subd. 8a.

[Repealed, 1Sp2005 c 1 art 2 s 162]

Subd. 9. **Disposal or dispose.**

"Disposal" or "dispose" means the discharge, deposit, injection, dumping, spilling, leaking, or placing of any waste into or on any land or water so that the waste or any constituent thereof may enter the environment or be emitted into the air, or discharged into any waters, including groundwaters.

Subd. 10. **Disposal facility.**

"Disposal facility" means a waste facility permitted by the agency that is designed or operated for the purpose of disposing of waste on or in the land, together with any appurtenant facilities needed to process waste for disposal or transfer to another waste facility.

Subd. 10a. **Environmentally inferior.**

"Environmentally inferior" means a solid waste management method that is lower on the list of preferred waste management methods in section 115A.02 than a solid waste management method chosen by a county or, as applied to a facility, means a waste management facility that utilizes a waste management method that is lower on the list of preferred waste management methods than the waste management method chosen by a county. In addition, as applied to disposal facilities, a facility that does not meet the standards for new facilities in Code of Federal Regulations, title 40, chapters 257 and 258, is environmentally inferior to a facility that does meet these standards.

Subd. 11. **Generation.**

"Generation" means the act or process of producing waste.

Subd. 12. **Generator.**

"Generator" means any person who generates waste.

Subd. 13. **Hazardous waste.**

"Hazardous waste" has the meaning given it in section 116.06, subdivision 11.

Subd. 13a. **Industrial waste.**

"Industrial waste" means solid waste resulting from an industrial, manufacturing, service, or commercial activity that is managed as a separate waste stream.

Subd. 14. **Intrinsic hazard.**

"Intrinsic hazard" of a waste means the propensity of the waste to migrate in the environment, and thereby to become exposed to the public, and the significance of the harm or damage likely to result from exposure of natural resources or the public to the waste, as a result of such inherent or induced attributes of the waste as its chemical and physical stability, solubility, bioconcentratability, toxicity, flammability, and corrosivity.

Subd. 15. **Intrinsic suitability.**

(a) "Intrinsic suitability" of a land area or site means that, based on existing data on the inherent and natural attributes, physical features, and location of the land area or site, there is no known reason why the waste facility proposed to be located in the area or site cannot reasonably be expected to qualify for permits in accordance with agency rules. Agency certification of intrinsic suitability shall be based on data submitted to the agency by the proposing entity and data included by the administrative law judge in the record of any public hearing on recommended certification, and applied against criteria in agency rules and any additional criteria developed by the agency in effect at the time the proposing entity submits the site for certification.

(b) In the event that all candidate sites selected by the board before May 3, 1984, are eliminated from further consideration and a new search for candidate sites is commenced, "intrinsic suitability" of a land area or site shall mean that, because of the inherent and natural attributes, physical features, and location of the land area or site, the waste facility proposed to be located in the area or site would not be likely to result in material harm to the public health and safety and natural resources and that therefore the proposed facility can reasonably be expected to qualify for permits in accordance with agency rules.

Subd. 16.

[Repealed, 1997 c 7 art 1 s 26]

Subd. 17. **Local government unit.**

"Local government unit" means cities, towns, and counties.

Subd. 17a. **Major appliances.**

"Major appliances" means clothes washers and dryers, dishwashers, hot water heaters, heat pumps, furnaces, garbage disposals, trash compactors, conventional and microwave ovens, ranges and stoves, air conditioners, dehumidifiers, refrigerators, and freezers.

Subd. 18. **Metropolitan area.**

"Metropolitan area" has the meaning given it in section 473.121.

Subd. 19. **Metropolitan Council.**

"Metropolitan Council" means the council established in chapter 473.

Subd. 20.

[Repealed, 1994 c 628 art 3 s 209]

Subd. 21. **Mixed municipal solid waste.**

(a) "Mixed municipal solid waste" means garbage, refuse, and other solid waste from residential, commercial, industrial, and community activities that the generator of the waste aggregates for collection, except as provided in paragraph (b).

(b) Mixed municipal solid waste does not include auto hulks, street sweepings, ash, construction debris, mining waste, sludges, tree and agricultural wastes, tires, lead acid batteries, motor and vehicle fluids and filters, and other materials collected, processed, and disposed of as separate waste streams.

Subd. 22. **Natural resources.**

"Natural resources" has the meaning given it in chapter 116B.

Subd. 22a.

[Repealed, 1Sp2005 c 1 art 2 s 162]

Subd. 22b. **Packaging.**

"Packaging" means a container and any appurtenant material that provide a means of transporting, marketing, protecting, or handling a product. "Packaging" includes pallets and packing such as blocking, bracing, cushioning, weatherproofing, strapping, coatings, closures, inks, dyes, pigments, and labels.

Subd. 23. **Person.**

"Person" has the meaning given it in section 116.06, but does not include the Pollution Control Agency.

Subd. 24. **Political subdivision.**

"Political subdivision" means any municipal corporation, governmental subdivision of the state, local government unit, special district, or local or regional board, commission, or authority authorized by law to plan or provide for waste management.

Subd. 24a. **Problem material.**

"Problem material" means a material that, when it is processed or disposed of with mixed municipal solid waste, contributes to one or more of the following results:

(1) the release of a hazardous substance, or pollutant or contaminant, as defined in section 115B.02, subdivisions 8, 13, and 15;

(2) pollution of water as defined in section 115.01, subdivision 13;

(3) air pollution as defined in section 116.06, subdivision 4; or

(4) a significant threat to the safe or efficient operation of a solid waste facility.

Subd. 24b. **Postconsumer material.**

"Postconsumer material" means a finished material that would normally be discarded as a solid waste having completed its life cycle as a consumer item.

Subd. 24d. **Prepared sewage sludge.**

"Prepared sewage sludge" means exceptional quality sewage sludge, as defined in Minnesota Rules, part 7041.0100, subpart 20, applied to a lawn or home garden and sold or given away in a bag or other container that:

(1) meets low limits on metal concentrations;

(2) has been treated to ensure pathogens, pollutants, and vectors that can transport disease have been carefully managed; and

(3) is labeled with the nutrient content.'

Subd. 25. **Processing.**

"Processing" means the treatment of waste after collection and before disposal. Processing includes but is not limited to reduction, storage, separation, exchange, resource recovery, physical, chemical, or biological modification, and transfer from one waste facility to another.

Subd. 25a. **Recyclable materials.**

"Recyclable materials" means materials that are separated from mixed municipal solid waste for the purpose of recycling or composting, including paper, glass, plastics, metals, automobile oil, batteries, source-separated compostable materials, and sole source food waste streams that are managed through biodegradative processes. Refuse-derived fuel or other material that is destroyed by incineration is not a recyclable material.

Subd. 25b. **Recycling.**

"Recycling" means the process of collecting and preparing recyclable materials and reusing the materials in their original form or using them in manufacturing processes that do not cause the destruction of recyclable materials in a manner that precludes further use.

Subd. 25c. **Recycling facility.**

"Recycling facility" means a facility at which materials are prepared for reuse in their original form or for use in manufacturing processes that do not cause the destruction of the materials in a manner that precludes further use.

Subd. 25d. **Refuse-derived fuel.**

"Refuse-derived fuel" means a product resulting from the processing of mixed municipal solid waste in a manner that reduces the quantity of noncombustible material present in the waste, reduces the size of waste components through shredding or other mechanical means, and produces a fuel suitable for combustion in existing or new solid fuel-fired boilers.

Subd. 26. **Regional development commission.**

"Regional development commission" means a commission established pursuant to sections 462.381 to 462.397.

Subd. 26a. **Resource conservation.**

"Resource conservation" means the reduction in the use of water, energy, and raw materials.

Subd. 27. **Resource recovery.**

"Resource recovery" means the reclamation for sale, use, or reuse of materials, substances, energy, or other products contained within or derived from waste.

Subd. 28. **Resource recovery facility.**

"Resource recovery facility" means a waste facility established and used primarily for resource recovery, including related and appurtenant facilities such as transmission facilities and transfer stations primarily serving the resource recovery facility.

Subd. 28a. **Retrievable storage.**

"Retrievable storage" means a method of disposal whereby wastes are placed in a facility established pursuant to sections 115A.18 to 115A.30 for an indeterminate period in a manner designed to allow the removal of the waste at a later time.

Subd. 28b. **Sanitary district.**

"Sanitary district" means a sanitary district with the authority to regulate solid waste.

Subd. 29. **Sewage sludge.**

"Sewage sludge" means solid, semisolid, or liquid residue generated during the treatment of domestic sewage in a treatment works. It includes, but is not limited to, scum or solids removed in primary, secondary, or advanced wastewater treatment processes and a material derived from sewage sludge. Sewage sludge does not include ash generated during the firing of sewage sludge in a sewage sludge incinerator or grit and screenings generated during preliminary treatment of domestic sewage in a treatment works. Sewage sludge that is acceptable and beneficial for recycling on land as a soil conditioner and nutrient source is also known as biosolids.

Subd. 30. **Sewage sludge disposal facility.**

"Sewage sludge disposal facility" means property owned or leased by a political subdivision and used for interim or final disposal or land spreading of sewage sludge.

Subd. 31. **Solid waste.**

"Solid waste" has the meaning given it in section 116.06, subdivision 22.

Subd. 32. **Solid waste management district or waste district.**

"Solid waste management district" or "waste district" means a geographic area extending into two or more counties in which the management of solid waste is vested in a special district established pursuant to sections 115A.62 to 115A.72.

Subd. 32a.

MS 1994 [Renumbered subd 32c]

Subd. 32a.**Source-separated compostable materials.**

"Source-separated compostable materials" means materials that:

(1) are separated at the source by waste generators for the purpose of preparing them for use as compost;

(2) are collected separately from mixed municipal solid waste, and are governed by the licensing provisions of section 115A.93;

(3) are comprised of food wastes, fish and animal waste, plant materials, diapers, sanitary products, and paper that is not recyclable because the commissioner has determined that no other person is willing to accept the paper for recycling;

(4) are delivered to a facility to undergo controlled microbial degradation to yield a humus-like product meeting the agency's class I or class II, or equivalent, compost standards and where process rejects do not exceed 15 percent by weight of the total material delivered to the facility; and

(5) may be delivered to a transfer station, mixed municipal solid waste processing facility, or recycling facility only for the purposes of composting or transfer to a composting facility, unless the commissioner determines that no other person is willing to accept the materials.

Subd. 32b.

MS 1994 [Renumbered subd 32d]

Subd. 32b. **Source-separated recyclable materials.**

"Source-separated recyclable materials" means recyclable materials, including commingled recyclable materials, that are separated by the generator.

Subd. 32c. **Stabilization.**

"Stabilization" means a chemical or thermal process in which materials or energy are added to waste in order to reduce the possibility of migration of any hazardous constituents of the resulting stabilized waste in preparation for placement of the waste in a stabilization and containment facility.

Subd. 32d. **Stabilization and containment facility.**

"Stabilization and containment facility" means a waste facility that is designed for stabilization and containment of waste, together with other appurtenant facilities needed to process waste for stabilization, containment, or transfer to another facility.

Subd. 33. **Transfer station.**

"Transfer station" means an intermediate waste facility in which waste collected from any source is temporarily deposited to await transportation to another waste facility.

Subd. 34. **Waste.**

"Waste" means solid waste, sewage sludge, and hazardous waste.

Subd. 35. **Waste facility.**

"Waste facility" means all property, real or personal, including negative and positive easements and water and air rights, which is or may be needed or useful for the processing or disposal of waste, except property for the collection of the waste and property used primarily for the manufacture of scrap metal or paper. Waste facility includes but is not limited to transfer stations, processing facilities, and disposal sites and facilities.

Subd. 36. **Waste management.**

"Waste management" means activities which are intended to affect or control the generation of waste and activities which provide for or control the collection, processing and disposal of waste.

Subd. 36a. **Waste management method chosen by a county.**

"Waste management method chosen by a county" means:

(1) a waste management method that is mandated for waste generated in the county by section 115A.415, 473.848, 473.849, or other state law, or by county ordinance based on the county solid waste management plan developed, adopted, and approved under section 115A.46 or 458D.05 or the county solid waste management master plan developed, adopted, and approved under section 473.803; or

(2) a waste management facility or facilities, developed under the county solid waste management plan or master plan, to which solid waste generated in a county is directed by an ordinance developed, adopted, and approved under sections 115A.80 to 115A.893.

Subd. 36b. **Waste reduction or source reduction.**

"Waste reduction" or "source reduction" means an activity that prevents generation of waste or the inclusion of toxic materials in waste, including:

(1) reusing a product in its original form;

(2) increasing the life span of a product;

(3) reducing material or the toxicity of material used in production or packaging; or

(4) changing procurement, consumption, or waste generation habits to result in smaller quantities or lower toxicity of waste generated.

Subd. 37. **Waste rendered nonhazardous.**

"Waste rendered nonhazardous" means (1) waste excluded from regulation as a hazardous waste under the delisting requirements of United States Code, title 42, section 6921 and any federal and state delisting rules, and (2) other nonhazardous residual waste from the processing of hazardous waste.

Subd. 38. **Yard waste.**

"Yard waste" means garden wastes, leaves, lawn cuttings, weeds, shrub and tree waste, and prunings.

History:

1980 c 564 art 1 s 3; 1981 c 352 s 1,2; 1983 c 373 s 5,6; 1984 c 640 s 32; 1984 c 644 s 1,2; 1985 c 274 s 1-3; 1986 c 425 s 12-17; 1987 c 348 s 1,2; 1988 c 524 s 1; 1988 c 685 s 3,4,21; 1989 c 325 s 3; 1989 c 335 art 1 s 128,129,269; 1Sp1989 c 1 art 18 s 3; art 20 s 1,2; 1991 c 303 s 1; 1991 c 337 s 6,7,44; 1992 c 593 art 1 s 5-7,28; 1993 c 249 s

7,8,61; 1994 c 548 s 1; 1994 c 585 s 3; 1994 c 639 art 5 s 3; 1995 c 220 s 96; 1995 c 247 art 1 s 66; 1996 c 470 s 2-5; 1Sp2005 c 1 art 2 s 161; 2008 c 357 s 32,33; 2011 c 107 s 81; 2014 c 248 s 14; 1Sp2015 c 4 art 4 s 104,105

Minn. Stat. § 115A.151 RECYCLING REQUIREMENTS; PUBLIC ENTITIES; COMMERCIAL BUILDINGS; SPORTS FACILITIES.

(a) A public entity, the owner of a sports facility, and an owner of a commercial building shall:

(1) ensure that facilities under its control, from which mixed municipal solid waste is collected, also collect at least three recyclable materials, such as, but not limited to, paper, glass, plastic, and metal; and

(2) transfer all recyclable materials collected to a recycler.

(b) For the purposes of this section:

(1) "public entity" means the state, an office, agency, or institution of the state, the Metropolitan Council, a metropolitan agency, the Metropolitan Mosquito Control Commission, the legislature, the courts, a county, a statutory or home rule charter city, a town, a school district, a special taxing district, or any entity that receives an appropriation from the state for a capital improvement project after August 1, 2002;

(2) "metropolitan agency" and "Metropolitan Council" have the meanings given them in section 473.121;

(3) "Metropolitan Mosquito Control Commission" means the commission created in section 473.702;

(4) "commercial building" means a building that:

(i) is located in a metropolitan county, as defined in section 473.121;

(ii) contains a business classified in sectors 42 to 81 under the North American Industrial Classification System; and

(iii) contracts for four cubic yards or more per week of solid waste collection; and

(5) "sports facility" means a professional or collegiate sports facility at which competitions take place before a public audience.

History: *1Sp1989 c 1 art 18 s 9; 1991 c 337 s 12; 1996 c 457 s 10; 2002 c 312 s 2; 2014 c 225 s 4; 2014 c 312 art 13 s 24*

Minn. Stat. §115A.46 REGIONAL AND LOCAL SOLID WASTE MANAGEMENT PLAN; REQUIREMENTS.

Subdivision 1.**General.**

(a) Plans shall address the state policies and purposes expressed in section 115A.02 and may not be inconsistent with state law.

(b) Plans for the location, establishment, operation, maintenance, and postclosure use of facilities and facility sites, for ordinances, and for licensing, permit, and enforcement activities shall be consistent with the rules adopted by the agency pursuant to chapter 116.

(c) Plans shall address:

(1) the resolution of conflicting, duplicative, or overlapping local management efforts;

(2) the establishment of joint powers management programs or waste management districts where appropriate; and

(3) other matters as the rules of the agency may require consistent with the purposes of sections 115A.42 to 115A.46.

(d) Political subdivisions preparing plans under sections 115A.42 to 115A.46 shall consult with persons presently providing solid waste collection, processing, and disposal services.

(e) Plans must be submitted to the commissioner for approval. When a county board is ready to have a final plan approved, the county board shall submit a resolution requesting review and approval by the commissioner. After receiving the resolution, the commissioner shall notify the county within 45 days whether the plan as submitted is complete and, if not complete, the specific items that need to be submitted to make the plan complete. Within 90 days after a complete plan has been submitted, the commissioner shall approve or disapprove the plan. If the plan is disapproved, reasons for the disapproval must be provided.

(f) After initial approval, each plan must be updated and submitted for approval at least every ten years. The plan must be revised as necessary so that it is not inconsistent with state law.

(g) Rules that regulate plan content under subdivision 2 must reflect demographic, geographic, regional, and solid waste system differences that exist among the counties.

Subd. 2.**Contents.**

(a) The plans shall describe existing collection, processing, and disposal systems, including schedules of rates and charges, financing methods, environmental acceptability, and opportunities for improvements in the systems.

(b) The plans shall include an estimate of the land disposal capacity in acre-feet which will be needed through the year 2000, on the basis of current and projected waste generation practices. In assessing the need for additional capacity for resource recovery or land disposal, the plans shall take into account the characteristics of waste stream components and shall give priority to waste reduction, separation, and recycling.

(c) The plans shall require the most feasible and prudent reduction of the need for and practice of land disposal of mixed municipal solid waste.

(d) The plans shall address at least waste reduction, separation, recycling, and other resource recovery options, and shall include specific and quantifiable objectives, immediately and over specified time periods, for reducing the land disposal of mixed municipal solid waste and for the implementation of feasible and prudent reduction, separation, recycling, and other resource recovery options. These objectives shall be consistent with statewide objectives as identified in statute. The plans shall describe methods for identifying the portions of the waste stream such as leaves, grass, clippings, tree and plant residue, and paper for application and mixing into the soil and use in agricultural practices. The plans shall describe specific functions to be performed and activities to be undertaken to achieve the abatement, reduction, separation, recycling, and other resource recovery objectives and shall describe the estimated cost, proposed manner of financing, and timing of the functions and activities. The plans shall describe proposed mechanisms for complying with the recycling requirements of section 115A.551, and the household hazardous waste management requirements of section 115A.96, subdivision 6.

(e) The plans shall include a comparison of the costs of the activities to be undertaken, including capital and operating costs, and the effects of the activities on the cost to generators and on persons currently providing solid waste collection, processing, and disposal services. The plans shall include

alternatives which could be used to achieve the abatement objectives if the proposed functions and activities are not established.

(f) The plans shall designate how public education shall be accomplished. The plans shall, to the extent practicable and consistent with the achievement of other public policies and purposes, encourage ownership and operation of solid waste facilities by private industry. For solid waste facilities owned or operated by public agencies or supported primarily by public funds or obligations issued by a public agency, the plans shall include criteria and standards to protect comparable private and public facilities already existing in the area from displacement unless the displacement is required in order to achieve the waste management objectives identified in the plan.

(g) The plans shall establish a siting procedure and development program to assure the orderly location, development, and financing of new or expanded solid waste facilities and services sufficient for a prospective ten-year period, including estimated costs and implementation schedules, proposed procedures for operation and maintenance, estimated annual costs and gross revenues, and proposals for the use of facilities after they are no longer needed or usable.

(h) The plans shall describe existing and proposed county and municipal ordinances and license and permit requirements relating to solid waste management and shall describe existing and proposed regulation and enforcement procedures.

Subd. 3.

[Repealed, 1984 c 644 s 82]

Subd. 4. **Delegating solid waste responsibilities.**

A county or a solid waste management district established under sections 115A.62 to 115A.72 may not delegate to another governmental unit or other person any portion of its responsibility for solid waste management unless it establishes a funding mechanism to assure the ability of the entity to which it delegates responsibility to adequately carry out the responsibility delegated.

Subd. 5. **Jurisdiction of plan.**

(a) After a county plan has been submitted for approval under subdivision 1, a public entity, as defined in section 16C.073, subdivision 1, within the county may not enter into a binding agreement governing a solid waste management activity that is inconsistent with the county plan without the consent of the county.

(b) After a county plan has been approved under subdivision 1, the plan governs all solid waste management in the county and a public entity, as defined in section 16C.073, subdivision 1, within the county may not develop or implement a solid waste management activity, other than an activity to reduce waste generation or reuse waste materials, that is inconsistent with the county plan that the county is actively implementing without the consent of the county.

History:

1980 c 564 art 5 s 5; 1982 c 569 s 13; 1984 c 644 s 32,33; 1987 c 404 s 140; 1989 c 131 s 3; 1989 c 325 s 6; 1989 c 335 art 1 s 269; 1Sp1989 c 1 art 20 s 3,4; 1991 c 337 s 15,16; 1995 c 247 art 1 s 8; art 2 s 12; 2003 c 13 s 1; 1Sp2005 c 1 art 2 s 161; 2014 c 196 art 1 s 5

Minn. Stat. §115A.471 PUBLIC ENTITIES; MANAGING SOLID WASTE.

Subdivision 1. **Definitions.**

(a) Prior to entering into or approving a contract for the management of mixed municipal solid waste which would manage the waste using a waste management practice that is ranked lower on the list of preferred waste management practices in section 115A.02, paragraph (b), than the waste management practice selected for such waste in the county plan for the county in which the waste was generated, a public entity must:

(1) determine the potential liability to the public entity and its taxpayers for managing the waste in this manner;

(2) develop and implement a plan for managing the potential liability; and

(3) submit the information from clauses (1) and (2) to the agency.

(b) For the purpose of this subdivision, "public entity" means the state; an office, agency, or institution of the state; the Metropolitan Council; a metropolitan agency; the Metropolitan Mosquito Control District; the legislature; the courts; a county; a statutory or home rule charter city; a town; a school district; another special taxing district; or any other general or special purpose unit of government in the state.

History: ***1995 c 247 art 1 s 9***

Minn Stat. §115A.551 RECYCLING.

Subdivision 1. **Definitions.**

(a) For the purposes of this section, "recycling" means, in addition to the meaning given in section 115A.03, subdivision 25b, yard waste and source-separated compostable materials composting and recycling that occurs through mechanical or hand separation of materials that are then delivered for use in manufacturing processes that do not cause the destruction of recyclable materials in a manner that precludes further use.

(b) For the purposes of this section, "total solid waste generation" means the total by weight of:

(1) materials separated for recycling;

(2) materials separated for yard waste and source-separated compostable materials composting;

(3) mixed municipal solid waste plus motor and vehicle fluids and filters, tires, lead acid batteries, and major appliances; and

(4) residential waste materials that would be mixed municipal solid waste but for the fact that they are not collected as such.

Subd. 2

[Repealed, 2014 c 312 art 13 s 48]

Subd. 2a. **County recycling goals.**

(a) By December 31, 2030, each county will have as a goal to recycle the following amounts:

(1) for a county outside of the metropolitan area, 35 percent by weight of total solid waste generation; and

(2) for a metropolitan county, 75 percent by weight of total solid waste generation.

(b) Each county will develop and implement or require political subdivisions within the county to develop and implement programs, practices, or methods designed to meet its recycling goal. Nothing in

this section or in any other law may be construed to prohibit a county from establishing a higher recycling goal.

(c) Any quantified recyclable materials that meet the definition in subdivision 1, paragraph (a), or section 115A.03, subdivision 25a, are eligible to be counted toward a county's recycling goal under this subdivision.

Subd. 3. **Interim goals; nonmetropolitan counties.**

The commissioner shall establish interim recycling goals for the nonmetropolitan counties to assist them in meeting the goals established in subdivision 2a.

Subd. 4. **Interim monitoring.**

The commissioner shall monitor the progress of each county toward meeting the recycling goals in subdivision 2a. The commissioner shall report to the senate and house of representatives committees having jurisdiction over environment and natural resources as part of the report required under section 115A.411. If the commissioner finds that a county is not progressing toward the goals in subdivision 2a, the commissioner shall negotiate with the county to develop and implement solid waste management techniques designed to assist the county in meeting the goals, such as organized collection, curbside collection of source-separated materials, and volume-based pricing.

Subd. 5. **Failure to meet goal.**

(a) A county failing to meet the interim goals in subdivision 3 shall, as a minimum:

(1) notify county residents of the failure to achieve the goal and why the goal was not achieved; and

(2) provide county residents with information on recycling programs offered by the county.

(b) If, based on the recycling monitoring described in subdivision 4, the commissioner finds that a county will be unable to meet the recycling goals established in subdivision 2a, the commissioner shall, after consideration of the reasons for the county's inability to meet the goals, recommend legislation for consideration by the senate and house of representatives committees having jurisdiction over environment and natural resources and environment and natural resources finance to establish mandatory recycling standards and to authorize the commissioner to mandate appropriate solid waste management techniques designed to meet the standards in those counties that are unable to meet the goals.

Subd. 6. **County solid waste plans.**

Each county shall include in its solid waste management plan described in section 115A.46, or its solid waste master plan described in section 473.803, a recycling implementation strategy for meeting the recycling goal established in subdivision 2a along with mechanisms for providing financial incentives to solid waste generators to reduce the amount of waste generated and to separate recyclable materials from the waste stream.

Subd. 7. **Recycling implementation strategy.**

Each county shall submit to the commissioner for approval the recycling implementation strategy required in subdivision 6. The recycling implementation strategy must be submitted by October 31, 1995, and must:

(1) be consistent with the approved county solid waste management plan;

(2) identify the materials that are being and will be recycled in the county to meet the goals under this section and the parties responsible and methods for recycling the material;

(3) provide a budget to ensure adequate funding for needed county and local programs and demonstrate an ongoing commitment to spending the money on recycling programs; and

(4) include a schedule for implementing recycling activities needed to meet the goals in subdivision 2a.

History:

1Sp1989 c 1 art 18 s 12; 1991 c 337 s 19-21; 1992 c 593 art 1 s 14-16,54; 1993 c 249 s 13,14,61; 1994 c 639 art 5 s 3; 1995 c 247 art 1 s 14-17; art 2 s 15; 1996 c 470 s 27; 1999 c 73 s 4; 1Sp2005 c 1 art 2 s 161; 2012 c 272 s 67,68; 2014 c 312 art 13 s 26,27; 1Sp2015 c 4 art 4 s 108; 2016 c 158 art 1 s 26-28

Minn. Stat. §115A.552 OPPORTUNITY TO RECYCLE.

Subdivision 1. **County requirement.**

Counties shall ensure that residents, including residents of single and multifamily dwellings, have an opportunity to recycle. At least one recycling center shall be available in each county. Opportunity to recycle means availability of recycling and curbside pickup or collection centers for recyclable materials at sites that are convenient for persons to use. Counties shall also provide for the recycling of problem materials and major appliances. Counties shall assess the operation of existing and proposed recycling centers and shall give due consideration to those centers in ensuring the opportunity to recycle. To the extent practicable, the costs incurred by a county for collection, storage, transportation, and recycling of major appliances must be collected from persons who discard the major appliances.

Subd. 2. **Recycling opportunities.**

An opportunity to recycle must include:

(1) a local recycling center in the county and sites for collecting recyclable materials that are located in areas convenient for persons to use them;

(2) curbside pickup, centralized drop-off, or a local recycling center for at least four broad types of recyclable materials in cities with a population of 5,000 or more persons; and

(3) monthly pickup of at least four broad types of recyclable materials in cities of the first and second class and cities with 5,000 or more population in the metropolitan area.

Subd. 3. **Recycling information, education, and promotion.**

(a) Each county shall provide information on how, when, and where materials may be recycled, including a promotional program that publishes notices at least once every three months and encourages source separation of residential, commercial, industrial, and institutional materials.

(b) The commissioner shall develop materials for counties to use in providing information on and promotion of recycling.

(c) The commissioner shall provide technical assistance to counties to help counties implement recycling programs.

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Subd. 4 .**Nonresidential recycling.**

Each county shall encourage building owners and managers, business owners and managers, and collectors of commercial mixed municipal solid waste to provide appropriate recycling services and opportunities to generators of commercial, industrial, and institutional solid waste in the county.

History: *1Sp1989 c 1 art 18 s 13; 1991 c 337 s 22-24; 1994 c 639 art 5 s 3; 1Sp2005 c 1 art 2 s 161*

Minn. Stat. §115A.557 COUNTY WASTE REDUCTION AND RECYCLING FUNDING.

Subdivision 1. **Distribution; formula.**

Any funds appropriated to the commissioner for the purpose of distribution to counties under this section must be distributed each fiscal year by the commissioner based on population, except a county may not receive less than $55,000 in a fiscal year. If the amount available for distribution under this section is less or more than the amount available in fiscal year 2001, the minimum county payment under this section is reduced or increased proportionately. For purposes of this subdivision, "population" has the definition given in section 477A.011, subdivision 3. A county that participates in a multicounty district that manages solid waste and that has responsibility for recycling programs as authorized in section 115A.552, must pass through to the districts funds received by the county in excess of the minimum county payment under this section in proportion to the population of the county served by that district.

Subd. 2. **Permissible expenditures.**

(a) A county receiving money distributed by the commissioner under this section may use the money only for the development and implementation of programs to:

(1) reduce the amount of solid waste generated;

(2) recycle the maximum amount of solid waste technically feasible;

(3) create and support markets for recycled products;

(4) remove problem materials from the solid waste stream and develop proper disposal options for them;

(5) inform and educate all sectors of the public about proper solid waste management procedures;

(6) provide technical assistance to public and private entities to ensure proper solid waste management;

(7) provide educational, technical, and financial assistance for litter prevention;

(8) process mixed municipal solid waste generated in the county at a resource recovery facility located in Minnesota;

(9) compost source-separated compostable materials, including the provision of receptacles for residential composting;

(10) prevent food waste or collect and transport food donated to humans or to be fed to animals; and

(11) process source-separated compostable materials that are to be used to produce class I or class II compost, as defined in Minnesota Rules, part 7035.2836, after being processed in an anaerobic digester, but not to construct buildings or acquire equipment.

(b) Beginning in fiscal year 2015 and continuing thereafter, of any money distributed by the commissioner under this section to a metropolitan county, as defined in section 473.121, subdivision 4, that exceeds the amount the county was eligible to receive under this section in fiscal year 2014: (1) at

least 50 percent must be expended on activities in paragraph (a), clauses (9) to (11); and (2) the remainder must be expended on activities in paragraph (a), clauses (1) to (7) and (9) to (11), that advance the county toward achieving its recycling goal under section 115A.551.

Subd. 3. **Eligibility.**

(a) To be eligible to receive money distributed by the commissioner under this section, a county shall within one year of October 4, 1989:

(1) create a separate account in its general fund to credit the money; and

(2) set up accounting procedures to ensure that money in the separate account is spent only for the purposes in subdivision 2.

(b) In each following year, each county shall also:

(1) have in place an approved solid waste management plan or master plan including a recycling implementation strategy under section 115A.551, subdivision 7, and a household hazardous waste management plan under section 115A.96, subdivision 6, by the dates specified in those provisions;

(2) submit a report by April 1 of each year to the commissioner, which may be submitted electronically and must be posted on the agency's website, detailing for the previous calendar year:

(i) how the money was spent including, but not limited to, specific recycling and composting activities undertaken to increase the county's proportion of solid waste recycled in order to achieve its recycling goal established in section 115A.551; specific information on the number of employees performing SCORE planning, oversight, and administration; the percentage of those employees' total work time allocated to SCORE planning, oversight, and administration; the specific duties and responsibilities of those employees; and the amount of staff salary for these SCORE duties and responsibilities of the employees; and

(ii) the resulting gains achieved in solid waste management practices; and

(3) provide evidence to the commissioner that local revenue equal to 25 percent of the money sought for distribution under this section will be spent for the purposes in subdivision 2.

(c) The commissioner shall withhold all or part of the funds to be distributed to a county under this section if the county fails to comply with this subdivision and subdivision 2.

Subd. 4. **Report.**

The commissioner shall report on how the money was spent and the resulting statewide improvements in solid waste management to the senate and house of representatives committees having jurisdiction over ways and means, finance, environment and natural resources, and environment and natural resources finance. The report shall be included in the report required under section 115A.411.

History:

1Sp1989 c 1 art 19 s 1; 1991 c 337 s 26; 1992 c 593 art 1 s 17,54; 1994 c 585 s 13; 1994 c 639 art 5 s 3; 1995 c 247 art 1 s 19,20; 1996 c 470 s 27; 2000 c 490 art 10 s 1; 1Sp2001 c 2 s 125; 2002 c 374 art 6 s 2; 2004 c 284 art 2 s 11; 1Sp2005 c 1 art 2 s 161; 2009 c 37 art 1 s 42; 2012 c 272 s 69; 2014 c 312 art 13 s 28,29; 1Sp2015 c 4 art 4 s 109

Chapter 473 METROPOLITAN GOVERNMENT

Minn. Stat. §473.8441 LOCAL RECYCLING DEVELOPMENT PROGRAM.

Subdivision 1.**Definitions.**

"Number of households" has the meaning given in Minnesota Statutes 1992, section 477A.011, subdivision 3a.

Subd. 2. **Program.**

The commissioner shall encourage the development of permanent local recycling programs throughout the metropolitan area. The commissioner shall make grants to qualifying metropolitan counties as provided in this section.

Subd. 3. **Grants; eligible costs.**

Grants may be used to pay for planning, developing, and operating yard waste composting and recycling programs.

Subd. 4. **Grant conditions.**

The commissioner shall administer grants so that the following conditions are met:

(a) A county must apply for a grant in the manner determined by the commissioner. The application must describe the activities for which the grant will be used.

(b) The activities funded must be consistent with the metropolitan policy plan and the county master plan.

(c) A grant must be matched by equal local expenditures for the activities for which the grant is made. A local expenditure may include, but is not limited to, an expenditure by a local unit of government, tribal government, or private sector or nonprofit organization.

(d) All grant funds must be used for new activities or to enhance or increase the effectiveness of existing activities in the county. Grant funds shall not be used for research or development of a product that would be patented, copyrighted, or a subject of trade secrets.

(e) Counties shall provide support to maintain effective municipal recycling where it is already established.

Subd. 5. **Grant allocation procedure.**

(a) The commissioner shall distribute the funds annually so that each qualifying county receives an equal share of 50 percent of the allocation to the program described in this section, plus a proportionate share of the remaining funds available for the program. A county's proportionate share is an amount that has the same proportion to the total remaining funds as the number of households in the county has to the total number of households in all metropolitan counties.

(b) To qualify for distribution of funds, a county, by April 1 of each year, must submit to the commissioner for approval a report on expenditures and activities under the program during the preceding fiscal year and any proposed changes in its recycling implementation strategy or performance funding system. The report shall be included in the county report required by section 473.803, subdivision 3.

History: *1987 c 348 s 46; 1989 c 325 s 63; 1993 c 249 s 41; 1995 c 247 art 2 s 47-49; 1Sp2005 c 1 art 2 s 161; 2016 c 158 art 1 s 194; 2018 c 134 s 1*

Minn. Stat. § 473.848 RESTRICTION ON DISPOSAL.

Subdivision 1. **Restriction.**

(a) For the purposes of implementing the waste management policies in section 115A.02 and metropolitan area goals related to landfill abatement established under this chapter, a person may not dispose of unprocessed mixed municipal solid waste generated in the metropolitan area at a waste disposal facility unless the waste disposal facility meets the standards in section 473.849 and:

(1) the waste has been certified as unprocessible by a county under subdivision 2; or

(2)(i) the waste has been transferred to the disposal facility from a resource recovery facility;

(ii) no other resource recovery facility serving the metropolitan area is capable of processing the waste; and

(iii) the waste has been certified as unprocessible by the operator of the resource recovery facility under subdivision 3.

(b) For purposes of this section, mixed municipal solid waste does not include street sweepings, construction debris, mining waste, foundry sand, and other materials, if they are not capable of being processed by resource recovery as determined by the council.

Subd. 2. **County certification; office approval.**

(a) By April 1 of each year, each county shall submit an annual certification report to the office detailing:

(1) the quantity of waste generated in the county that was not processed prior to transfer to a disposal facility during the year preceding the report;

(2) the reasons the waste was not processed;

(3) a strategy for development of techniques to ensure processing of waste including a specific timeline for implementation of those techniques; and

(4) any progress made by the county in reducing the amount of unprocessed waste.

The report shall be included in the county report required by section 473.803, subdivision 3.

(b) The Pollution Control Agency shall approve a county's certification report if it determines that the county is reducing and will continue to reduce the amount of unprocessed waste, based on the report and the county's progress in development and implementation of techniques to reduce the amount of unprocessed waste transferred to disposal facilities. If the Pollution Control Agency does not approve a county's report, it shall negotiate with the county to develop and implement specific techniques to reduce unprocessed waste. If the Pollution Control Agency does not approve two or more consecutive reports from any one county, the Pollution Control Agency shall develop specific reduction techniques that are designed for the particular needs of the county. The county shall implement those techniques by specific dates to be determined by the Pollution Control Agency.

Subd. 3. **Facility certification.**

The operator of each resource recovery facility that receives waste from counties in the metropolitan area shall certify as unprocessible each load of mixed municipal solid waste it does not process. Certification must be made to each county that sends its waste to the facility at intervals specified by the county. Certification must include at least the number and size of loads certified as unprocessible and the reasons the waste is unprocessible. Loads certified as unprocessible must include the loads that would otherwise have been processed but were not processed because the facility was not in operation,

but nothing in this section relieves the operator of its contractual obligations to process mixed municipal solid waste.

Subd. 4. **Pollution Control Agency report.**

The Pollution Control Agency shall include, as part of its report to the Environment and Natural Resources Committees of the senate and house of representatives, the Finance Division of the senate Committee on Environment and Natural Resources, and the house of representatives Committee on Environment and Natural Resources Finance required under section 473.149, an accounting of the quantity of unprocessed waste transferred to disposal facilities, the reasons the waste was not processed, a strategy for reducing the amount of unprocessed waste, and progress made by counties to reduce the amount of unprocessed waste. The Pollution Control Agency may adopt standards for determining when waste is unprocessible and procedures for expediting certification and reporting of unprocessed waste.

Subd. 5. **Definition.**

For the purpose of this section, waste is "unprocessed" if it has not, after collection and before disposal, undergone separation of materials for resource recovery through recycling, incineration for energy production, production and use of refuse-derived fuel, composting, or any combination of these processes so that the weight of the waste remaining that must be disposed of in a mixed municipal solid waste disposal facility is not more than 35 percent of the weight before processing, on an annual average.

History:

1985 c 274 s 35; 1989 c 325 s 66; 1991 c 337 s 81,82; 1993 c 249 s 43,44; 1994 c 585 s 49,50; 1995 c 247 art 2 s 51,52; 1996 c 470 s 27; 1Sp2005 c 1 art 2 s 161

CHAPTER 16C. STATE PROCUREMENT

Minn. Stat. § 16C.05 CONTRACT MANAGEMENT; VALIDITY AND REVIEW.

Subdivision 1. **Agency cooperation and delegation.**

Agencies shall fully cooperate with the commissioner in the creation, management, and oversight of state contracts. Authority delegated to agencies shall be exercised in the name of the commissioner and under the commissioner's direct supervision and control. A delegation of duties may include, but is not limited to, allowing individuals within agencies to acquire goods, services, construction, and utilities within dollar limitations and for designated types of acquisitions. Delegation of contract management and review functions must be filed with the secretary of state. The commissioner may withdraw any delegation at the commissioner's sole discretion. The commissioner may require an agency head or subordinate to accept delegated responsibility to procure goods, services, or construction intended for the exclusive use of the agency receiving the delegation.

Subd. 2. **Creation and validity of contracts.**

(a) A contract and amendments are not valid and the state is not bound by them and no agency, without the prior written approval of the commissioner granted pursuant to subdivision 2a, may authorize work to begin on them unless:

(1) they have first been executed by the head of the agency or a delegate who is a party to the contract;

(2) they have been approved by the commissioner; and

(3) the accounting system shows an encumbrance for the amount of the contract liability, except as allowed by policy approved by the commissioner and commissioner of management and budget for routine, low-dollar procurements and section 16B.98, subdivision 11.

(b) Grants, interagency agreements, purchase orders, work orders, and annual plans need not, in the discretion of the commissioner and attorney general, require the signature of the commissioner and/or the attorney general. A signature is not required for work orders and amendments to work orders related to Department of Transportation contracts. Bond purchase agreements by the Minnesota Public Facilities Authority do not require the approval of the commissioner.

(c) Amendments to contracts must entail tasks that are substantially similar to those in the original contract or involve tasks that are so closely related to the original contract that it would be impracticable for a different contractor to perform the work. The commissioner or an agency official to whom the commissioner has delegated contracting authority under section 16C.03, subdivision 16, must determine that an amendment would serve the interest of the state better than a new contract and would cost no more.

(d) A record must be kept of all responses to solicitations, including names of bidders and amounts of bids or proposals. A fully executed copy of every contract, amendments to the contract, and performance evaluations relating to the contract must be kept on file at the contracting agency for a time equal to that specified for contract vendors and other parties in subdivision 5. These records are open to public inspection, subject to section 13.591 and other applicable law.

(e) The attorney general must periodically review and evaluate a sample of state agency contracts to ensure compliance with laws.

(f) Before executing a contract or license agreement involving intellectual property developed or acquired by the state, a state agency shall seek review and comment from the attorney general on the terms and conditions of the contract or agreement.

Subd. 2a. **Emergency authorization.**

The commissioner may grant an agency approval to authorize work to begin on a contract prior to the full execution of the contract in the event of an emergency as defined in section 16C.10, subdivision 2.

Subd. 3.

[Repealed by amendment, 2014 c 196 art 2 s 4]

Subd. 4. **Contract administration.**

A contracting agency shall diligently administer and monitor any contract it has entered into. The commissioner may require an agency to report to the commissioner at any time on the status of any contracts to which the agency is a party.

Subd. 5. **Subject to audit.**

A contract or any pass-through disbursement of public funds to a vendor of goods or services or a grantee made by or under the supervision of the commissioner or any county or unit of local government must include, expressed or implied, an audit clause that provides that the books, records, documents, and accounting procedures and practices of the vendor or other party, that are relevant to the contract or transaction, are subject to examination by the contracting agency and either the legislative auditor or the state auditor, as appropriate, for a minimum of six years. If the contracting agency is a local unit of government, and the governing body of the local unit of government requests that the state auditor examine the books, records, documents, and accounting procedures and practices of the vendor or other party pursuant to this subdivision, the contracting agency shall be liable for the cost of the examination. If the contracting agency is a local unit of government, and the grantee, vendor, or other party requests that the state auditor examine all books, records, documents, and accounting procedures and practices related to the contract, the grantee, vendor, or other party that requested the examination shall be liable for the cost of the examination. An agency contract made for purchase, lease, or license of software and data from the state is not required to contain this audit clause.

Subd. 6. **Authority of attorney general.**

The attorney general may pursue remedies available by law to avoid the obligation of an agency to pay under a contract or to recover payments made if services performed or goods received under the contract are so unsatisfactory, incomplete, or inconsistent that payment would involve unjust enrichment. The contrary opinion of the contracting agency does not affect the power of the attorney general under this subdivision.

Subd. 7. **Contracts with Indian tribes and bands.**

Notwithstanding any other law, an agency may not require an Indian tribe or band to deny its sovereignty as a requirement or condition of a contract with an agency.

History:

1994 c 632 art 3 s 33; 1998 c 386 art 1 s 6; 1999 c 86 art 1 s 11; 1999 c 230 s 1; 2000 c 488 art 2 s 1; 1Sp2001 c 8 art 2 s 10; 1Sp2001 c 10 art 2 s 37; 2003 c 130 s 12; 1Sp2003 c 1 art 2 s 48,49; 2004 c 206 s 7; 2007 c 148 art 2 s 35,36; 2009 c 101 art 2 s 109; 2014 c 187 s 3; 2014 c 196 art 1 s 5; art 2 s 4

Anoka County Municipal Waste Abatement Grant Funding Application

Cycle: *Annual* | Year: *2025* | Status: *Verified*

Member Name: *City of Ramsey*

2026 Applications are due June 2, 2025.

City of Ramsey is requesting the following funding for their 2026 Anoka County municipal waste abatement program efforts.

General Instructions

This application is provided to each municipality in Anoka County for funds to support and increase recycling activities and programs within the municipality.

The funds allocated in this application are based on the number of households in the municipality. The number of households is determined using the most current Met Council household data available. For calendar year 2026, 2023 Met Council data has been used to determine the number of households for this application.

There are three sections in this funding application:
- Base Funding
- Enhancement Funding
- Supplemental Funding

The Enhancement Funding section of the application also has three parts:
- Drop-off
- General Enhancement
- Organics Program Funding

Please complete each section of the grant application. A number value must be entered in each field before submitting the application. If no funds are being requested for any given field, enter a zero. If a completed funding application isn't submitted by June 2, 2025, the municipality will not be eligible for funding.

In a separate Re-TRAC form, reimbursement requests will be submitted twice a year.

USER TIPS

To contact support from within this form: Click "Support" at the top of the screen or "Program Support Request" in the green bar at the top of the form.

To print this form: Click the "Export" button found on upper top right corner of the form. You must save the form before you can export it.

To see eligible expenses within each section: Click "view eligible expense" in each section.

Click here to download the full Eligible Expenses document.

To save this form while working on it: Click "Save" at the bottom of the form and select "Save as Draft".

To submit this form: Click “Save” at the bottom of the form and if there are no errors, click the “Mark as Complete” option. Note that once you mark the form as complete, you cannot make changes to it.

Eligible Expenses

The following items are examples of eligible expenses allowed for reimbursement.

Collection Expenses: If residents are charged recycling fees for curbside or recycling events, waste abatement funds will reimburse the difference between the fees collected and the cost of recycling or composting the materials.

Equipment: The cost to purchase, maintain and repair equipment that is used exclusively to operate the recycling or composting program.

Containers: The cost for recycling or organics containers.

Promotion: The entire cost of a publication if totally dedicated to waste reduction, recycling or composting information or a percentage of the cost for the portion of a municipal publication dedicated to waste management information.

Staffing: Labor and staffing directly related to recycling program administration and implementation may be funded up to 75% of total funding allocation (not including Supplemental Funding). See Labor & Staffing section below for more information.

Ineligible Expenses

The following general operating expenses should NOT be submitted for reimbursement.

Standard Operational Expenses/Building Overhead: Since most of the municipal recycling coordinators are part-time positions and staff serve multiple roles at the municipality, standard operating expenses including office space rental, leasing office equipment and general office supplies, are not eligible for reimbursement.

Project Expenses: Specific to transportation, energy or ground water protection.

Collection Costs: The costs for general waste and recycling collection at municipal buildings, trash costs when advertised as being accepted at a recycling/cleanup day, and costs associated with road side cleanup of illegally dumped materials should not be included in this application.

General Municipal Staff: Staff time related to standard municipal operations (city administrator, office administration, facilities management, finance and legal staff) are not eligible for reimbursement if municipal staff do not assist the recycling coordinator directly on activities to help the municipality achieve its recycling goal, e.g. communications and collecting, processing or marketing recyclable materials and organics, their time will not be reimbursed.

Click here to view the previous years Application

Click here to view the previous years Reimbursements

Click here to download the full Eligible Expenses document.

MANAGE ONLY

Funding Allocation

Your Community has access to the following funds for 2026:

$ 97,247.00

(An additional $20,000 in discretionary funds may be available through the Supplemental Funding section.)

2026 BASE Funding Allocation

All municipalities are eligible for base waste abatement grant funding. When completing this application, base funding requests should fall under one of the following categories:

- regular curbside collection,
- general operations of a drop-off center,
- costs for spring and fall recycling days,
- basic promotion,
- yard waste collection and
- percentage of time the recycling coordinator spends on waste abatement activities.

Base Funding is $10,000.00 base, plus $5.00/household (household counts are based on 2022 Met Council estimates)

Municipality Name:

City of Ramsey

MANAGE ONLY

# of households 10,321

Base Funding

$ 10,000.00

Base Funding Additional (based on $5/household)

$ 51,605.00

Total Base Funding Allocation

$ 61,605.00

Curbside Collection

Complete ALL required fields below, if value is zero, enter "0.00".

Click here to download the Curbside Collection Eligible Expenses document.

Collection Service Provider Expenses $ 619,260.00

Contamination Fees $ 0.00

Additional Expenses $ 7,000.00

Curbside Collection Expense Subtotal

$ 626,260.00

Estimated Revenue $ 619,260.00

Curbside Collection Expenses

$ 7,000.00 *Negative values here will not carry forward to other sections.*

General Operations of a Drop-Off Center/Spring or Fall Recycling Day(s)

Click here to download the General Operations of a Drop-off Center/Spring or Fall Recycling Days Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

DO NOT include any expenses for tires, oil, antifreeze & oil filters. These expenses should be listed in the Problem Materials section.

Collection Service Provider Expenses $ 9,000.00

Equipment $ 1,500.00

Facility Expenses $ 0.00

General Operations of a Drop-off Expense Subtotal

$ 10,500.00

Estimated Revenue $ 0.00

General Operations of a Drop-off Expenses

$ 10,500.00 *Negative values here will not carry forward to other sections.*

Promotion -- Base Funding

Click here to download the Promotion Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Printing $ 19,000.00

Postage $ 10,200.00

Advertising $ 0.00

Volunteer Incentives $ 0.00

Educational Entertainment $ 700.00

Promotion -- Base Funding Expenses

$ 29,900.00

Yard Waste/Tree Waste

Click here to download the Yard/Tree Waste Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses $ 0.00

Equipment $ 0.00

Yard Waste/Tree Waste Expenses Subtotal

$ 0.00

Estimated Revenue $ 0.00

Yard Waste/Tree Waste Expenses

$ 0.00 *Negative values here will not carry forward to other sections.*

Problem Materials (Tires, Oil, Antifreeze, and Oil Filters)

Click here to download the Problem Materials Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Service Provider Expenses $ 0.00

Estimated Revenue $ 0.00

Problem Material Expenses

$ 0.00 *Negative values here will not carry forward to other sections.*

Program Administration -- Base Funding

Click here to download the Program Administration Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Office supplies	$ 100.00
Training	$ 400.00
Mileage	$ 0.00
Membership Dues, Periodicals	$ 300.00
Professional Services	$ 13,000.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Program Administration- Base Funding Expenses

$ 13,800.00

Total BASE Funding Requested

$ 61,200.00

2026 Funding Remaining

$ 36,047.00 *(Funding allocation minus Base Funding Requested)*

Complete ALL required fields below, if value is zero, enter "0.00".

2026 ENHANCEMENT Funding Allocation

The purpose of the Anoka County Municipal Waste Abatement grant funding program is to increase recycling and organics diversion and help the County achieve the State mandated goal of 75% recycling/composting by 2030. The County recognizes that this funding is needed to support established infrastructure costs that exceed the Base and each communities funding. To be eligible for grant funds, municipalities must apply for these funds. Applicants must itemize expenditures within each of the three grant sections, Drop-off, General Enhancement and Organics Program, below and calculate the total grant request for each category.

Drop-off Grant

This grant is allocated to cover additional drop-off center costs or events beyond the regularly scheduled spring and fall recycling days.

The grant for this section is $10,000.00 for municipalities with up to 4,999 households and $15,000.00 for municipalities with household counts 5,000 and over.

Below are examples of materials that can be collected for reuse or recycling. Only list organics expenses in the organics section.

Additional Reusable or Recyclable Materials Collected at Permanent Drop-off Centers or Special Events:
Appliances, Electronics, Mattresses*, Confidential Document Destruction, Fluorescent Bulbs, Household Batteries, Fire Extinguishers, Propane Tanks, Bicycles**, and Clothing**.

Additional Items:
Block and Shape Polystyrene, Cell Phones, Film Plastic/Bags, Furniture* **, Household Goods**, String

Lights/Extension Cords, Printer Cartridges

* None of these materials should be advertised as being collected on a Recycling Day and then disposed of as trash
** Items that should be evaluated for reuse prior to recycling

MANAGE ONLY

Drop-off Grant Amount Available

$ 15,000.00

Click here to download the Drop-off Eligible Expenses document.

Permanent Drop-off Center Enhancements

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses $ 0.00

New Equipment & Supplies $ 0.00

New Construction $ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Permanent Drop-off Center Enhancement Expenses Subtotal

$ 0.00

Estimated Revenue $ 0.00

Permanent Drop-off Center Enhancement Expenses

$ 0.00 *Negative values here will not carry forward to other sections.*

Monthly or Quarterly Drop-off Events

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses $ 0.00

New Equipment & Supplies $ 0.00

User Coupon Incentives $ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Monthly or Quarterly Drop-off Events Expense Subtotal

$ 0.00

Estimated Revenue

$ 0.00

Monthly or Quarterly Drop-off Event Expenses

$ 0.00 *Negative values here will not carry forward to other sections.*

Total Drop-off Grant Requested

$

General Enhancement Grant

The grant amount available for this section is calculated using $1.00/household.

General Enhancement Grant Amount Available

$ 10,321.00

Click here to download the General Enhancement Eligible Expenses document.

Park Recycling

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

$ 2,947.00

Recycling Containers

$ 0.00

Recycling Bags

$ 1,200.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Park Recycling Expenses

$ 4,147.00

Special Municipal Programs or Events - Please list any organics expenses in the organics section.

Complete ALL required fields below, if value is zero, enter "0.00".

Service Provider Expenses

$ 3,400.00

Supplies & Containers

$ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Special Municipal Program or Event Expenses Subtotal

$ 3,400.00

Estimated Revenue

$ 0.00

Special Municipal Program or Event Expenses

$ 3,400.00 *Negative values here will not carry forward to other sections.*

Special Curbside Recycling Collection

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

$ 0.00

Subsidy to Resident

$ 2,500.00

Special Curbside Recycling Collection Expenses Subtotal

$ 2,500.00

Estimated Revenue

$ 0.00

Special Curbside Recycling Collection Expenses

$ 2,500.00 *Negative values here will not carry forward to other sections.*

Multi-Family Recycling Outreach

Complete ALL required fields below, if value is zero, enter "0.00".

Supplies & Containers

$ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Multi-Family Recycling Outreach Expenses

$ 0.00

Promotion -- Enhancement Funding

Complete ALL required fields below, if value is zero, enter "0.00".

Printing

$ 0.00

Postage

$ 0.00

Advertising

$ 0.00

Volunteer Incentives

$ 0.00

Educational Entertainment

$ 0.00

Promotion -- Enhancement Funding Expenses

$ 0.00

Total General Enhancement Grant Requested

$ 10,047.00

Organics Program Grant

The grant amount for this section is $0.50/household if additional curbside or drop-off grant programs are not offered to residents or $1.00/household if curbside or drop-off organics programs are offered to residents.

Does your municipality offer curbside or drop-off organics programs to your residents? *

- Yes
- No

Amount Available $ 10,321.00

Click here to download the Oranics Eligible Expenses document.

Organics Program Expenses

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses $ 6,500.00

Organics Equipment $ 0.00

Organics Only - Promotion $ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Organics Program Expenses Subtotal

$ 6,500.00

Estimated Revenue $ 0.00

Organics Program Expenses

$ 6,500.00 *Negative values here will not carry forward to other sections.*

Total ENHANCEMENT Funding Requested

$ 16,547.00

Maximum Funding Available

$ 97,247.00 *(Base plus Enhancement NOT including*

Supplemental)

Total Funding Requested

$ 77,747.00 *(not including Staffing)*

Funding Remaining

$ 19,500.00 *(Total Requested minus Max Amount available)*

Labor & Staffing (All Programs)

HIDDEN

Labor & Staffing Calculations

Maximum Available for Labor and Staffing based on 75% of total funding allocation:

$ 72,935.25

Salary and labor expenses must be directly related to recycling program operations and administration. These expenses may be funded up to 75% of funding allocation (not including supplemental funding). The final % and expense amount for salary and labor will be determined after Anoka County approves the submitted staffing and labor metric.

Upload 2026 Staffing Metric and Drop-off Calculator *
2026 Ramsey Staffing Metric and Drop-off Calculator.xlsx

Upload a scanned pdf of recent promotion for your current curbside or drop-off opportunities. It can be from a brochure, newsletter or from your website, for how your special curbside collection program works, and/or what is accepted at your city or town offices (during business hours), spring recycling event, permanent drop-off centers or other drop-off events. *
Draft Promo for Curbside Event.pdf

Click here to download the Curbside Collection Eligible Expenses document.

MANAGE ONLY

Admin only: The approved Labor and Staffing % from your 2024 Staffing Metric has been inserted to provide an estimate of typical Labor and Staffing costs for your community. In general, this percentage has not changed much over the last several years.

71 %

MANAGE ONLY

Labor & Staffing Maximum Funds Available

$ 69,045.37

General Program Administration $ 12,500.00

Program Implementation $ 7,000.00

Total Labor & Staffing Expenses Requested:

$ 19,500.00

HIDDEN

Admin-Only- Additional Staff Funding $

HIDDEN

GRAND TOTAL LABOR & STAFFING FUNDING REQUESTED

$ 19,500.00

Supplemental Funding Request

Supplemental grant funding is currently available to help support municipal waste abatement programs and/or new program development. Supplemental funding, however, should not be depended on for long-term program sustainability. Before requesting supplemental additional grant program dollars, it is critical that your municipality is willing to support and sustain the services before implementation.

Please be aware that there is a limited amount of supplemental funding available for this section. If the County receives more funding requests than funds, the funds may be reduced or denied for a municipalities supplemental funding request. Grants will be evaluated based on which projects best help the County meet the State mandated goal of 75% by 2030.

The maximum supplemental grant available may be up to $20,000.00 per municipality.

Supplemental Funding – may include:
• Collection service provider expenses for additional materials
• Additional expenses from construction and paving projects
• Large equipment purchases
• New program expenses

Do you need additional funds to grow existing waste abatement programs? *

○ Yes ○ No

In the box below, please include the following information:
• Identify need for supplemental funding;
• Describe project scope and design;
• Describe how the project may benefit multiple municipalities or the County as a whole;
• Note key stakeholders participating in project activities, including project collaborators;
• Quantify and list expected outcomes, such as, new materials to be collected, projected amount to be collected, percentage increase of currently collected materials if supplemental grant funding is approved.

HIDDEN

Supplemental Funding - Maximum Amount Available	0.00

Summary of Funding Requested

Base Funding Requested

$ 61,200.00

Enhancement Funding Requested

Drop-off Grant Requested	$
General Enhancement Grant Requested	$ 10,047.00
Organics Program Grant Requested	$ 6,500.00

Total Enhancement Funding Requested

$ 16,547.00

Labor & Staffing Funding Requested

$ 19,500.00

Supplemental Funding Requested

$

Total Funding Requested

$ 97,247.00

Date: *	05/21/2025
Name: *	Chris Anderson
Title: *	Senior Planner

Total Funding Granted

MANAGE ONLY

Base Funding Granted	61,200.00

MANAGE ONLY

Drop-off Funding Granted	

MANAGE ONLY

General Enhancement Funding Granted	10,047.00

MANAGE ONLY

Organics Program Funding Granted	6,500.00

MANAGE ONLY

Labor & Staffing Funding Granted	19,500.00

MANAGE ONLY

Supplemental Funding Granted	

Total Funding Granted

$ 97,247.00

MANAGE ONLY

Office Use Only

Received By: Sue Doll

Date: 05/27/2025

Manager Notes for Reporters:

Created: May 2, 2025 at 04:04 PM CDT

Katie Hanson

katie.hanson@anokacountymn.gov

Last Updated: Aug 8, 2025 at 07:14 PM CDT

Sue Doll

Sue.doll@anokacountymn.gov

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

RESOLUTION #25-202

RESOLUTION TO ENTER INTO A RESIDENTIAL RECYCLING PROGRAM AGREEMENT WITH ANOKA COUNTY TO RECEIVE 2026 SCORE FUNDS

WHEREAS, Anoka County annually receives funding from the State of Minnesota pursuant to Minn. Stat. § 115A.557. This funding is provided by the Select Committee on Recycling and the Environment (SCORE); and

WHEREAS, for calendar year 2026, Anoka County will distribute the SCORE funds amongst municipalities using the following formula: a base allocation of $10,000 plus $5.00 per household; and

WHEREAS, in addition to base funding, the City of Ramsey is also eligible for additional targeted program funds to focus on activities such as monthly/quarterly drop-off events, general program enhancements, and organics recycling; and

WHEREAS, the Anoka County Board of Commissioners annually sets recycling goals for municipalities to achieve and the 2026 goals are based on 225 pounds per person for single-family households (up to four [4] units) and 150 pounds per person for multi-unit households (five [5] or more units); and

WHEREAS, the City of Ramsey's recycling goal for 2026 is 3,143 tons; and

WHEREAS, Anoka County wishes to assist municipalities in meeting the recycling goals established by the Anoka County Board of Commissioners by providing SCORE funds to municipalities for solid waste recycling programs; and

WHEREAS, SCORE funding can be, and previously has been, used to implement various components of the City's recycling program, including: recycling and waste reduction education and awareness activities, notifying new residents of Ramsey's recycling program, various recycling events, and to fund the recycling coordinator position; and

WHEREAS, in order to receive SCORE funds, the City of Ramsey must enter into a Residential Recycling Program Agreement with Anoka County.

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

1) That the Mayor and City Administrator are hereby authorized to sign the Agreement for Residential Recycling Program between the City of Ramsey and Anoka County to receive $97,247.00 of SCORE funds to administer the recycling program in 2026.

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 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **5. 9.**

Meeting Date: 09/09/2025

By: Sean Sullivan, Community Development

Title:

Adopt Resolution #25-206 Approving First Amendment to Purchase Agreement and RORE; CorTrust Bank

Purpose/Background:

Purpose:

The purpose of this case is to consider approval of a First Amendment to Purchase Agreement and Right of Re-Entry Agreement; CorTrust Bank on Part of Outlot B, COR Five, which will be platted into Lot 1, Block 1 COR SIX

Background:

This item is generally a housekeeping item to update the future legal description and to extend the Inspection Period to allow for City Council approval of the Site Plan before the Buyer needs to issue the "Notice to Proceed". The project, terms of the agreements, principals, company and end user remain the same, but the platted legal description is changing for some documents and the Inspection Period is proposed to be extended from September 15, 2025 to December 31, 2025. This extension will allow the Site Plan and Plat to be reviewed by the Council and approved so that the Developer/Buyer can be confident moving forward with the project. This project has always been a 2026 build so the development timeline is unchanged.

Notification:

Notification is not required.

Observations/Alternatives:

CorTrust Bank, N.A. has notified the City that it needs more time to submit its site plan/land use application and plat application and needs an extension to the Inspection Period. CorTrust asked for an extension to November 26, 2025 (See attached letter) but Staff is requesting that it be extended to December 31, 2025 in the event that the approval process runs longer than anticipated. The principals/owners involved in project remain the same. The pertinent terms of the purchase and right of re-entry agreements (purchase price, land being sold, project definition, certificate of occupancy timing) have not changed aside from the updated legal based on the upcoming Plat and granting more time to gain Site Plan and Plat approval. The City Attorney Knaak has reviewed the First Amendment and revised Right of Re-Entry Agreement and has "approved them as to form".

Alternatives:

1) Resolution #25-206 Approving First Amendment to Purchase Agreement and Right of Re-Entry Agreement; COR Trust Bank (as presented); subject to City Attorney review.
2) Resolution #25-206 Approving First Amendment to Purchase Agreement and Right of Re-Entry Agreement; COR Trust Bank(with changes); subject to City Attorney review.
3) Something else.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff recommends adoption of Resolution #25-206 Approving First Amendment to Purchase Agreement and Right of Re-Entry Agreement; CorTrust Bank (as presented)

Action:

Motion to Adopt Resolution #25-206 Approving First Amendment to Purchase Agreement and Right of Re-Entry Agreement; CorTrust Bank (as presented); subject to City Attorney review.

Attachments

Site Location Map
ACTION - Resolution #25-206
ACTION - 1st Amendment to PA CorTrust
ACTION - Revised RORE New Legal
Reference - Request for Inspection Period Extension
Reference - Original PA

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	09/03/2025 02:45 PM
Brian Hagen	Brian Hagen	09/04/2025 03:02 PM
Form Started By: Sean Sullivan		Started On: 09/02/2025 11:08 AM
Final Approval Date: 09/04/2025		

Site Location Map - COR Trust Bank



Parcel Information: Approx. Acres:
Commissioner:
Plat:

Owner Information:

ANOKA COUNTY

Sean Sullivan | 1:2,400 | Date: 1/3/2025

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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

RESOLUTION #25-206

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT AND RIGHT OF RE-ENTRY AGREEMENT: CORTRUST BANK, N.A.

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with CorTrust Bank, N.A., a South Dakota Corporation (the "Buyer") and adopted Resolution #25-045 on February 25, 2025 approving the Purchase Agreement and form of Right of Re-Entry Agreement; and

WHEREAS, the City and Buyer have negotiated a Purchase Price of $190,794 ($6.00 per square foot) on +/- 0.73 acres (31,799 square feet) subject to Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, the Buyer has requested the Inspection Period be extended to obtain Site Plan and Plat approvals prior to giving its "Notice to Proceed"; and

WHEREAS, the Buyer has provided the City with a Draft Plat named COR SIX; and

WHEREAS, Proof of being in Good Standing for CorTrust Bank, N.A., a South Dakota Corporation will be required prior to sale of Property to Buyer.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property, legally described on Exhibit A to CorTrust Bank, N.A., a South Dakota Corporation for $190,794 ($6.00 per square foot) on +/- 0.73 acres (31,799 square feet) subject to Final Plat for the Property for the development of a minimum 5,000 square foot bank/office.

3) That the City authorizes execution of the First Amendment to Purchase Agreement and updated Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

5) That the City Council authorizes the extension of the Inspection Period deadline from September 15, 2025 to December 31, 2025 as documented in First Amendment to Purchase Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
Legal Description

Part of Outlot B, COR FIVE, to be platted as:

Lot 1, Block 1, COR SIX, Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0022 ("Property")

FIRST AMENDMENT
TO
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **CorTrust Bank, N.A.** and/or its assigns, a South Dakota Corporation ("Buyer"), with an Effective Date of March 17, 2025.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains March 17, 2025.

2. **INSPECTION PERIOD.** The Inspection Period is changed from September 15, 2025 to December 31, 2025.

3. **SALE OF PROPERTY.** The legal description of the Property to be conveyed is amended to the following:

   Part of Outlot B, COR FIVE, to be platted as:

   Lot 1, Block 1, COR SIX, Anoka County, Minnesota

   PID Number: Portion of 28-32-25-24-0022 ("Property")

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this First Amendment to Purchase Agreement. The terms used in this First Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement.

SELLER: City of Ramsey, a Minnesota municipal corporation

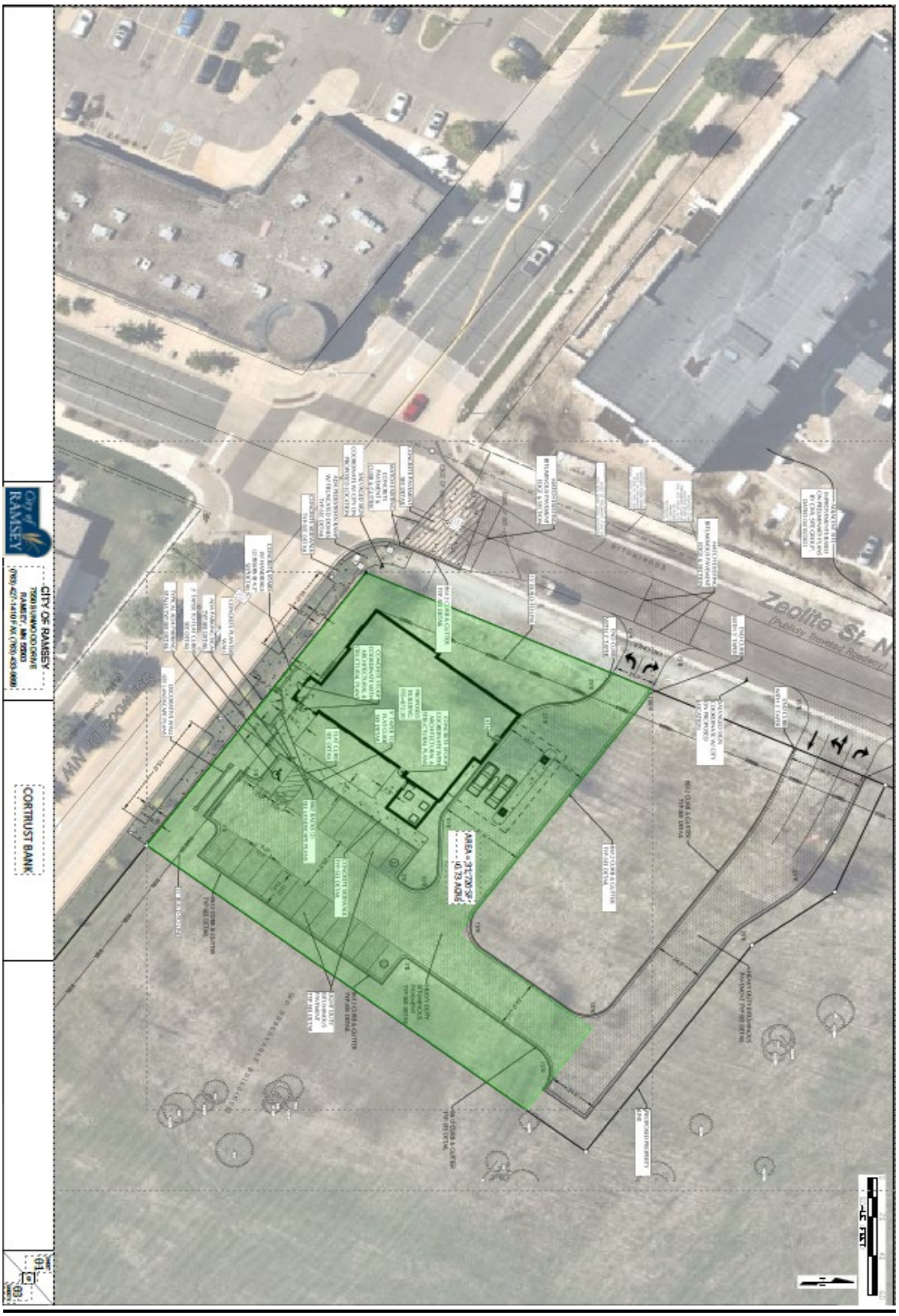
By: _____ Dated: _____, 2025
Ryan Heineman, Mayor

By: _____ Dated: _____, 2025
Brian Hagen, City Administrator

BUYER: CorTrust Bank, N.A.

By: _____ Dated: _____, 2025
Dean Suchy, Market President

EXHIBIT A – Site Concept Plan



[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2026, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **CorTrust Bank, N.A.**, a South Dakota Corporation ("Buyer").

Recitals

A. On _____, 2026, Seller conveyed title of the following Property to Buyer:

Part of Outlot B, COR FIVE, to be platted as:

Lot 1, Block 1, COR SIX, Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0022 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement and First Amendment to Purchase Agreement between the City of Ramsey and **CorTrust Bank, N.A.**, with an Effective Date of **INSERT EFFECTIVE DATE**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

    a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by Insert Date 16 months from Closing date.

        Project Description:

        i. **CorTrust Bank** Site Plan, approved by the City of Ramsey on _____ by Resolution #_____.

        ii. Development Agreement for **CorTrust Bank**, approved by the City of Ramsey on _____ by Resolution #_____.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum INSERT APPROVED SF from Site Plan square foot retail building, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2026, by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota on behalf of the Minnesota Municipal Corporation.

_____
Notary Public

CorTrust Bank, N.A. a South Dakota Corporation.

By: _____
Dean Suchy, Market President

This instrument was acknowledged before me on _____, 2026, by Dean Suchy, Market President of **CorTrust Bank, N.A.**, a corporation under the laws of South Dakota, on behalf of the South Dakota Corporation.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

CorTrust Bank®

1300 Babcock Blvd E

Delano, MN 55328

August 26, 2025

City of Ramsey
Sean Sullivan
Economic Development Manager
7550 Sunwood Dr. NW
Ramsey, MN 55303

Dear Sean,

CorTrust Bank would like to request an extension of notice to proceed (inspection period) to November 26th, to allow time for the site plan approval. The plan would be to submit the site plan approval in October or November. If you have any questions regarding this matter, please feel free to call me at (763) 972-4219.

Sincerely,

Dean Suchy

Dean Suchy
Market President

Enter text here

Enter text here

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **CORTRUST BANK, N.A.**, a South Dakota Corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is 3/17/25 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 0.73 acre (31,799 SF) of vacant land, legally described as follows:

   Part of Outlot B, COR FIVE, to be platted as:

   T.B.D. Anoka County, Minnesota

   PID Number: Portion of 28-32-25-24-0020 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $6.00 / Square foot or $190,794 as depicted on attached Exhibit and subject to square footage of plat (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $10,000.00 (the "Earnest Money") with Land Title Company or other title company that is mutually agreed upon ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

   c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

   d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller has provided the Buyer a 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof for the underlying legal (the "Survey") from a duly licensed surveyor dated March 5, 2018. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

   a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

   b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and

remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.
g. The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **September 15, 2025** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. **RELEASE.** By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: CorTrust Bank, N.A.
Mr. Dean Suchy, Market President
1300 Babcock Blvd East
Delano, MN 55328
Email: dsuchy@cortrustbank.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction for each lot shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000.00 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option

of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2025 for the Property.
      2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
      3. Seller's own attorney's fees.
      4. One-half the cost of any closing fees.
      5. The cost of real estate broker commission fees as prescribed in Section 14.
      6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. **REAL ESTATE BROKERS.** Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker") Seller shall pay Seller's Broker as required by their agreement 3% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. **ASSIGNMENT.** This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. **THIRD PARTY BENEFICIARY.** There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. **JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section

559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** Within 16 months from the Closing Date Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a 5,000 SF bank building compliant with COR Zoning requirements to be further defined by an approved Site Plan. The Buyer will also construct all internal roadways onsite for the drive-thru and north access to Zeolite Street NW at the cost of the Buyer. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any

action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 02-25, 2025
Ryan Heineman, Mayor

By: _____ Dated: 02-25, 2025
Brian Hagen, City Administrator

BUYER: CorTrust Bank, N.A.

By: _____ Dated: 03.17., 2025
Dean Suchy, Market President

Exhibit A

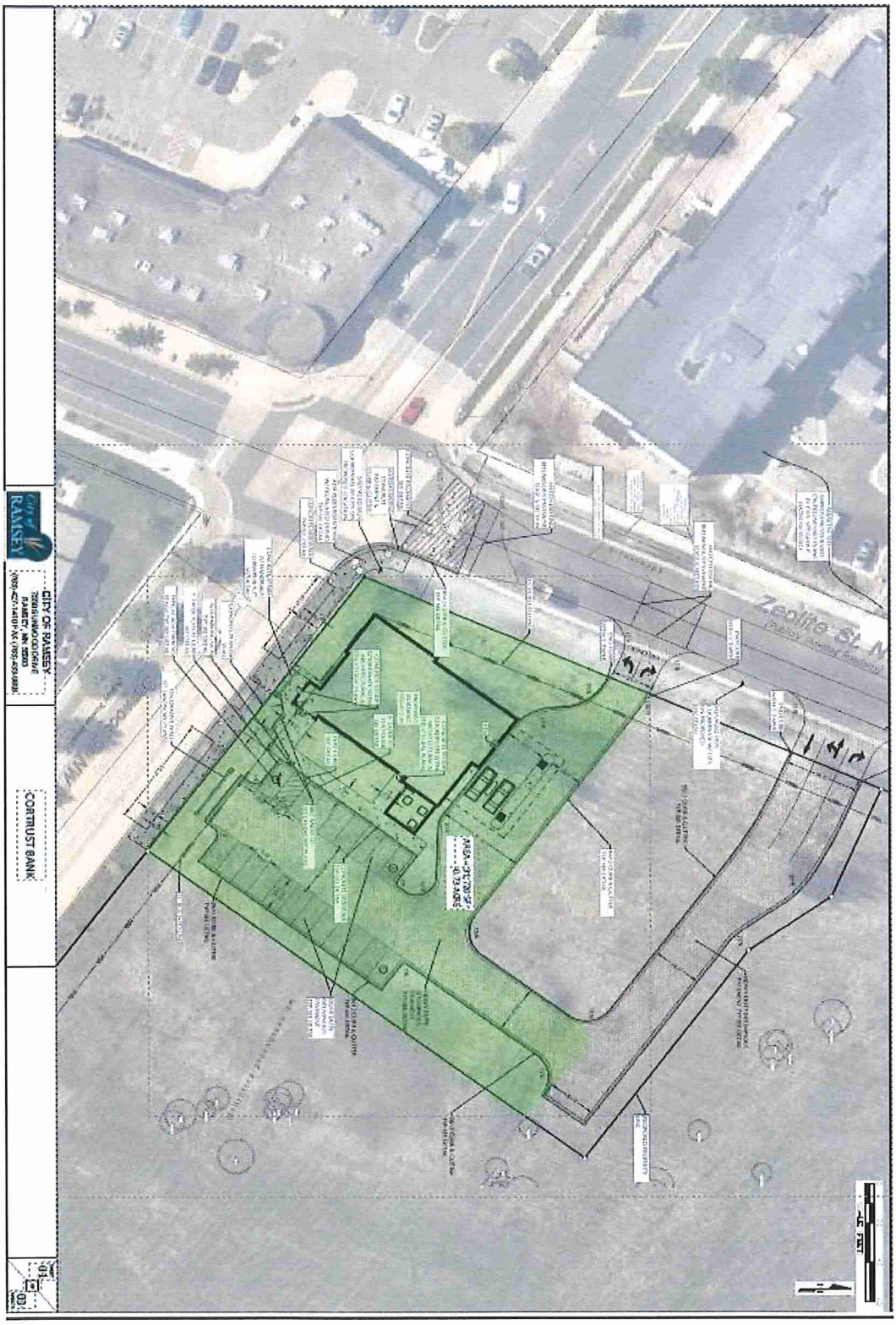
Legal Description

Part of Outlot B, COR FIVE, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-24-0020 ("Property")
approximately 0.73 acres (31,799 SF)

Exhibit B



CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-207 Approving Additional Geotechnical and Topographic Survey Services for Countryside Estates Street Reconstructions, Improvement Project #26-04

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-207 approving additional geotechnical and topographic survey services for Countryside Estates Street Reconstructions, Improvement Project #26-04. These services are necessary to complete design of the street reconstruction project, including the addition of 0.75 miles of streets within the Wildwood Acres subdivision.

Background:

The current 2025 thru 2034 10-Year Capital Improvement Plan (CIP) proposes mill and overlay of 0.75 miles of streets within the Wildwood Acres subdivision in 2026. These streets connect to the Countryside Estates subdivision, which is proposed for street reconstruction in 2026.

After field review, staff determined the streets within the Wildwood Acres subdivision are no longer a candidate for mill and overlay, but appear to be a good candidate for a reclamation improvement. Due to these streets being connected to the Countryside Estates subdivision, staff proposes combining these subdivisions into one project.

Additional geotechnical services, including soil borings is required to inform staff of subsoil conditions, which is essential when designing the pavement section for the reconstructed streets. Staff received a proposal for additional geotechnical services from Independent Testing Technologies, Inc. for a total not-to-exceed amount of $4,930.00.

Additional topographic survey of the proposed streets is required to locate all existing site features and update the existing ground surface, which is used as the base for designing the project. Staff received a proposal for additional topographic survey services from Bolton & Menk, Inc. for a total not-to-exceed amount of $5,464.00.

By approving these additional services, staff will be able to complete plans and specifications for said improvements in time for winter 2025 bidding.

Notification:

If City Council accepts proposals, staff will mail letters to property owners within the project areas proposed to be included within the additional improvements.

Time Frame/Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #25-207 approving additional geotechnical and topographic survey services for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Funding Source:

Funding for this work is proposed to come from Pavement Management Funds. The Independent Testing Technologies, Inc. proposal for additional geotechnical services, and the Bolton & Menk, Inc. proposal for additional topographic survey is attached to this case for reference.

Recommendation:

Staff recommends adopting Resolution #25-207 approving additional geotechnical and topographic survey services for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Outcome/Action:

Adopt Resolution #25-207 approving additional geotechnical and topographic survey services for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Attachments

BMI Additional Topo Proposal

Res 25-207

ITT Additional Geotech Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Joe Feriancek	09/04/2025 02:01 PM
Brian Hagen	Brian Hagen	09/04/2025 03:01 PM
Form Started By: Joe Feriancek		Started On: 09/02/2025 08:08 AM
Final Approval Date: 09/04/2025		

BOLTON & MENK
Real People. Real Solutions.

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

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

September 3, 2025

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

RE: Proposal for Additional Topographic Survey Services – Countryside Estates – IP 26-04

Dear Mr. Feriancek:

Based on your email from August 29, 2025, we understand the City would like to obtain additional topographic survey along 174th Avenue, 176th Avenue, and Iguana Street as shown on the attached exhibit.

Our proposed hours and fees for the additional survey are presented in the following table:

Work Type	Employee Type	Rate/Hr	Hours	Total
Office Set-Up and Reviews	Licensed Surveyor	$197.00	2	$ 394.00
Field Surveying Crew	Surveyor	$195.00	26	$ 5,070.00
Segment Totals			**28**	**$ 5,464.00**

The total not-to-exceed amount associated with the additional work is $5,464.00.

We can proceed with the services immediately to ensure the survey is completed in 2025 prior to snowfall.

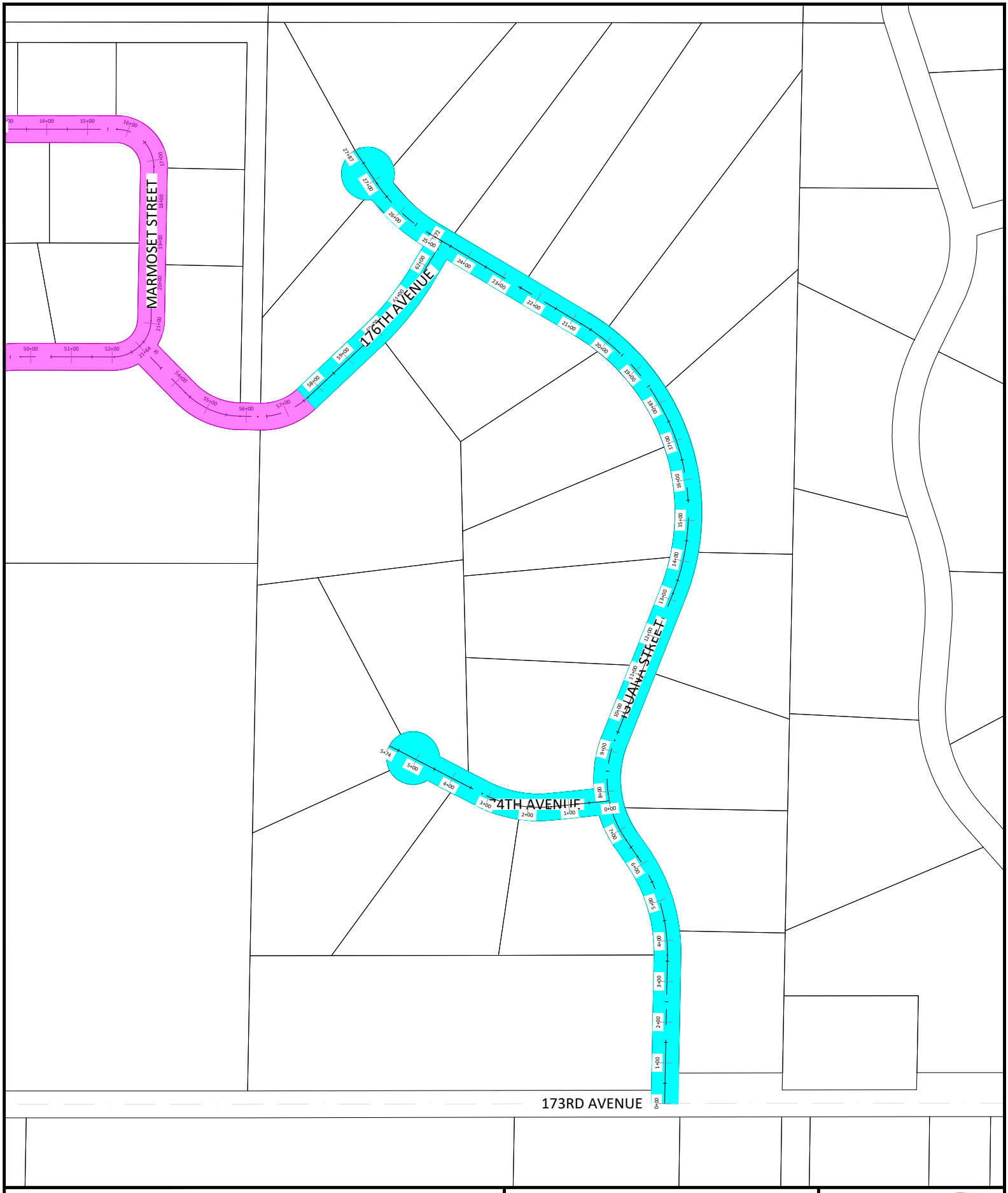
If there are any questions, please call me at (651) 968-7760.

Sincerely,
BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENT

Bolton & Menk is an equal opportunity employer.



IP 26-04
COUNTRYSIDE ESTATES
ADDITIONAL TOPO AREA

0 150 300 450
SCALE (FEET)

N

City of RAMSEY

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

RESOLUTION #25-207

RESOLUTION APPROVING ADDITIONAL GEOTECHNICAL AND TOPOGRAPHIC SURVEY SERVICES FOR COUNTRYSIDE ESTATES STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #26-04

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Countryside Estates subdivision as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-082, adopted April 22, 2025, the City Council accepted and awarded the proposal to Bolton & Menk for topographic survey of the project area in the amount of $14,528.50; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-101, adopted May 13, 2025, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for geotechnical survey of the project area in the amount of $15,175.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-138, adopted June 24, 2025, the City Council ordered the City Engineer to prepare plans and specifications for Countryside Estates Street Reconstructions, Improvement Project #26-04; and

WHEREAS, the streets adjacent to Countryside Estates within the Wildwood Acres subdivision, are no longer supported by staff to receive a mill and overlay; and

WHEREAS, staff proposes to amend the Countryside Estates Street Reconstructions to include the streets within Wildwood Acres; and

WHEREAS, proposals were received for Geotechnical Services of $4,930.00 from Independent Testing Technologies, Inc. for said additional street improvements; and

WHEREAS, proposals were received for Topographic Survey of $5,464.00 from Bolton & Menk, Inc. for said additional street improvements.

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

1) The City Administrator is hereby authorized and directed to enter into a contract with Independent Testing Technologies, Inc. for geotechnical services of said additional street improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to enter into a contractor with Bolton & Menk, Inc. for topographic survey services of said additional street improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

INDEPENDENT TESTING TECHNOLOGIES
337 31st Avenue South • Waite Park, MN 56387 • (320) 253-4338 • www.independenttestingtech.com

September 4, 2025

Mr. Joe Feriancek
City of Ramsey
7550 Sunwood Drive Northwest
Ramsey, MN 55303

RE: Proposal #09-01 Proposal for Geotechnical Services
Countryside Estates – Additional Borings
Ramsey, Minnesota

Dear Mr. Feriancek:

Thank you for the opportunity to provide this proposal for geotechnical services for the above referenced project in Ramsey, Minnesota. This proposal contains our understanding of the project and the projected costs for its completion.

Description of Project

The project will consist of street improvements in Ramsey, Minnesota. The area of work includes portions of Iguana Street, 174th Avenue and 176th Avenue. Eight (8) split-spoon soil borings are proposed to depths of ten (10) feet. Our total estimated footage is eighty (80) feet. A representative with ITT will mark the field boring locations. We will contact Gopher One for existing utility locates prior to drilling.

Exploration Scope

The borings are planned to be performed with the use of a truck-mounted and a track-mounted rig. The borings will be sampled using standard penetration test procedures so that intact samples can be obtained, and "N" values recorded to help estimate soil parameters. Standard penetration samples will be taken at 2 ½-foot intervals in accordance with ASTM D1586. Water level readings will be taken in the borehole following removal of the auger. Pavement and aggregate base thickness determinations will be made during drilling. The shallow borings will be backfilled with the auger cuttings from the drilling operations.

Engineering Scope

The completed report will include log sheets for the borings showing soil types, water levels and a sketch of the boring locations as drilled. The report will include a summary of our findings as well as recommendations regarding earthwork, fill and compaction, subgrade

preparation and an R-value for bituminous pavement design. An electronic copy of the report will be provided.

Schedule

The fieldwork will take approximately two (2) days. Our present schedule will permit us to begin the fieldwork within 3-4 weeks of authorization to proceed. The geotechnical report will be complete within two weeks of completion of the field work.

Fees & Payment

We will perform the work in accordance with the unit costs on the "Job Estimate" attached to this confirmation letter. The unit costs are valid for sixty days from the date of this proposal. The total cost of **$4,930.00** will not be exceeded without a change in the work scope and the owner's authorization. An invoice for the work performed will be mailed after completion of the engineering report.

Remarks

Mr. Feriancek, we appreciate the opportunity to provide you with this proposal. If you have any questions about the services we provide, please call me at (320) 253-4338.

Sincerely,

Tyler T. Burkes,
Assistant Geotechnical Engineer

Authorization:
Please proceed as described above:

_____
Authorized Signature

_____
Title

_____
Date

Independent Testing Technologies, Inc.
337 31st Avenue South, Waite Park, MN 56387
Phone: 320-253-4338
Fax: 320-253-4547

JOB ESTIMATE

GEOTECHNICAL INVESTIGATION:

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL
1	Project Coordination & Stake Borings	LS	1	$450.00	$450.00
2	Traffic Signage Rental	Day	1	$175.00	$175.00
3	Mobilization – Truck-Mounted Rig	Trip	1	$705.00	$705.00
4	Mobilization – Support Truck	Trip	2	$250.00	$500.00
5	Bituminous Coring	Hour	3	$150.00	$450.00
6	Drilling & Sampling SPT Borings	Foot	80	$30.00	$2,400.00
7	Analysis & Letter Addendum by P.E.	Hour	2	$125.00	$250.00
				TOTAL	**$4,930.00**

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-208 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

Purpose/Background:

Annually, the city certifies to the following year's property tax, any accounts receivable (either utility or invoiced) that are more than sixty days delinquent as of September 1 and not paid by November of that same year.

The number of accounts that will be receiving a delinquent notice with possible certification to property taxes totals 1,264. There were 1,163 notices sent out in 2024.

The proposed amount to be certified for 2025 is $575,338.31 ($609,566.06 in 2024). A summary of current and prior years is attached under Master Certification Summary.

Municipal utility bills stay with a property when it is sold and do not follow the homeowner like gas and electric bills do.

Notification:

Utility bills are sent quarterly to all residents and commercial businesses within the city. If an account is more than 30 days past due, a follow-up collection notice stating delinquency is sent. In September, the city follows up with a letter to respective delinquent properties (more than 60 days past due on September 1) outlining the process to cure the delinquent account and to avoid certification to the following years property tax. This letter was sent on September 5.

Recommendation:

Staff recommends calling for the public hearing on September 23, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-208 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered

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Attachments

Certification List 9-9-25

Master Certification Summary 9-9-25

Resolution #25-208

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 02:56 PM
Form Started By: Diana Lund		Started On: 09/03/2025 09:18 AM

Final Approval Date: 09/04/2025

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
731891	Property Owner	City Services	7007 139TH LN NW	5,693.73	40.00	470.47	6,204.20
734567	Property Owner	City Services	14101 ST FRANCIS BLVD NW	5,299.29	40.00	437.88	5,777.17
725523	Property Owner	City Services	6991 137TH LN NW	3,520.13	40.00	290.87	3,851.00
727680	Property Owner	City Services	5221 147TH CIR NW	2,951.36	40.00	243.87	3,235.23
728593	Property Owner	City Services	14304 WACO ST NW	2,596.22	40.00	214.53	2,850.75
733610	Property Owner	City Services	9539 HWY 10 NW	2,447.99	40.00	202.28	2,690.27
731477	Property Owner	City Services	9525 156TH AVE NW	2,416.90	40.00	199.71	2,656.61
735893	Property Owner	City Services	5676 162ND CROSSING NW	2,381.61	40.00	196.79	2,618.40
673670027	Property Owner	City Services	15386 KRYPTON ST NW	2,306.19	40.00	190.56	2,536.75
731365	Property Owner	City Services	5675 162ND CROSSING NW	2,195.41	40.00	181.41	2,416.82
732581	Property Owner	City Services	6360 SUNFISH LAKE CT NW	2,030.43	40.00	167.77	2,238.20
729216	Property Owner	City Services	6750 HWY 10 NW	1,933.71	40.00	159.78	2,133.49
726326	Property Owner	City Services	9619 HWY 10 NW	1,894.50	40.00	156.54	2,091.04
735652	Property Owner	City Services	14596 SNOWY OWL STREET NW	1,868.70	40.00	154.41	2,063.11
734123	Property Owner	City Services	14782 ZEOLITE ST NW	1,833.33	40.00	151.49	2,024.82
736330	Property Owner	City Services	15255 TIGER STREET NW	1,751.99	40.00	144.77	1,936.76
734141	Property Owner	City Services	5710 145TH CT NW	1,595.21	40.00	131.81	1,767.02
733453	Property Owner	City Services	8698 149TH CURVE NW	1,582.15	40.00	130.73	1,752.88
727415	Property Owner	City Services	14729 KRYPTON ST NW	1,564.48	40.00	129.27	1,733.75
732563	Property Owner	City Services	5695 160TH LN NW	1,530.36	40.00	126.45	1,696.81
729282	Property Owner	City Services	14774 ZEOLITE ST NW	1,525.40	40.00	126.04	1,691.44
731673	Property Owner	City Services	14105 AZURITE ST NW	1,520.72	40.00	125.66	1,686.38
718795	Property Owner	City Services	16718 LIMONITE ST NW	1,479.70	40.00	122.27	1,641.97
722353	Property Owner	City Services	14705 QUICKSILVER ST	1,479.70	40.00	122.27	1,641.97
729649	Property Owner	City Services	6338 154TH CT NW	1,479.70	40.00	122.27	1,641.97
925859	Property Owner	City Services	14771 FLUORINE ST NW	1,479.70	40.00	122.27	1,641.97
733956	Property Owner	City Services	5075 XKIMO CT NW	1,462.17	40.00	120.82	1,622.99
722700	Property Owner	City Services	15840 OSMIUM ST NW	1,454.14	40.00	120.16	1,614.30
681415286	Property Owner	City Services	15200 UTE ST NW	1,439.86	40.00	118.98	1,598.84
735477	Property Owner	City Services	14560 RABBIT ST NW	1,431.00	40.00	118.24	1,589.24
729294	Property Owner	City Services	15240 GERMANIUM ST NW	1,416.13	40.00	117.02	1,573.15
732223	Property Owner	City Services	8694 151ST AVE NW	1,410.13	40.00	116.52	1,566.65
674033735	Property Owner	City Services	6220 152ND AVE NW	1,397.67	40.00	115.49	1,553.16
730647	Property Owner	City Services	13899 IRONSTONE TRL NW	1,395.72	40.00	115.33	1,551.05
494614209	Property Owner	City Services	6501 MCKINLEY AVE NW	1,391.39	40.00	114.97	1,546.36
733052	Property Owner	City Services	15208 SNOWY OWL STREET NW	1,372.85	40.00	113.44	1,526.29
734609	Property Owner	City Services	15255 MARMOSET ST NW	1,364.15	40.00	112.72	1,516.87
724305	Property Owner	City Services	15490 XKIMO ST	1,357.14	40.00	112.14	1,509.28
727902	Property Owner	City Services	5713 160TH LN NW	1,355.05	40.00	111.97	1,507.02
734809	Property Owner	City Services	14701 GERMANIUM ST NW	1,344.51	40.00	111.10	1,495.61
722418	Property Owner	City Services	6821 147TH AVE NW	1,340.08	40.00	110.73	1,490.81
425486525	Property Owner	City Services	7051 137TH AVE NW	1,339.61	40.00	110.69	1,490.30

"Delinquent Amount" is due 11/15/2025. If unpaid by deadline, "Total Subject to Certification" will be assessed to 2026 property taxes.

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
732806	Property Owner	City Services	5501 146TH AVE NW	1,337.74	40.00	110.54	1,488.28
718887	Property Owner	City Services	7263 148TH LN NW	1,329.76	40.00	109.88	1,479.64
728958	Property Owner	City Services	6097 146TH AVE NW	1,328.08	40.00	109.74	1,477.82
422439531	Property Owner	City Services	7031 147TH LN NW	1,313.37	40.00	108.52	1,461.89
733703	Property Owner	City Services	7513 161ST AVE NW	1,306.63	40.00	107.97	1,454.60
453404808	Property Owner	City Services	5811 157TH LN NW	1,300.51	40.00	107.46	1,447.97
727353	Property Owner	City Services	15143 HELIUM ST NW	1,294.78	40.00	106.99	1,441.77
733985	Property Owner	City Services	7058 137TH AVE NW	1,293.48	40.00	106.88	1,440.36
731426	Property Owner	City Services	15031 SNOWY OWL STREET NW	1,283.30	40.00	106.04	1,429.34
734849	Property Owner	City Services	8455 152ND LANE NW	1,269.69	40.00	104.91	1,414.60
729538	Property Owner	City Services	14946 QUINTANA STREET	1,227.10	40.00	101.40	1,368.50
726031	Property Owner	City Services	15564 WACO ST NW	1,224.22	40.00	101.16	1,365.38
730991	Property Owner	City Services	7381 168TH CIRCLE NW	1,223.47	40.00	101.10	1,364.57
718377	Property Owner	City Services	14777 XKIMO ST NW	1,210.73	40.00	100.04	1,350.77
1321918	Property Owner	City Services	14880 ZUNI ST NW	1,209.72	40.00	99.96	1,349.68
719011	Property Owner	City Services	15121 HELIUM ST NW	1,207.34	40.00	99.76	1,347.10
726878	Property Owner	City Services	7017 168TH AVE NW	1,207.28	40.00	99.76	1,347.04
719752	Property Owner	City Services	14721 POTASSIUM ST NW	1,206.42	40.00	99.69	1,346.11
719939	Property Owner	City Services	5710 158TH CT	1,187.51	40.00	98.12	1,325.63
734858	Property Owner	City Services	14979 SNOWY OWL STREET NW	1,186.19	40.00	98.02	1,324.21
414754675	Property Owner	City Services	5601 146TH AVE NW	1,172.04	40.00	96.85	1,308.89
731805	Property Owner	City Services	6985 168TH LANE NW	1,163.13	40.00	96.11	1,299.24
721499	Property Owner	City Services	6200 145TH LN NW	1,158.71	40.00	95.74	1,294.45
681050968	Property Owner	City Services	15311 YAKIMA ST NW	1,143.95	40.00	94.52	1,278.47
728657	Property Owner	City Services	7224 170TH TRL NW	1,143.34	40.00	94.47	1,277.81
733137	Property Owner	City Services	14621 POTASSIUM ST NW	1,141.41	40.00	94.31	1,275.72
492505827	Property Owner	City Services	5521 144TH AVENUE NW	1,141.35	40.00	94.31	1,275.66
730624	Property Owner	City Services	7518 160TH AVENUE NW	1,134.48	40.00	93.74	1,268.22
729338	Property Owner	City Services	7674 147TH LN NW	1,132.02	40.00	93.54	1,265.56
730029	Property Owner	City Services	14666 SODIUM ST NW	1,123.71	40.00	92.85	1,256.56
735313	Property Owner	City Services	8518 152ND LANE NW	1,122.33	40.00	92.74	1,255.07
732026	Property Owner	City Services	16714 LIMONITE ST NW	1,118.14	40.00	92.39	1,250.53
718685	Property Owner	City Services	16710 LIMONITE ST NW	1,116.67	40.00	92.27	1,248.94
723875	Property Owner	City Services	7221 167TH TER NW	1,115.39	40.00	92.16	1,247.55
725205	Property Owner	City Services	4970 155TH LN NW	1,114.90	40.00	92.12	1,247.02
633699046	Property Owner	City Services	15774 NEON ST NW	1,108.82	40.00	91.62	1,240.44
719178	Property Owner	City Services	14888 PERIDOT ST NW	1,104.24	40.00	91.24	1,235.48
733205	Property Owner	City Services	14231 URANIUM ST NW	1,102.91	40.00	91.13	1,234.04
731534	Property Owner	City Services	8742 149TH AVENUE NW	1,101.17	40.00	90.99	1,232.16
728457	Property Owner	City Services	7096 167TH LN NW	1,098.76	40.00	90.79	1,229.55
496329287	Property Owner	City Services	15200 GERMANIUM ST NW	1,094.32	40.00	90.42	1,224.74
732908	Property Owner	City Services	6841 137TH LN NW	1,091.68	40.00	90.21	1,221.89

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
719238	Property Owner	City Services	7266 149TH AVE NW		1,070.50	40.00	88.46	1,198.96
728633	Property Owner	City Services	14690 HEMATITE ST NW		1,069.65	40.00	88.39	1,198.04
719797	Property Owner	City Services	6981 137TH LN NW		1,068.54	40.00	88.29	1,196.83
733607	Property Owner	City Services	5839 141ST LN NW		1,067.80	40.00	88.23	1,196.03
732654	Property Owner	City Services	5842 158TH AVE NW		1,067.44	40.00	88.20	1,195.64
673289656	Property Owner	City Services	5911 157TH LN NW		1,060.94	40.00	87.67	1,188.61
731815	Property Owner	City Services	7503 159TH AVENUE NW		1,060.65	40.00	87.64	1,188.29
725247	Property Owner	City Services	6981 169TH LN NW		1,051.77	40.00	86.91	1,178.68
735844	Property Owner	City Services	5522 144TH CT NW		1,047.99	40.00	86.60	1,174.59
732717	Property Owner	City Services	14835 PERIDOT ST NW		1,043.51	40.00	86.23	1,169.74
725265	Property Owner	City Services	15564 IODINE ST NW		1,040.86	40.00	86.01	1,166.87
730485	Property Owner	City Services	14200 WACO ST NW		1,040.81	40.00	86.00	1,166.81
728648	Property Owner	City Services	16071 SAPPHIRE ST NW		1,028.35	40.00	84.97	1,153.32
732221	Property Owner	City Services	15175 QUINTANA COURT NW		1,028.17	40.00	84.96	1,153.13
723870	Property Owner	City Services	15404 GERMANIUM ST NW		1,024.80	40.00	84.68	1,149.48
735264	Property Owner	City Services	5231 147TH CIR NW		1,021.81	40.00	84.43	1,146.24
718888	Property Owner	City Services	14842 OLIVINE ST NW		1,019.43	40.00	84.24	1,143.67
735195	Property Owner	City Services	14606 SNOWY OWL STREET NW		1,019.36	40.00	84.23	1,143.59
723220	Property Owner	City Services	16041 IODINE ST		1,016.59	40.00	84.00	1,140.59
732513	Property Owner	City Services	14940 XKIMO ST NW		1,009.72	40.00	83.43	1,133.15
675624428	Property Owner	City Services	6855 148TH LN NW		1,000.00	40.00	82.63	1,122.63
731980	Property Owner	City Services	14963 QUINTANA STREET NW		999.08	40.00	82.55	1,121.63
718613	Property Owner	City Services	14635 SODIUM ST NW		997.80	40.00	82.45	1,120.25
734046	Property Owner	City Services	14261 WOLFRAM ST NW		994.11	40.00	82.14	1,116.25
731180	Property Owner	City Services	14640 HEMATITE ST NW		989.52	40.00	81.76	1,111.28
734523	Property Owner	City Services	6881 137TH AVE NW		986.38	40.00	81.50	1,107.88
733508	Property Owner	City Services	15481 YAKIMA CT		982.40	40.00	81.18	1,103.58
714596885	Property Owner	City Services	14200 XENON ST		974.42	40.00	80.52	1,094.94
732053	Property Owner	City Services	6940 169TH LN NW		971.33	40.00	80.26	1,091.59
720416	Property Owner	City Services	5821 SUNWOOD DR NW		969.19	40.00	80.08	1,089.27
721957	Property Owner	City Services	5698 152ND WAY NW		965.78	40.00	79.80	1,085.58
719145	Property Owner	City Services	15603 IODONE ST NW		964.84	40.00	79.72	1,084.56
728580	Property Owner	City Services	5815 158TH AVE NW		958.22	40.00	79.18	1,077.40
636283628	Property Owner	City Services	15331 WACO CT NW		948.82	40.00	78.40	1,067.22
674477357	Property Owner	City Services	15600 XKIMO CT NW		946.79	40.00	78.23	1,065.02
731440	Property Owner	City Services	5545 144TH AVENUE NW		945.42	40.00	78.12	1,063.54
726780	Property Owner	City Services	14024 DYSPROSIUM ST NW		944.86	40.00	78.07	1,062.93
725736	Property Owner	City Services	14750 POTASSIUM ST NW		943.09	40.00	77.93	1,061.02
733009	Property Owner	City Services	9535 HWY 10 NW		940.36	40.00	77.70	1,058.06
727071	Property Owner	City Services	14150 MAGNESIUM ST NW		931.60	40.00	76.98	1,048.58
732878	Property Owner	City Services	15227 FLUORINE ST NW		929.50	40.00	76.80	1,046.30
726259	Property Owner	City Services	5346 140TH AVE NW		924.30	40.00	76.38	1,040.68

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723889	Property Owner	City Services	14620 NEON ST NW		923.13	40.00	76.28	1,039.41
733800	Property Owner	City Services	15250 TIGER STREET NW		922.37	40.00	76.22	1,038.59
730537	Property Owner	City Services	6941 147TH AVE NW		920.30	40.00	76.04	1,036.34
724349	Property Owner	City Services	14361 POTASSIUM ST NW		919.52	40.00	75.98	1,035.50
727822	Property Owner	City Services	15821 OSMIUM ST NW		919.37	40.00	75.97	1,035.34
728027	Property Owner	City Services	14624 IODINE CT NW		913.37	40.00	75.47	1,028.84
733070	Property Owner	City Services	6230 141ST LN NW		907.94	40.00	75.02	1,022.96
731445	Property Owner	City Services	6861 147TH AVE NW		907.69	40.00	75.00	1,022.69
730905	Property Owner	City Services	14983 SNOWY OWL STREET NW		907.44	40.00	74.98	1,022.42
732670	Property Owner	City Services	5787 152ND WAY NW		903.94	40.00	74.69	1,018.63
1236977	Property Owner	City Services	5550 149TH LN NW		903.92	40.00	74.69	1,018.61
732244	Property Owner	City Services	15985 SAPPHIRE ST NW		902.81	40.00	74.60	1,017.41
483574031	Property Owner	City Services	15360 KRYPTON ST NW		899.20	40.00	74.30	1,013.50
728185	Property Owner	City Services	15320 WACO CT NW		898.65	40.00	74.26	1,012.91
725448	Property Owner	City Services	4991 150TH LN NW		896.22	40.00	74.05	1,010.27
720353	Property Owner	City Services	5960 144TH CIR NW		895.07	40.00	73.96	1,009.03
732334	Property Owner	City Services	15032 QUINTANA STREET NW		894.55	40.00	73.92	1,008.47
710989567	Property Owner	City Services	6960 147TH AVE NW		892.69	40.00	73.76	1,006.45
731681	Property Owner	City Services	14960 XKIMO ST NW		891.69	40.00	73.68	1,005.37
731795	Property Owner	City Services	13885 IRONSTONE TRL NW		891.43	40.00	73.66	1,005.09
724385	Property Owner	City Services	15429 IODINE ST NW		888.42	40.00	73.41	1,001.83
718568	Property Owner	City Services	7455 163RD AVE NW		888.39	40.00	73.41	1,001.80
674018518	Property Owner	City Services	15539 IODINE CT NW		887.55	40.00	73.34	1,000.89
728714	Property Owner	City Services	14643 HELIUM ST NW		884.50	40.00	73.09	997.59
668488991	Property Owner	City Services	5443 145TH AVE NW		884.50	40.00	73.09	997.59
703426665	Property Owner	City Services	15291 URANIUM ST NW		884.50	40.00	73.09	997.59
620856544	Property Owner	City Services	5231 148TH AVE NW		884.27	40.00	73.07	997.34
720477	Property Owner	City Services	7804 149TH AVE NW		883.66	40.00	73.02	996.68
725293	Property Owner	City Services	14264 WACO ST NW		883.28	40.00	72.99	996.27
730610	Property Owner	City Services	6190 144TH LN NW		877.64	40.00	72.52	990.16
624030290	Property Owner	City Services	6481 153RD WAY NW		877.64	40.00	72.52	990.16
727194	Property Owner	City Services	14800 KRYPTON CT NW		873.88	40.00	72.21	986.09
422874913	Property Owner	City Services	15111 TONTO ST NW		873.50	40.00	72.18	985.68
406276984	Property Owner	City Services	7029 HWY 10 NW		873.06	40.00	72.14	985.20
727604	Property Owner	City Services	5344 142ND CIR NW		872.77	40.00	72.12	984.89
731284	Property Owner	City Services	15181 BARIUM ST NW		872.43	40.00	72.09	984.52
618202839	Property Owner	City Services	5232 148TH AVE NW		868.97	40.00	71.80	980.77
668134792	Property Owner	City Services	14412 IODINE ST NW		868.74	40.00	71.78	980.52
725300	Property Owner	City Services	14335 TUNGSTEN ST NW		866.36	40.00	71.59	977.95
487939989	Property Owner	City Services	15480 YAKIMA CT NW		865.98	40.00	71.56	977.54
729946	Property Owner	City Services	5930 143RD LN NW		865.09	40.00	71.48	976.57
732987	Property Owner	City Services	14651 FLUORINE ST NW		863.75	40.00	71.37	975.12

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719427	Property Owner	City Services	5324 142ND LN NW		863.26	40.00	71.33	974.59
722974	Property Owner	City Services	7850 149TH AVE NW		861.21	40.00	71.16	972.37
734620	Property Owner	City Services	8442 152ND LN NW		857.32	40.00	70.84	968.16
734222	Property Owner	City Services	14190 XENON ST NW		853.96	40.00	70.56	964.52
688986875	Property Owner	City Services	15430 RADIUM ST NW		849.80	40.00	70.22	960.02
733252	Property Owner	City Services	5425 144TH WAY NW		848.65	40.00	70.12	958.77
735476	Property Owner	City Services	14499 QUINTANA STREET NW		843.41	40.00	69.69	953.10
735624	Property Owner	City Services	7031 137TH LN NW		841.44	40.00	69.53	950.97
729283	Property Owner	City Services	7303 E RAMSEY PKWY		838.52	40.00	69.29	947.81
734885	Property Owner	City Services	5633 154TH LN NW		838.51	40.00	69.29	947.80
15601245	Property Owner	City Services	14330 TUNGSTEN ST NW		838.51	40.00	69.29	947.80
718401	Property Owner	City Services	7070 148TH AVE NW		834.75	40.00	68.98	943.73
714055984	Property Owner	City Services	5420 144TH WAY NW		831.38	40.00	68.70	940.08
730026	Property Owner	City Services	7080 137TH AVE NW		831.00	40.00	68.67	939.67
664650189	Property Owner	City Services	14281 XKIMO ST NW		830.99	40.00	68.66	939.65
734143	Property Owner	City Services	5655 149TH LN NW		828.79	40.00	68.48	937.27
718562	Property Owner	City Services	6174 146TH AVE NW		827.61	40.00	68.39	936.00
719818	Property Owner	City Services	5770 162ND LN NW		827.23	40.00	68.35	935.58
734255	Property Owner	City Services	8879 152ND LANE NW		827.23	40.00	68.35	935.58
720602	Property Owner	City Services	5941 143RD LN NW		823.84	40.00	68.07	931.91
733970	Property Owner	City Services	7291 146TH AVE NW		823.84	40.00	68.07	931.91
731256	Property Owner	City Services	14190 VANADIUM ST NW		823.47	40.00	68.04	931.51
734879	Property Owner	City Services	8498 152ND LANE NW		823.22	40.00	68.02	931.24
718505	Property Owner	City Services	5041 143RD LN NW		819.70	40.00	67.73	927.43
718590	Property Owner	City Services	5410 144TH WAY NW		819.70	40.00	67.73	927.43
718944	Property Owner	City Services	13881 IRONSTONE TRL NW		819.70	40.00	67.73	927.43
719231	Property Owner	City Services	5981 144TH LN NW		819.70	40.00	67.73	927.43
721419	Property Owner	City Services	6992 139TH LN NW		819.70	40.00	67.73	927.43
722492	Property Owner	City Services	15231 HELIUM ST NW		819.70	40.00	67.73	927.43
724180	Property Owner	City Services	15423 IODINE ST NW		819.70	40.00	67.73	927.43
724786	Property Owner	City Services	14700 FLUORINE ST NW		819.70	40.00	67.73	927.43
725134	Property Owner	City Services	14671 HELIUM ST NW		819.70	40.00	67.73	927.43
726216	Property Owner	City Services	5930 146TH AVE NW		819.70	40.00	67.73	927.43
727314	Property Owner	City Services	5535 149TH LN NW		819.70	40.00	67.73	927.43
727427	Property Owner	City Services	5441 145TH AVE NW		819.70	40.00	67.73	927.43
728253	Property Owner	City Services	13946 IRONSTONE TER NW		819.70	40.00	67.73	927.43
728603	Property Owner	City Services	7320 146TH AVE NW		819.70	40.00	67.73	927.43
728784	Property Owner	City Services	7340 146TH AVE NW		819.70	40.00	67.73	927.43
728809	Property Owner	City Services	7675 147TH TER NW		819.70	40.00	67.73	927.43
728947	Property Owner	City Services	14183 NEON ST NW		819.70	40.00	67.73	927.43
729694	Property Owner	City Services	15404 RADIUM ST NW		819.70	40.00	67.73	927.43
729831	Property Owner	City Services	14180 VANADIUM ST NW		819.70	40.00	67.73	927.43

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729894	Property Owner	City Services	14233 XKIMO ST NW		819.70	40.00	67.73	927.43
730400	Property Owner	City Services	15486 TUNGSTEN ST NW		819.70	40.00	67.73	927.43
730494	Property Owner	City Services	5425 144TH WAY NW		819.70	40.00	67.73	927.43
730550	Property Owner	City Services	5970 142ND AVE NW		819.70	40.00	67.73	927.43
730580	Property Owner	City Services	13671 GARNET ST NW		819.70	40.00	67.73	927.43
730683	Property Owner	City Services	15435 IODINE ST NW		819.70	40.00	67.73	927.43
731350	Property Owner	City Services	7235 E RAMSEY PKWY		819.70	40.00	67.73	927.43
731537	Property Owner	City Services	15759 NEON ST NW		819.70	40.00	67.73	927.43
731905	Property Owner	City Services	14400 QUICKSILVER ST NW		819.70	40.00	67.73	927.43
732007	Property Owner	City Services	14585 OLIVINE TER NW		819.70	40.00	67.73	927.43
732425	Property Owner	City Services	15492 IODINE STREET NW		819.70	40.00	67.73	927.43
732667	Property Owner	City Services	15780 LITHIUM ST NW		819.70	40.00	67.73	927.43
732691	Property Owner	City Services	15881 PERIDOT STREET NW		819.70	40.00	67.73	927.43
732871	Property Owner	City Services	15484 TUNGSTEN ST NW		819.70	40.00	67.73	927.43
732923	Property Owner	City Services	15108 QUINTANA STREET NW		819.70	40.00	67.73	927.43
732924	Property Owner	City Services	15305 IODINE ST NW		819.70	40.00	67.73	927.43
732972	Property Owner	City Services	7266 BUNKER LAKE BLVD NW		819.70	40.00	67.73	927.43
733300	Property Owner	City Services	14804 WILLEMITE ST NW		819.70	40.00	67.73	927.43
733313	Property Owner	City Services	7282 BUNKER LAKE BLVD NW		819.70	40.00	67.73	927.43
733404	Property Owner	City Services	14843 PERIDOT ST NW		819.70	40.00	67.73	927.43
733478	Property Owner	City Services	15267 FLUORINE ST NW		819.70	40.00	67.73	927.43
733853	Property Owner	City Services	8907 152ND LANE NW		819.70	40.00	67.73	927.43
733856	Property Owner	City Services	14838 WILLEMITE WAY NW		819.70	40.00	67.73	927.43
735012	Property Owner	City Services	5440 145TH AVE NW		819.70	40.00	67.73	927.43
735033	Property Owner	City Services	7267 146TH AVE NW		819.70	40.00	67.73	927.43
735211	Property Owner	City Services	7000 139TH LN NW		819.70	40.00	67.73	927.43
735501	Property Owner	City Services	7396 159TH AVE NW		819.70	40.00	67.73	927.43
383621341	Property Owner	City Services	6160 144TH LN NW		819.70	40.00	67.73	927.43
492588120	Property Owner	City Services	15211 URANIUM ST NW		819.70	40.00	67.73	927.43
640142287	Property Owner	City Services	14217 XKIMO ST NW		819.70	40.00	67.73	927.43
660192154	Property Owner	City Services	5260 149TH LN NW		819.70	40.00	67.73	927.43
671156957	Property Owner	City Services	14671 ARGON ST NW		819.70	40.00	67.73	927.43
714419068	Property Owner	City Services	14221 XENON ST NW		819.70	40.00	67.73	927.43
728207	Property Owner	City Services	15795 OSMIUM ST NW		819.38	40.00	67.71	927.09
735679	Property Owner	City Services	14210 XENON ST NW		817.07	40.00	67.51	924.58
733661	Property Owner	City Services	5575 153RD CT NW		816.53	40.00	67.47	924.00
735658	Property Owner	City Services	17046 URANIMITE ST NW		801.62	40.00	66.24	907.86
727910	Property Owner	City Services	14640 POTASSIUM ST NW		800.71	40.00	66.16	906.87
718302	Property Owner	City Services	15396 VANADIUM ST NW		798.69	40.00	66.00	904.69
726509	Property Owner	City Services	5414 142ND AVE NW		798.69	40.00	66.00	904.69
732364	Property Owner	City Services	14183 ARGON ST NW		798.67	40.00	65.99	904.66
616598	Property Owner	City Services	14143 ARGON ST NW		796.41	40.00	65.81	902.22

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724911	Property Owner	City Services	5388 141ST AVE NW	796.04	40.00	65.78	901.82
721325	Property Owner	City Services	14076 DYSPROSIUM ST NW	795.52	40.00	65.73	901.25
719412	Property Owner	City Services	4990 150TH LN NW	795.30	40.00	65.72	901.02
383470283	Property Owner	City Services	14991 WACO ST NW	790.78	40.00	65.34	896.12
732569	Property Owner	City Services	14128 ARGON ST NW	788.13	40.00	65.12	893.25
729689	Property Owner	City Services	5304 143RD AVE NW	787.40	40.00	65.06	892.46
731205	Property Owner	City Services	14656 ARGON ST NW	781.30	40.00	64.56	885.86
720731	Property Owner	City Services	14220 DYSPROSIUM ST NW	779.86	40.00	64.44	884.30
725135	Property Owner	City Services	14101 DYSPROSIUM ST NW	779.86	40.00	64.44	884.30
726673	Property Owner	City Services	14211 XENON ST NW	779.86	40.00	64.44	884.30
727461	Property Owner	City Services	5418 142ND AVE NW	779.86	40.00	64.44	884.30
727490	Property Owner	City Services	5350 141ST AVE NW	779.86	40.00	64.44	884.30
730677	Property Owner	City Services	5489 BUNKER LAKE BLVD NW	779.86	40.00	64.44	884.30
733721	Property Owner	City Services	14778 XKIMO ST NW	779.86	40.00	64.44	884.30
613511633	Property Owner	City Services	14751 XKIMO ST NW	779.86	40.00	64.44	884.30
624365442	Property Owner	City Services	5342 142ND LN NW	779.86	40.00	64.44	884.30
644258397	Property Owner	City Services	14150 DYSPROSIUM ST NW	779.86	40.00	64.44	884.30
668157771	Property Owner	City Services	5178 148TH AVE NW	779.86	40.00	64.44	884.30
682035500	Property Owner	City Services	14119 BARIUM ST NW	779.86	40.00	64.44	884.30
676319625	Property Owner	City Services	14183 BARIUM ST NW	778.87	40.00	64.36	883.23
655531873	Property Owner	City Services	14292 TUNGSTEN WAY NW	775.19	40.00	64.05	879.24
732190	Property Owner	City Services	15838 PERIDOT ST NW	774.02	40.00	63.96	877.98
735437	Property Owner	City Services	13892 IRONSTONE TRL NW	770.07	40.00	63.63	873.70
732935	Property Owner	City Services	7289 E RAMSEY PKWY	769.04	40.00	63.55	872.59
733548	Property Owner	City Services	5660 146TH CIR NW	763.39	40.00	63.08	866.47
728547	Property Owner	City Services	15210 SODIUM ST NW	761.40	40.00	62.91	864.31
735759	Property Owner	City Services	14320 TUNGSTEN ST NW	756.90	40.00	62.54	859.44
736033	Property Owner	City Services	5613 154TH LN NW	752.93	40.00	62.21	855.14
731682	Property Owner	City Services	14434 IODINE ST NW	741.31	40.00	61.25	842.56
735814	Property Owner	City Services	14511 QUINTANA STREET NW	739.31	40.00	61.09	840.40
718332	Property Owner	City Services	5420 144TH WAY NW	719.70	40.00	59.47	819.17
728480	Property Owner	City Services	14230 XENON ST NW	719.70	40.00	59.47	819.17
732579	Property Owner	City Services	13671 HEMATITE CIR NW	708.20	40.00	58.52	806.72
731957	Property Owner	City Services	6995 168TH AVE NW	703.44	40.00	58.13	801.57
731923	Property Owner	City Services	5716 162ND CROSSING NW	700.83	40.00	57.91	798.74
734892	Property Owner	City Services	14485 SNOWY OWL STREET NW	697.41	40.00	57.63	795.04
730781	Property Owner	City Services	14994 SNOWY OWL STREET NW	694.70	40.00	57.40	792.10
733033	Property Owner	City Services	6971 147TH AVE NW	690.72	40.00	57.07	787.79
735161	Property Owner	City Services	5636 154TH LANE NW	688.49	40.00	56.89	785.38
731246	Property Owner	City Services	7021 RIVERDALE DR	688.02	40.00	56.85	784.87
400257680	Property Owner	City Services	6001 144TH LN NW	687.78	40.00	56.83	784.61
730711	Property Owner	City Services	7362 159TH AVE NW	686.84	40.00	56.75	783.59

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735848	Property Owner	City Services	8647 146TH LANE NW		686.43	40.00	56.72	783.15
731562	Property Owner	City Services	15789 OSMIUM ST NW		682.62	40.00	56.40	779.02
386213765	Property Owner	City Services	7435 HWY 10 NW		678.03	40.00	56.03	774.06
734611	Property Owner	City Services	14452 SNOWY OWL STREET NW		676.50	40.00	55.90	772.40
732703	Property Owner	City Services	15158 SNOWY OWL STREET NW		675.19	40.00	55.79	770.98
732548	Property Owner	City Services	5477 BUNKER LAKE BLVD NW		673.54	40.00	55.65	769.19
711509856	Property Owner	City Services	6900 170TH AVE NW		671.19	40.00	55.46	766.65
640120939	Property Owner	City Services	5811 158TH LN NW		670.95	40.00	55.44	766.39
726428	Property Owner	City Services	5660 148TH LN NW		670.80	40.00	55.43	766.23
733586	Property Owner	City Services	15233 TIGER STREET NW		670.73	40.00	55.42	766.15
728041	Property Owner	City Services	14177 NEON ST NW		669.70	40.00	55.34	765.04
733163	Property Owner	City Services	5430 144TH WAY NW		669.70	40.00	55.34	765.04
662781470	Property Owner	City Services	14137 COBALT CIR NW		668.56	40.00	55.24	763.80
729311	Property Owner	City Services	16807 OLIVINE ST NW		667.25	40.00	55.13	762.38
734566	Property Owner	City Services	7962 SUNWOOD DR NW		663.08	40.00	54.79	757.87
726499	Property Owner	City Services	5623 157TH AVE NW		659.37	40.00	54.48	753.85
734796	Property Owner	City Services	8670 145TH LN NW		652.96	40.00	53.95	746.91
730353	Property Owner	City Services	5662 154TH CT NW		650.00	40.00	53.71	743.71
726171	Property Owner	City Services	13923 IRONSTONE TER NW		643.47	40.00	53.17	736.64
729208	Property Owner	City Services	15582 XKIMO CT NW		633.19	40.00	52.32	725.51
735943	Property Owner	City Services	15445 SODIUM ST		625.85	40.00	51.71	717.56
24691797	Property Owner	City Services	14749 FLUORINE ST NW		621.92	40.00	51.39	713.31
735902	Property Owner	City Services	14760 ARGON ST NW		619.98	40.00	51.23	711.21
735170	Property Owner	City Services	14850 WILLEMITE WAY NW		619.70	40.00	51.21	710.91
719652	Property Owner	City Services	7715 147TH TER NW		618.15	40.00	51.08	709.23
729149	Property Owner	City Services	14523 ARGON ST NW		618.15	40.00	51.08	709.23
731454	Property Owner	City Services	5980 145TH LN NW		618.15	40.00	51.08	709.23
731914	Property Owner	City Services	14521 JUNKITE ST NW		618.15	40.00	51.08	709.23
735355	Property Owner	City Services	5473 BUNKER LAKE BLVD NW		618.15	40.00	51.08	709.23
735670	Property Owner	City Services	8659 146TH LANE NW		618.15	40.00	51.08	709.23
736045	Property Owner	City Services	15210 GERMANIUM ST NW		618.15	40.00	51.08	709.23
614755957	Property Owner	City Services	7600 163RD LANE NW		618.15	40.00	51.08	709.23
728359	Property Owner	City Services	5419 145TH AVE NW		614.00	40.00	50.73	704.73
718276	Property Owner	City Services	4965 155TH LN NW		609.21	40.00	50.34	699.55
730292	Property Owner	City Services	15025 RABBIT ST NW		607.44	40.00	50.19	697.63
732585	Property Owner	City Services	6092 146TH LN NW		605.50	40.00	50.03	695.53
726447	Property Owner	City Services	13895 IRONSTONE TRL NW		604.50	40.00	49.95	694.45
733550	Property Owner	City Services	8763 152ND LANE NW		603.32	40.00	49.85	693.17
612064330	Property Owner	City Services	14271 ARGON ST NW		595.30	40.00	49.19	684.49
735332	Property Owner	City Services	14555 SNOWY OWL STREET NW		592.02	40.00	48.92	680.94
725699	Property Owner	City Services	16904 FELDSPAR ST NW		591.25	40.00	48.86	680.11
730075	Property Owner	City Services	5735 ALPINE DR NW		588.22	40.00	48.60	676.82

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731067	Property Owner	City Services	15210 ST FRANCIS BLVD NW		588.22	40.00	48.60	676.82
728159	Property Owner	City Services	6001 167TH AVE NW		587.94	40.00	48.58	676.52
731692	Property Owner	City Services	14260 DYSPROSIUM ST NW		587.40	40.00	48.54	675.94
726011	Property Owner	City Services	14240 URANIUM ST NW		580.02	40.00	47.93	667.95
730722	Property Owner	City Services	14280 XENON ST NW		573.50	40.00	47.39	660.89
724958	Property Owner	City Services	7135 170TH TRL NW		549.76	40.00	45.43	635.19
644937894	Property Owner	City Services	5961 144TH CIR NW		548.49	40.00	45.32	633.81
732702	Property Owner	City Services	15198 WOLVERINE ST NW		547.25	40.00	45.22	632.47
734375	Property Owner	City Services	15381 GERMANIUM ST NW		546.47	40.00	45.15	631.62
733438	Property Owner	City Services	8996 151ST LANE NW		537.51	40.00	44.41	621.92
708036839	Property Owner	City Services	6093 146TH LN NW		531.72	40.00	43.94	615.66
730877	Property Owner	City Services	14529 SUNFISH LAKE DR		529.27	40.00	43.73	613.00
735996	Property Owner	City Services	14569 PEARSON STREET NW		529.10	40.00	43.72	612.82
729512	Property Owner	City Services	13927 IRONSTONE TER NW		527.12	40.00	43.56	610.68
731718	Property Owner	City Services	5659 154TH AVE NW		526.69	40.00	43.52	610.21
733377	Property Owner	City Services	15163 TIGER STREET NW		520.00	40.00	42.97	602.97
725460	Property Owner	City Services	5430 144TH WAY NW		516.60	40.00	42.69	599.29
731050	Property Owner	City Services	14263 ARGON ST NW		508.67	40.00	42.03	590.70
723112	Property Owner	City Services	5775 152ND WAY NW		504.61	40.00	41.70	586.31
719881	Property Owner	City Services	14866 OLIVINE ST NW		503.55	40.00	41.61	585.16
723066	Property Owner	City Services	16206 SAPPHIRE ST NW		502.86	40.00	41.55	584.41
731542	Property Owner	City Services	7335 146TH CROSSING NW		494.70	40.00	40.88	575.58
721155	Property Owner	City Services	15370 YAKIMA ST NW		494.23	40.00	40.84	575.07
730558	Property Owner	City Services	5440 144TH WAY NW		480.71	40.00	39.72	560.43
736274	Property Owner	City Services	14601 ARGON ST NW		479.54	40.00	39.62	559.16
727284	Property Owner	City Services	14403 IODINE ST NW		477.43	40.00	39.45	556.88
736128	Property Owner	City Services	8116 149TH LANE NW		472.81	40.00	39.07	551.88
736261	Property Owner	City Services	5283 143RD AVE NW		469.96	40.00	38.83	548.79
725828	Property Owner	City Services	5430 144TH WAY NW		469.70	40.00	38.81	548.51
731699	Property Owner	City Services	14700 HELIUM ST NW		467.90	40.00	38.66	546.56
731820	Property Owner	City Services	13915 IRONSTONE TER NW		467.38	40.00	38.62	546.00
622923248	Property Owner	City Services	6671 153RD CT NW		464.78	40.00	38.40	543.18
736552	Property Owner	City Services	5685 154TH AVE NW		461.78	40.00	38.16	539.94
733236	Property Owner	City Services	8976 151ST LN NW		458.12	40.00	37.85	535.97
733832	Property Owner	City Services	8663 152ND AVENUE NW		454.22	40.00	37.53	531.75
729542	Property Owner	City Services	7353 168TH CIRCLE NW		451.59	40.00	37.31	528.90
735715	Property Owner	City Services	15473 RADIUM ST NW		448.12	40.00	37.03	525.15
731733	Property Owner	City Services	8758 149TH AVENUE NW		443.61	40.00	36.66	520.27
726150	Property Owner	City Services	7040 147TH LN NW		440.30	40.00	36.38	516.68
736224	Property Owner	City Services	8092 150TH PLACE NW		438.61	40.00	36.24	514.85
730424	Property Owner	City Services	14941 SNOWY OWL STREET NW		437.78	40.00	36.17	513.95
726262	Property Owner	City Services	7101 148TH AVE NW		435.73	40.00	36.00	511.73

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485449025	Property Owner	City Services	6841 146TH CIR NW		435.41	40.00	35.98	511.39
727063	Property Owner	City Services	14165 BARIUM ST NW		432.99	40.00	35.78	508.77
735916	Property Owner	City Services	14468 SNOWY OWL STREET NW		428.06	40.00	35.37	503.43
734749	Property Owner	City Services	8994 152ND LANE NW		427.89	40.00	35.36	503.25
713981296	Property Owner	City Services	15294 TUNGSTEN ST		424.78	40.00	35.10	499.88
734271	Property Owner	City Services	8441 152ND LANE NW		424.13	40.00	35.05	499.18
721956	Property Owner	City Services	14165 TUNGSTEN ST NW		420.37	40.00	34.74	495.11
733830	Property Owner	City Services	15271 GERMANIUM ST NW		420.10	40.00	34.71	494.81
721320	Property Owner	City Services	13934 IRONSTONE TER NW		419.70	40.00	34.68	494.38
733173	Property Owner	City Services	7270 BUNKER LAKE BLVD NW		419.70	40.00	34.68	494.38
674644633	Property Owner	City Services	5425 152ND AVE NW		419.70	40.00	34.68	494.38
665908786	Property Owner	City Services	14400 IODINE ST NW		419.49	40.00	34.66	494.15
727723	Property Owner	City Services	14850 GERMANIUM ST NW		416.60	40.00	34.42	491.02
729214	Property Owner	City Services	7365 E RAMSEY PKWY		416.60	40.00	34.42	491.02
729284	Property Owner	City Services	14270 URANIUM ST NW		416.60	40.00	34.42	491.02
730250	Property Owner	City Services	14604 OLIVINE ST NW		416.60	40.00	34.42	491.02
732360	Property Owner	City Services	15035 QUINTANA STREET NW		416.60	40.00	34.42	491.02
732622	Property Owner	City Services	15209 QUINTANA COURT NW		416.60	40.00	34.42	491.02
732999	Property Owner	City Services	8937 151ST LN NW		416.60	40.00	34.42	491.02
734218	Property Owner	City Services	15359 RADIUM ST NW		416.60	40.00	34.42	491.02
734865	Property Owner	City Services	8014 149TH CROSSING NW		416.60	40.00	34.42	491.02
735920	Property Owner	City Services	14523 QUINTANA STREET NW		416.60	40.00	34.42	491.02
658633904	Property Owner	City Services	5640 146TH AVE NW		416.60	40.00	34.42	491.02
807271687	Property Owner	City Services	14428 IODINE ST		416.60	40.00	34.42	491.02
735001	Property Owner	City Services	14980 FLUORINE ST NW		404.43	40.00	33.42	477.85
727539	Property Owner	City Services	5450 144TH WAY NW		404.00	40.00	33.38	477.38
729607	Property Owner	City Services	6178 146TH AVE NW		403.30	40.00	33.32	476.62
730107	Property Owner	City Services	15478 TUNGSTEN ST NW		400.55	40.00	33.10	473.65
721662	Property Owner	City Services	14860 OLIVINE ST NW		397.28	40.00	32.83	470.11
726046	Property Owner	City Services	7046 168TH LN NW		397.05	40.00	32.81	469.86
721372	Property Owner	City Services	6322 RIVERDALE DR NW		396.58	40.00	32.77	469.35
729601	Property Owner	City Services	14191 BARIUM ST NW		396.58	40.00	32.77	469.35
728605	Property Owner	City Services	14361 TUNGSTEN WAY NW		386.30	40.00	31.92	458.22
732400	Property Owner	City Services	15183 QUINTANA COURT NW		375.73	40.00	31.05	446.78
736306	Property Owner	City Services	14225 TUNGSTEN ST NW		371.46	40.00	30.69	442.15
733639	Property Owner	City Services	7294 BUNKER LAKE BLVD NW		370.80	40.00	30.64	441.44
728454	Property Owner	City Services	5440 144TH WAY NW		369.70	40.00	30.55	440.25
668342642	Property Owner	City Services	6890 147TH AVE NW		369.70	40.00	30.55	440.25
733960	Property Owner	City Services	6031 144TH LN NW		367.04	40.00	30.33	437.37
713598964	Property Owner	City Services	15326 ZUNI CT		360.85	40.00	29.82	430.67
6081186	Property Owner	City Services	15415 ST FRANCIS BLVD NW		358.15	40.00	29.59	427.74
736638	Property Owner	City Services	14841 WILLEMITE ST NW		356.45	40.00	29.45	425.90

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733284	Property Owner	City Services	6010 143RD LN NW		351.60	40.00	29.05	420.65
732195	Property Owner	City Services	5763 152ND WAY NW		347.88	40.00	28.75	416.63
733143	Property Owner	City Services	5785 162ND LN NW		344.31	40.00	28.45	412.76
736376	Property Owner	City Services	14553 QUINTANA STREET NW		342.82	40.00	28.33	411.15
729819	Property Owner	City Services	14830 XKIMO ST NW		342.45	40.00	28.30	410.75
721456	Property Owner	City Services	5681 146TH AVE NW		341.62	40.00	28.23	409.85
731342	Property Owner	City Services	5646 154TH CV NW		335.50	40.00	27.72	403.22
704226711	Property Owner	City Services	5991 146TH AVE NW		335.13	40.00	27.69	402.82
727357	Property Owner	City Services	6150 145TH LN NW		333.54	40.00	27.56	401.10
718271	Property Owner	City Services	14836 OLIVINE ST NW		333.48	40.00	27.56	401.04
495635343	Property Owner	City Services	14168 ARGON ST NW		329.49	40.00	27.23	396.72
734396	Property Owner	City Services	14678 SNOWY OWL STREET NW		324.50	40.00	26.81	391.31
724308	Property Owner	City Services	6711 137TH AVE NW		324.42	40.00	26.81	391.23
676705915	Property Owner	City Services	15247 GERMANIUM CIR NW		324.18	40.00	26.79	390.97
733495	Property Owner	City Services	15581 IODINE ST NW		320.37	40.00	26.47	386.84
733017	Property Owner	City Services	5665 154TH AVE NW		319.69	40.00	26.42	386.11
732424	Property Owner	City Services	15151 SNOWY OWL STREET NW		319.55	40.00	26.40	385.95
729350	Property Owner	City Services	14891 GERMANIUM ST NW		318.27	40.00	26.30	384.57
733898	Property Owner	City Services	14630 FLUORINE ST NW		316.60	40.00	26.16	382.76
721259	Property Owner	City Services	7050 137TH AVE NW		305.38	40.00	25.23	370.61
734217	Property Owner	City Services	8788 151ST AVENUE NW		304.70	40.00	25.18	369.88
730382	Property Owner	City Services	7540 162ND AVE NW		304.50	40.00	25.16	369.66
735075	Property Owner	City Services	5362 140TH AVE NW		304.50	40.00	25.16	369.66
723526	Property Owner	City Services	6891 170TH AVE NW		301.54	40.00	24.92	366.46
733580	Property Owner	City Services	15153 WOLVERINE ST NW		300.39	40.00	24.82	365.21
730625	Property Owner	City Services	14420 RADIUM ST NW		295.95	40.00	24.45	360.40
736593	Property Owner	City Services	14708 ZEOLITE ST NW		292.24	40.00	24.15	356.39
723637	Property Owner	City Services	15245 GERMANIUM CIR NW		291.60	40.00	24.09	355.69
721979	Property Owner	City Services	14721 ARGON ST NW		289.70	40.00	23.94	353.64
735453	Property Owner	City Services	15236 GERMANIUM CIR NW		281.89	40.00	23.29	345.18
630457567	Property Owner	City Services	15766 NEON ST NW		277.66	40.00	22.94	340.60
726189	Property Owner	City Services	15191 UTE ST NW		271.94	40.00	22.47	334.41
736494	Property Owner	City Services	14638 TIGER STREET NW		270.11	40.00	22.32	332.43
725727	Property Owner	City Services	5720 160TH LN NW		268.66	40.00	22.20	330.86
736230	Property Owner	City Services	15257 FLUORINE ST NW		268.66	40.00	22.20	330.86
723635	Property Owner	City Services	14720 GERMANIUM ST NW		260.68	40.00	21.54	322.22
727825	Property Owner	City Services	16736 KAMACITE ST NW		258.30	40.00	21.34	319.64
732188	Property Owner	City Services	16039 SAPPHIRE ST NW		256.41	40.00	21.19	317.60
727817	Property Owner	City Services	6970 147TH AVE NW		254.60	40.00	21.04	315.64
733645	Property Owner	City Services	15261 QUINTANA COURT NW		252.06	40.00	20.83	312.89
731045	Property Owner	City Services	15161 UTE ST NW		246.30	40.00	20.35	306.65
733206	Property Owner	City Services	7131 166TH AVE NW		245.85	40.00	20.31	306.16

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
729794	Property Owner	City Services	5668 152ND LN NW		240.65	40.00	19.88	300.53
733171	Property Owner	City Services	14971 RABBIT ST NW		239.87	40.00	19.82	299.69
734808	Property Owner	City Services	13947 IRONSTONE TER NW		239.87	40.00	19.82	299.69
729517	Property Owner	City Services	5663 154TH CT NW		237.66	40.00	19.64	297.30
724274	Property Owner	City Services	5962 151ST LN NW		237.50	40.00	19.62	297.12
610929376	Property Owner	City Services	6240 152ND AVE NW		236.85	40.00	19.57	296.42
722253	Property Owner	City Services	7881 148TH LN NW		235.73	40.00	19.48	295.21
732948	Property Owner	City Services	14201 XENON ST NW		235.73	40.00	19.48	295.21
733389	Property Owner	City Services	15137 TIGER STREET NW		235.73	40.00	19.48	295.21
627275804	Property Owner	City Services	6900 148TH LN NW		234.44	40.00	19.37	293.81
726989	Property Owner	City Services	6468 RIVERDALE DR NW		233.37	40.00	19.28	292.65
675430728	Property Owner	City Services	5305 140TH AVE NW		233.37	40.00	19.28	292.65
681258856	Property Owner	City Services	14771 ERKIUM ST NW		233.37	40.00	19.28	292.65
686995691	Property Owner	City Services	15437 SODIUM ST		233.37	40.00	19.28	292.65
731877	Property Owner	City Services	14546 KRYPTON ST NW		231.60	40.00	19.14	290.74
736377	Property Owner	City Services	14675 TIGER STREET NW		230.50	40.00	19.05	289.55
736640	Property Owner	City Services	14847 WILLEMITE ST NW		228.64	40.00	18.89	287.53
728661	Property Owner	City Services	7092 148TH LN NW		227.89	40.00	18.83	286.72
724437	Property Owner	City Services	13869 IRONSTONE TRL NW		227.55	40.00	18.80	286.35
735974	Property Owner	City Services	7027 RIVERDALE DR		227.46	40.00	18.80	286.26
619942281	Property Owner	City Services	5021 143RD LN NW		227.46	40.00	18.80	286.26
721305	Property Owner	City Services	6161 144TH LN NW		226.93	40.00	18.75	285.68
732508	Property Owner	City Services	6071 144TH LN NW		223.71	40.00	18.49	282.20
732786	Property Owner	City Services	7501 161ST AVE NW		223.32	40.00	18.45	281.77
733984	Property Owner	City Services	14612 IODINE CT NW		223.32	40.00	18.45	281.77
734732	Property Owner	City Services	16112 URANIMITE ST NW		223.32	40.00	18.45	281.77
728770	Property Owner	City Services	13942 IRONSTONE TER NW		222.52	40.00	18.39	280.91
720912	Property Owner	City Services	14184 BARIUM ST NW		222.36	40.00	18.37	280.73
736551	Property Owner	City Services	7622 148TH TRAIL NW		221.52	40.00	18.30	279.82
736662	Property Owner	City Services	14714 ZEOLITE ST NW		221.52	40.00	18.30	279.82
736273	Property Owner	City Services	14191 XENON ST NW		221.49	40.00	18.30	279.79
722896	Property Owner	City Services	6871 147TH AVE NW		219.19	40.00	18.11	277.30
727643	Property Owner	City Services	14660 FLUORINE ST NW		219.19	40.00	18.11	277.30
728642	Property Owner	City Services	5530 150TH LN NW		219.19	40.00	18.11	277.30
728654	Property Owner	City Services	5430 144TH WAY NW		219.19	40.00	18.11	277.30
733057	Property Owner	City Services	14857 QUINTANA CIRCLE NW		219.19	40.00	18.11	277.30
731444	Property Owner	City Services	5410 149TH LN NW		216.60	40.00	17.90	274.50
718306	Property Owner	City Services	5748 162ND CROSSING NW		215.05	40.00	17.77	272.82
719182	Property Owner	City Services	7041 137TH LN NW		215.05	40.00	17.77	272.82
720531	Property Owner	City Services	6144 146TH AVE NW		215.05	40.00	17.77	272.82
720734	Property Owner	City Services	5679 154TH AVE NW		215.05	40.00	17.77	272.82
722731	Property Owner	City Services	5410 144TH WAY NW		215.05	40.00	17.77	272.82

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723532	Property Owner	City Services	7795 148TH LN NW		215.05	40.00	17.77	272.82
724583	Property Owner	City Services	14860 ARGON ST NW		215.05	40.00	17.77	272.82
724617	Property Owner	City Services	5570 144TH AVE NW		215.05	40.00	17.77	272.82
727411	Property Owner	City Services	5775 162ND CROSSING NW		215.05	40.00	17.77	272.82
728209	Property Owner	City Services	15565 XKIMO CT NW		215.05	40.00	17.77	272.82
728272	Property Owner	City Services	15492 TUNGSTEN ST NW		215.05	40.00	17.77	272.82
728719	Property Owner	City Services	5590 150TH LN NW		215.05	40.00	17.77	272.82
729261	Property Owner	City Services	5938 151ST LN NW		215.05	40.00	17.77	272.82
729424	Property Owner	City Services	5825 158TH AVE NW		215.05	40.00	17.77	272.82
729492	Property Owner	City Services	14571 HELIUM CT NW		215.05	40.00	17.77	272.82
730000	Property Owner	City Services	5669 152ND CT NW		215.05	40.00	17.77	272.82
731112	Property Owner	City Services	4895 155TH LN NW		215.05	40.00	17.77	272.82
731288	Property Owner	City Services	5871 SUNWOOD DR NW		215.05	40.00	17.77	272.82
731306	Property Owner	City Services	5940 143RD LN NW		215.05	40.00	17.77	272.82
731507	Property Owner	City Services	15201 BARIUM ST NW		215.05	40.00	17.77	272.82
732395	Property Owner	City Services	6149 RIVLYN AVE NW		215.05	40.00	17.77	272.82
732408	Property Owner	City Services	14605 RHINESTONE ST NW		215.05	40.00	17.77	272.82
732498	Property Owner	City Services	6980 168TH LANE NW		215.05	40.00	17.77	272.82
733358	Property Owner	City Services	15172 WOLVERINE ST NW		215.05	40.00	17.77	272.82
733599	Property Owner	City Services	15136 WOLVERINE ST NW		215.05	40.00	17.77	272.82
733753	Property Owner	City Services	15166 TIGER STREET NW		215.05	40.00	17.77	272.82
733783	Property Owner	City Services	5971 148TH AVE NW		215.05	40.00	17.77	272.82
734171	Property Owner	City Services	15320 RADIUM WAY NW		215.05	40.00	17.77	272.82
734247	Property Owner	City Services	15483 SODIUM ST NW		215.05	40.00	17.77	272.82
734632	Property Owner	City Services	13930 IRONSTONE TER NW		215.05	40.00	17.77	272.82
734804	Property Owner	City Services	14896 BISON ST NW		215.05	40.00	17.77	272.82
734887	Property Owner	City Services	16139 URANIMITE ST		215.05	40.00	17.77	272.82
734888	Property Owner	City Services	15035 RABBIT ST NW		215.05	40.00	17.77	272.82
734928	Property Owner	City Services	14362 TUNGSTEN WAY NW		215.05	40.00	17.77	272.82
734961	Property Owner	City Services	14393 QUINTANA STREET NW		215.05	40.00	17.77	272.82
734996	Property Owner	City Services	5438 145TH AVE NW		215.05	40.00	17.77	272.82
735039	Property Owner	City Services	8988 151ST LANE NW		215.05	40.00	17.77	272.82
735452	Property Owner	City Services	14500 SNOWY OWL STREET NW		215.05	40.00	17.77	272.82
735675	Property Owner	City Services	15235 VICUNA STREET NW		215.05	40.00	17.77	272.82
735772	Property Owner	City Services	14519 QUINTANA STREET NW		215.05	40.00	17.77	272.82
736127	Property Owner	City Services	8108 149TH LANE NW		215.05	40.00	17.77	272.82
736244	Property Owner	City Services	7606 148TH TRAIL NW		215.05	40.00	17.77	272.82
736346	Property Owner	City Services	14261 URANIUM ST NW		215.05	40.00	17.77	272.82
458263652	Property Owner	City Services	14532 KRYPTON ST NW		215.05	40.00	17.77	272.82
612258161	Property Owner	City Services	5165 149TH LN NW		215.05	40.00	17.77	272.82
650057931	Property Owner	City Services	15816 NEON ST NW		215.05	40.00	17.77	272.82
652181363	Property Owner	City Services	14301 TUNGSTEN WAY NW		215.05	40.00	17.77	272.82

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658905540	Property Owner	City Services	14641 NEON ST NW		215.05	40.00	17.77	272.82
661597071	Property Owner	City Services	14221 XENON ST NW		215.05	40.00	17.77	272.82
686625214	Property Owner	City Services	15386 VANADIUM ST NW		215.05	40.00	17.77	272.82
704292051	Property Owner	City Services	14617 OLIVINE ST NW		215.05	40.00	17.77	272.82
613870018	Property Owner	City Services	14680 POTASSIUM ST NW		215.05	40.00	17.77	272.82
727568	Property Owner	City Services	5860 141ST LN NW		214.27	40.00	17.71	271.98
733007	Property Owner	City Services	15108 UTE ST NW		212.06	40.00	17.52	269.58
719067	Property Owner	City Services	5340 141ST AVE NW		209.08	40.00	17.28	266.36
730256	Property Owner	City Services	14610 WACO ST NW		209.08	40.00	17.28	266.36
719111	Property Owner	City Services	14358 WACO ST NW		204.94	40.00	16.93	261.87
721445	Property Owner	City Services	6225 RIVLYN AVE NW		204.94	40.00	16.93	261.87
726801	Property Owner	City Services	14034 DYSPROSIUM ST NW		204.94	40.00	16.93	261.87
731157	Property Owner	City Services	5334 140TH AVE NW		204.94	40.00	16.93	261.87
731878	Property Owner	City Services	6237 RIVLYN AVE NW		204.94	40.00	16.93	261.87
735769	Property Owner	City Services	5515 149TH LN NW		204.94	40.00	16.93	261.87
726070	Property Owner	City Services	6903 170TH TRL NW		202.49	40.00	16.73	259.22
733532	Property Owner	City Services	14629 PERIDOT ST NW		201.03	40.00	16.61	257.64
724181	Property Owner	City Services	16771 MARBLE ST NW		200.14	40.00	16.54	256.68
732901	Property Owner	City Services	5178 147TH LN NW		198.84	40.00	16.43	255.27
732968	Property Owner	City Services	7091 168TH AVE NW		198.49	40.00	16.40	254.89
733506	Property Owner	City Services	15213 TIGER STREET NW		198.08	40.00	16.37	254.45
736592	Property Owner	City Services	7843 RAMSEY PARKWAY NW		197.98	40.00	16.36	254.34
736311	Property Owner	City Services	14459 BOWERS DR NW		191.66	40.00	15.84	247.50
735548	Property Owner	City Services	7268 147TH TER NW		190.85	40.00	15.77	246.62
710272182	Property Owner	City Services	14445 AZURITE ST NW		190.34	40.00	15.73	246.07
729525	Property Owner	City Services	6200 142ND LN NW		189.05	40.00	15.62	244.67
734445	Property Owner	City Services	6230 MCKINLEY ST NW		188.84	40.00	15.60	244.44
729235	Property Owner	City Services	14561 HELIUM CT NW		184.29	40.00	15.23	239.52
726677	Property Owner	City Services	5698 154TH CROSSING NW		181.40	40.00	14.99	236.39
736554	Property Owner	City Services	14601 QUINTANA STREET NW		181.36	40.00	14.99	236.35
736386	Property Owner	City Services	15156 QUINTANA COURT NW		180.02	40.00	14.88	234.90
728083	Property Owner	City Services	14201 XENON ST NW		179.86	40.00	14.86	234.72
727974	Property Owner	City Services	7030 147TH AVE NW		178.61	40.00	14.76	233.37
734232	Property Owner	City Services	7279 146TH AVE NW		178.18	40.00	14.72	232.90
724634	Property Owner	City Services	15570 YAKIMA CT NW		175.89	40.00	14.53	230.42
718481	Property Owner	City Services	7450 BUNKER LAKE BLVD		174.88	40.00	14.45	229.33
720058	Property Owner	City Services	7342 BUNKER LAKE BLVD		174.88	40.00	14.45	229.33
720857	Property Owner	City Services	7418 BUNKER LAKE BLVD		174.88	40.00	14.45	229.33
720866	Property Owner	City Services	14791 COBALT ST NW		174.88	40.00	14.45	229.33
721431	Property Owner	City Services	6902 139TH LN NW		174.88	40.00	14.45	229.33
722054	Property Owner	City Services	6962 139TH AVE		174.88	40.00	14.45	229.33
722421	Property Owner	City Services	14761 COBALT ST NW		174.88	40.00	14.45	229.33

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722696	Property Owner	City Services	7410 147TH LN NW		174.88	40.00	14.45	229.33
724419	Property Owner	City Services	6933 139TH LN		174.88	40.00	14.45	229.33
725598	Property Owner	City Services	6985 139TH AVE NW		174.88	40.00	14.45	229.33
727095	Property Owner	City Services	6952 139TH AVE NW		174.88	40.00	14.45	229.33
727400	Property Owner	City Services	7261 147TH TER NW		174.88	40.00	14.45	229.33
727847	Property Owner	City Services	7085 139TH AVE		174.88	40.00	14.45	229.33
728469	Property Owner	City Services	7296 147TH TER NW		174.88	40.00	14.45	229.33
729126	Property Owner	City Services	14646 RHINESTONE WAY		174.88	40.00	14.45	229.33
729258	Property Owner	City Services	14765 PERIDOT ST		174.88	40.00	14.45	229.33
730334	Property Owner	City Services	14644 RHINESTONE ST NW		174.88	40.00	14.45	229.33
730498	Property Owner	City Services	7337 147TH TER NW		174.88	40.00	14.45	229.33
730513	Property Owner	City Services	14661 COBALT ST NW		174.88	40.00	14.45	229.33
730729	Property Owner	City Services	14596 OLIVINE TER NW		174.88	40.00	14.45	229.33
731022	Property Owner	City Services	6925 139TH LN NW		174.88	40.00	14.45	229.33
732013	Property Owner	City Services	7305 147TH TER NW		174.88	40.00	14.45	229.33
732155	Property Owner	City Services	6870 139TH LN NW		174.88	40.00	14.45	229.33
732181	Property Owner	City Services	7321 147TH TER NW		174.88	40.00	14.45	229.33
732282	Property Owner	City Services	6886 139TH LN NW		174.88	40.00	14.45	229.33
732416	Property Owner	City Services	14731 COBALT ST NW		174.88	40.00	14.45	229.33
733010	Property Owner	City Services	6854 139TH LN		174.88	40.00	14.45	229.33
733126	Property Owner	City Services	14643 RHINESTONE WAY		174.88	40.00	14.45	229.33
733220	Property Owner	City Services	14661 COBALT ST NW		174.88	40.00	14.45	229.33
733797	Property Owner	City Services	14735 OLIVINE ST		174.88	40.00	14.45	229.33
734185	Property Owner	City Services	14763 PERIDOT ST		174.88	40.00	14.45	229.33
734399	Property Owner	City Services	7362 147TH LN NW		174.88	40.00	14.45	229.33
735296	Property Owner	City Services	7334 BUNKER LAKE BLVD		174.88	40.00	14.45	229.33
735488	Property Owner	City Services	13915 GARNET TER NW		174.88	40.00	14.45	229.33
735711	Property Owner	City Services	14658 QUARTZ TER		174.88	40.00	14.45	229.33
688670261	Property Owner	City Services	7292 147TH TER NW		174.88	40.00	14.45	229.33
710183221	Property Owner	City Services	7336 BUNKER LAKE BLVD		174.88	40.00	14.45	229.33
729096	Property Owner	City Services	7035 139TH AVE NW		173.96	40.00	14.37	228.33
736578	Property Owner	City Services	8109 150TH LANE NW		172.05	40.00	14.22	226.27
735227	Property Owner	City Services	15269 VICUNA STREET NW		165.05	40.00	13.64	218.69
736191	Property Owner	City Services	7618 148TH TRAIL NW		164.98	40.00	13.63	218.61
732955	Property Owner	City Services	6230 MCKINLEY ST NW		163.02	40.00	13.47	216.49
736663	Property Owner	City Services	7849 RAMSEY PARKWAY NW		162.62	40.00	13.44	216.06
734999	Property Owner	City Services	7277 E RAMSEY PKWY		160.49	40.00	13.26	213.75
735845	Property Owner	City Services	7378 147TH LN NW		157.74	40.00	13.03	210.77
720513	Property Owner	City Services	6541 153RD WAY NW		155.07	40.00	12.81	207.88
736272	Property Owner	City Services	6211 152ND AVE NW		154.17	40.00	12.74	206.91
736627	Property Owner	City Services	14931 WACO ST NW		153.78	40.00	12.71	206.49
732191	Property Owner	City Services	14932 TIGER STREET NW		153.64	40.00	12.70	206.34

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727425	Property Owner	City Services	15251 FLUORINE ST NW		146.81	40.00	12.13	198.94
735682	Property Owner	City Services	15031 RAMSEY BLVD NW		143.53	40.00	11.86	195.39
736637	Property Owner	City Services	14837 WILLEMITE ST NW		141.40	40.00	11.68	193.08
735605	Property Owner	City Services	7202 181ST AVE NW		141.18	40.00	11.67	192.85
718155	Property Owner	City Services	14684 IODINE CT NW		140.68	40.00	11.62	192.30
735671	Property Owner	City Services	15407 ARGON ST NW		139.91	40.00	11.56	191.47
735967	Property Owner	City Services	13916 GARNET TER NW		139.18	40.00	11.50	190.68
722458	Property Owner	City Services	7710 156TH AVE NW		138.05	40.00	11.41	189.46
724800	Property Owner	City Services	15921 EBONY ST NW		138.05	40.00	11.41	189.46
732643	Property Owner	City Services	7261 151ST LN NW		137.23	40.00	11.34	188.57
736610	Property Owner	City Services	14974 GIBBON WAY NW		136.68	40.00	11.29	187.97
680087075	Property Owner	City Services	7069 139TH AVE		135.81	40.00	11.22	187.03
718468	Property Owner	City Services	5108 151ST AVE NW		135.04	40.00	11.16	186.20
718616	Property Owner	City Services	8021 177TH AVE NW		135.04	40.00	11.16	186.20
718759	Property Owner	City Services	16331 YTTRIUM ST NW		135.04	40.00	11.16	186.20
718800	Property Owner	City Services	15511 COQUINA ST NW		135.04	40.00	11.16	186.20
719220	Property Owner	City Services	15310 ZIRCONIUM ST NW		135.04	40.00	11.16	186.20
719366	Property Owner	City Services	14021 MAGNESIUM ST NW		135.04	40.00	11.16	186.20
719681	Property Owner	City Services	16650 DOLOMITE ST NW		135.04	40.00	11.16	186.20
719956	Property Owner	City Services	8021 176TH LN NW		135.04	40.00	11.16	186.20
720125	Property Owner	City Services	8421 154TH LN NW		135.04	40.00	11.16	186.20
720249	Property Owner	City Services	8901 178TH AVE NW		135.04	40.00	11.16	186.20
720352	Property Owner	City Services	16101 RAMSEY BLVD NW		135.04	40.00	11.16	186.20
720660	Property Owner	City Services	15211 WACO ST NW		135.04	40.00	11.16	186.20
720726	Property Owner	City Services	6820 158TH LN NW		135.04	40.00	11.16	186.20
720751	Property Owner	City Services	16326 DYSPROSIUM ST NW		135.04	40.00	11.16	186.20
720875	Property Owner	City Services	9001 159TH LN NW		135.04	40.00	11.16	186.20
721123	Property Owner	City Services	14121 GERMANIUM ST NW		135.04	40.00	11.16	186.20
721160	Property Owner	City Services	16121 RAMSEY BLVD NW		135.04	40.00	11.16	186.20
721279	Property Owner	City Services	8350 158TH LN NW		135.04	40.00	11.16	186.20
721315	Property Owner	City Services	14540 BOWERS DR NW		135.04	40.00	11.16	186.20
721604	Property Owner	City Services	7087 159TH LN NW		135.04	40.00	11.16	186.20
721672	Property Owner	City Services	7111 175TH AVE NW		135.04	40.00	11.16	186.20
721694	Property Owner	City Services	5515 BUNKER LAKE BLVD NW		135.04	40.00	11.16	186.20
721790	Property Owner	City Services	17410 WOLVERINE ST NW		135.04	40.00	11.16	186.20
722238	Property Owner	City Services	5301 156TH LN NW		135.04	40.00	11.16	186.20
722247	Property Owner	City Services	15040 URANIMITE ST NW		135.04	40.00	11.16	186.20
722318	Property Owner	City Services	15621 BARIUM ST NW		135.04	40.00	11.16	186.20
722322	Property Owner	City Services	15959 EBONY ST NW		135.04	40.00	11.16	186.20
722482	Property Owner	City Services	6720 158TH LN NW		135.04	40.00	11.16	186.20
722495	Property Owner	City Services	8151 154TH LN NW		135.04	40.00	11.16	186.20
722543	Property Owner	City Services	6819 164TH LN NW		135.04	40.00	11.16	186.20

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
722667	Property Owner	City Services	14051 FLUORINE ST NW		135.04	40.00	11.16	186.20
722892	Property Owner	City Services	7380 152ND LN NW		135.04	40.00	11.16	186.20
722900	Property Owner	City Services	5810 164TH LN NW		135.04	40.00	11.16	186.20
723367	Property Owner	City Services	16041 KANGAROO ST NW		135.04	40.00	11.16	186.20
723762	Property Owner	City Services	7631 172ND LN NW		135.04	40.00	11.16	186.20
723769	Property Owner	City Services	14255 BOWERS DR NW		135.04	40.00	11.16	186.20
723800	Property Owner	City Services	15801 ANDRIE ST NW		135.04	40.00	11.16	186.20
723927	Property Owner	City Services	16231 JARVIS ST NW		135.04	40.00	11.16	186.20
723928	Property Owner	City Services	5821 160TH LN NW		135.04	40.00	11.16	186.20
724340	Property Owner	City Services	7404 149TH AVE NW		135.04	40.00	11.16	186.20
724396	Property Owner	City Services	8261 159TH LN NW		135.04	40.00	11.16	186.20
724457	Property Owner	City Services	15160 YAKIMA ST NW		135.04	40.00	11.16	186.20
724490	Property Owner	City Services	8059 154TH AVE NW		135.04	40.00	11.16	186.20
724623	Property Owner	City Services	15959 IRONSTONE ST NW		135.04	40.00	11.16	186.20
724680	Property Owner	City Services	14120 JUNKITE ST NW		135.04	40.00	11.16	186.20
724831	Property Owner	City Services	16771 ANDRIE ST NW		135.04	40.00	11.16	186.20
724938	Property Owner	City Services	15730 KANGAROO ST NW		135.04	40.00	11.16	186.20
724974	Property Owner	City Services	8055 142ND AVE NW		135.04	40.00	11.16	186.20
725168	Property Owner	City Services	15137 YAKIMA ST NW		135.04	40.00	11.16	186.20
725566	Property Owner	City Services	15200 WILLEMITE ST NW		135.04	40.00	11.16	186.20
725657	Property Owner	City Services	8120 154TH LN NW		135.04	40.00	11.16	186.20
726048	Property Owner	City Services	17201 TUNGSTEN ST NW		135.04	40.00	11.16	186.20
726086	Property Owner	City Services	17800 YAKIMA ST NW		135.04	40.00	11.16	186.20
726179	Property Owner	City Services	7650 163RD LN NW		135.04	40.00	11.16	186.20
726383	Property Owner	City Services	16345 ZIRCONIUM ST NW		135.04	40.00	11.16	186.20
726434	Property Owner	City Services	8221 159TH LN NW		135.04	40.00	11.16	186.20
726714	Property Owner	City Services	17059 NOWTHEN BLVD NW		135.04	40.00	11.16	186.20
726743	Property Owner	City Services	17362 RABBIT ST NW		135.04	40.00	11.16	186.20
726752	Property Owner	City Services	17705 NOWTHEN BLVD NW		135.04	40.00	11.16	186.20
726890	Property Owner	City Services	17431 ST FRANCIS BLVD NW		135.04	40.00	11.16	186.20
726938	Property Owner	City Services	9501 ERMINE BLVD NW		135.04	40.00	11.16	186.20
727293	Property Owner	City Services	17820 FLUORINE ST NW		135.04	40.00	11.16	186.20
727345	Property Owner	City Services	15840 TRAPROCK ST NW		135.04	40.00	11.16	186.20
727352	Property Owner	City Services	9131 178TH AVE NW		135.04	40.00	11.16	186.20
727418	Property Owner	City Services	5206 150TH LN NW		135.04	40.00	11.16	186.20
727447	Property Owner	City Services	6920 150TH AVE NW		135.04	40.00	11.16	186.20
727451	Property Owner	City Services	9000 181ST AVE NW		135.04	40.00	11.16	186.20
727465	Property Owner	City Services	7651 178TH LN NW		135.04	40.00	11.16	186.20
727551	Property Owner	City Services	7100 160TH LN NW		135.04	40.00	11.16	186.20
727592	Property Owner	City Services	7341 154TH LN NW		135.04	40.00	11.16	186.20
727608	Property Owner	City Services	16640 YTTRIUM ST NW		135.04	40.00	11.16	186.20
727661	Property Owner	City Services	6112 178TH LN NW		135.04	40.00	11.16	186.20

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
728095	Property Owner	City Services	7346 149TH AVE NW		135.04	40.00	11.16	186.20
728350	Property Owner	City Services	8541 154TH LN NW		135.04	40.00	11.16	186.20
728379	Property Owner	City Services	8416 158TH LN NW		135.04	40.00	11.16	186.20
728384	Property Owner	City Services	18045 WACO ST NW		135.04	40.00	11.16	186.20
728604	Property Owner	City Services	8055 173RD AVE NW		135.04	40.00	11.16	186.20
728707	Property Owner	City Services	17225 BISON ST NW		135.04	40.00	11.16	186.20
728866	Property Owner	City Services	8643 174TH LN NW		135.04	40.00	11.16	186.20
728898	Property Owner	City Services	8661 174TH LN NW		135.04	40.00	11.16	186.20
729039	Property Owner	City Services	16600 COQUINA ST NW		135.04	40.00	11.16	186.20
729147	Property Owner	City Services	16324 COQUINA ST NW		135.04	40.00	11.16	186.20
729456	Property Owner	City Services	8130 153RD LN NW		135.04	40.00	11.16	186.20
729610	Property Owner	City Services	16300 RAMSEY BLVD NW		135.04	40.00	11.16	186.20
729770	Property Owner	City Services	6044 174TH AVE NW		135.04	40.00	11.16	186.20
729903	Property Owner	City Services	6337 143RD LN NW		135.04	40.00	11.16	186.20
730017	Property Owner	City Services	8020 ALPINE DR NW		135.04	40.00	11.16	186.20
730078	Property Owner	City Services	15621 NUTRIA ST NW		135.04	40.00	11.16	186.20
730322	Property Owner	City Services	16321 YTTRIUM ST NW		135.04	40.00	11.16	186.20
730503	Property Owner	City Services	17230 GERMANIUM ST		135.04	40.00	11.16	186.20
730508	Property Owner	City Services	7290 149TH LN NW		135.04	40.00	11.16	186.20
730556	Property Owner	City Services	7831 151ST LN NW		135.04	40.00	11.16	186.20
730615	Property Owner	City Services	7730 149TH LN NW		135.04	40.00	11.16	186.20
730620	Property Owner	City Services	16931 HELIUM ST NW		135.04	40.00	11.16	186.20
730676	Property Owner	City Services	6728 153RD LN NW		135.04	40.00	11.16	186.20
730766	Property Owner	City Services	15241 IGUANA ST NW		135.04	40.00	11.16	186.20
730837	Property Owner	City Services	6706 159TH AVE NW		135.04	40.00	11.16	186.20
730957	Property Owner	City Services	16325 OKAPI ST NW		135.04	40.00	11.16	186.20
730964	Property Owner	City Services	7921 163RD LN NW		135.04	40.00	11.16	186.20
730970	Property Owner	City Services	7551 149TH AVE NW		135.04	40.00	11.16	186.20
731019	Property Owner	City Services	15040 WILLEMITE ST NW		135.04	40.00	11.16	186.20
731087	Property Owner	City Services	6640 153RD LN NW		135.04	40.00	11.16	186.20
731130	Property Owner	City Services	7321 152ND LN NW		135.04	40.00	11.16	186.20
731136	Property Owner	City Services	17540 NOWTHEN BLVD NW		135.04	40.00	11.16	186.20
731153	Property Owner	City Services	6825 151ST AVE NW		135.04	40.00	11.16	186.20
731201	Property Owner	City Services	18055 UTE ST NW		135.04	40.00	11.16	186.20
731354	Property Owner	City Services	6241 180TH LN NW		135.04	40.00	11.16	186.20
731432	Property Owner	City Services	15150 JACKEL ST NW		135.04	40.00	11.16	186.20
731500	Property Owner	City Services	17630 COBALT ST NW		135.04	40.00	11.16	186.20
731536	Property Owner	City Services	8964 HWY 10 NW		135.04	40.00	11.16	186.20
731546	Property Owner	City Services	17230 ZEOLITE ST NW		135.04	40.00	11.16	186.20
731583	Property Owner	City Services	5160 157TH LN NW		135.04	40.00	11.16	186.20
731633	Property Owner	City Services	15650 JUNIPER RIDGE DR NW		135.04	40.00	11.16	186.20
731642	Property Owner	City Services	7000 149TH LN NW		135.04	40.00	11.16	186.20

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
731667	Property Owner	City Services	7321 151ST LN NW		135.04	40.00	11.16	186.20
731676	Property Owner	City Services	6780 GREEN VALLEY RD		135.04	40.00	11.16	186.20
731694	Property Owner	City Services	15030 WILLEMITE ST NW		135.04	40.00	11.16	186.20
731712	Property Owner	City Services	6460 153RD LN NW		135.04	40.00	11.16	186.20
731762	Property Owner	City Services	9041 169TH AVENUE NW		135.04	40.00	11.16	186.20
731768	Property Owner	City Services	15040 YAKIMA ST NW		135.04	40.00	11.16	186.20
732076	Property Owner	City Services	7041 156TH AVE NW		135.04	40.00	11.16	186.20
732089	Property Owner	City Services	14060 GERMANIUM ST NW		135.04	40.00	11.16	186.20
732097	Property Owner	City Services	5650 170TH LN NW		135.04	40.00	11.16	186.20
732205	Property Owner	City Services	15313 RHINESTONE ST		135.04	40.00	11.16	186.20
732493	Property Owner	City Services	8230 154TH LN NW		135.04	40.00	11.16	186.20
732626	Property Owner	City Services	7020 160TH LN NW		135.04	40.00	11.16	186.20
732744	Property Owner	City Services	6841 173RD AVE NW		135.04	40.00	11.16	186.20
732759	Property Owner	City Services	15830 HEDGEHOG ST NW		135.04	40.00	11.16	186.20
732881	Property Owner	City Services	15355 ELAND ST NW		135.04	40.00	11.16	186.20
733005	Property Owner	City Services	15620 ARMSTRONG BLVD NW		135.04	40.00	11.16	186.20
733311	Property Owner	City Services	15341 OKAPI ST NW		135.04	40.00	11.16	186.20
733534	Property Owner	City Services	15804 RADIUM ST NW		135.04	40.00	11.16	186.20
733611	Property Owner	City Services	5120 ALPINE DR NW		135.04	40.00	11.16	186.20
733625	Property Owner	City Services	15000 CHAMELEON ST NW		135.04	40.00	11.16	186.20
733687	Property Owner	City Services	16220 YTTRIUM ST NW		135.04	40.00	11.16	186.20
733734	Property Owner	City Services	17940 ST FRANCIS BLVD NW		135.04	40.00	11.16	186.20
733776	Property Owner	City Services	8502 164TH CIR NW		135.04	40.00	11.16	186.20
733942	Property Owner	City Services	5361 156TH LN NW		135.04	40.00	11.16	186.20
734033	Property Owner	City Services	8062 154TH AVE NW		135.04	40.00	11.16	186.20
734175	Property Owner	City Services	5441 142ND AVE NW		135.04	40.00	11.16	186.20
734213	Property Owner	City Services	17529 UNICORN ST NW		135.04	40.00	11.16	186.20
734400	Property Owner	City Services	14920 CHAMELEON ST NW		135.04	40.00	11.16	186.20
734701	Property Owner	City Services	6787 GREEN VALLEY RD NW		135.04	40.00	11.16	186.20
734715	Property Owner	City Services	18054 WACO ST NW		135.04	40.00	11.16	186.20
734944	Property Owner	City Services	16795 GARNET ST NW		135.04	40.00	11.16	186.20
734967	Property Owner	City Services	14905 WILLEMITE ST NW		135.04	40.00	11.16	186.20
734974	Property Owner	City Services	4680 152ND CT NW		135.04	40.00	11.16	186.20
735087	Property Owner	City Services	7000 164TH AVE NW		135.04	40.00	11.16	186.20
735101	Property Owner	City Services	6430 164TH LN NW		135.04	40.00	11.16	186.20
735102	Property Owner	City Services	5011 179TH LN NW		135.04	40.00	11.16	186.20
735207	Property Owner	City Services	14055 KRYPTON ST NW		135.04	40.00	11.16	186.20
14871175	Property Owner	City Services	6319 143RD LN NW		135.04	40.00	11.16	186.20
33622379	Property Owner	City Services	5434 180TH LN NW		135.04	40.00	11.16	186.20
33882405	Property Owner	City Services	4941 179TH AVE NW		135.04	40.00	11.16	186.20
34003380	Property Owner	City Services	16800 IODINE ST NW		135.04	40.00	11.16	186.20
34572474	Property Owner	City Services	5143 179TH LN NW		135.04	40.00	11.16	186.20

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
34932510	Property Owner	City Services	17916 JUNKITE ST NW		135.04	40.00	11.16	186.20
35912608	Property Owner	City Services	7009 175TH AVE NW		135.04	40.00	11.16	186.20
36132630	Property Owner	City Services	17410 CHAMELEON ST NW		135.04	40.00	11.16	186.20
37102727	Property Owner	City Services	8031 176TH LN NW		135.04	40.00	11.16	186.20
42223239	Property Owner	City Services	6700 165TH LN NW		135.04	40.00	11.16	186.20
42363253	Property Owner	City Services	16530 DOLOMITE ST NW		135.04	40.00	11.16	186.20
42443261	Property Owner	City Services	17020 AZURITE ST NW		135.04	40.00	11.16	186.20
43623379	Property Owner	City Services	6221 169TH LN NW		135.04	40.00	11.16	186.20
43793396	Property Owner	City Services	16839 ST FRANCIS BLVD NW		135.04	40.00	11.16	186.20
44873504	Property Owner	City Services	5720 164TH AVE NW		135.04	40.00	11.16	186.20
47543771	Property Owner	City Services	6767 158TH LN NW		135.04	40.00	11.16	186.20
47713788	Property Owner	City Services	6841 158TH LN NW		135.04	40.00	11.16	186.20
48603877	Property Owner	City Services	7619 157TH AVE NW		135.04	40.00	11.16	186.20
48843901	Property Owner	City Services	16156 OLIVINE ST NW		135.04	40.00	11.16	186.20
49994016	Property Owner	City Services	8200 163RD AVE NW		135.04	40.00	11.16	186.20
50164033	Property Owner	City Services	8250 157TH LN NW		135.04	40.00	11.16	186.20
53334350	Property Owner	City Services	15330 JACKEL ST NW		135.04	40.00	11.16	186.20
53934410	Property Owner	City Services	8121 154TH AVE NW		135.04	40.00	11.16	186.20
55204537	Property Owner	City Services	7440 152ND AVE NW		135.04	40.00	11.16	186.20
56044621	Property Owner	City Services	15061 WILLEMITE ST NW		135.04	40.00	11.16	186.20
56364653	Property Owner	City Services	7220 151ST AVE NW		135.04	40.00	11.16	186.20
57144732	Property Owner	City Services	7140 152ND AVE NW		135.04	40.00	11.16	186.20
58054823	Property Owner	City Services	7030 151ST AVE NW		135.04	40.00	11.16	186.20
58104828	Property Owner	City Services	15540 ZIRCONIUM ST NW		135.04	40.00	11.16	186.20
58134831	Property Owner	City Services	15611 DOLOMITE ST NW		135.04	40.00	11.16	186.20
60075024	Property Owner	City Services	5207 150TH LN NW		135.04	40.00	11.16	186.20
62505261	Property Owner	City Services	14760 BOWERS DR NW		135.04	40.00	11.16	186.20
63625372	Property Owner	City Services	17958 FLUORINE ST NW		135.04	40.00	11.16	186.20
65115522	Property Owner	City Services	8030 152ND LN NW		135.04	40.00	11.16	186.20
66665677	Property Owner	City Services	17229 TUNGSTEN ST NW		135.04	40.00	11.16	186.20
68975909	Property Owner	City Services	16727 RADIUM ST NW		135.04	40.00	11.16	186.20
69275939	Property Owner	City Services	15120 KANGAROO ST NW		135.04	40.00	11.16	186.20
74525177	Property Owner	City Services	5959 BUNKER LAKE BLVD NW		135.04	40.00	11.16	186.20
117620878	Property Owner	City Services	6310 153RD LN NW		135.04	40.00	11.16	186.20
221774498	Property Owner	City Services	16361 NOWTHEN BLVD NW		135.04	40.00	11.16	186.20
221860690	Property Owner	City Services	5941 160TH LN NW		135.04	40.00	11.16	186.20
389850754	Property Owner	City Services	15861 DOLOMITE ST NW		135.04	40.00	11.16	186.20
431112246	Property Owner	City Services	9124 COLLINS DR NW		135.04	40.00	11.16	186.20
440400586	Property Owner	City Services	7731 149TH LN NW		135.04	40.00	11.16	186.20
446266610	Property Owner	City Services	16261 ST FRANCIS BLVD NW		135.04	40.00	11.16	186.20
461530292	Property Owner	City Services	14100 GERMANIUM ST		135.04	40.00	11.16	186.20
479313920	Property Owner	City Services	7950 163RD LN NW		135.04	40.00	11.16	186.20

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479364743	Property Owner	City Services	17511 UNICORN ST NW		135.04	40.00	11.16	186.20
479839440	Property Owner	City Services	14950 PERIDOT ST NW		135.04	40.00	11.16	186.20
480887974	Property Owner	City Services	7920 159TH LN NW		135.04	40.00	11.16	186.20
482232058	Property Owner	City Services	15122 ZUNI ST NW		135.04	40.00	11.16	186.20
483273736	Property Owner	City Services	8376 156TH LN NW		135.04	40.00	11.16	186.20
486589948	Property Owner	City Services	15231 WACO ST NW		135.04	40.00	11.16	186.20
495535769	Property Owner	City Services	14900 KAMACITE ST NW		135.04	40.00	11.16	186.20
615049714	Property Owner	City Services	16207 AZURITE ST NW		135.04	40.00	11.16	186.20
616359552	Property Owner	City Services	17917 JUNKITE ST NW		135.04	40.00	11.16	186.20
616419298	Property Owner	City Services	5706 140TH LN NW		135.04	40.00	11.16	186.20
619763801	Property Owner	City Services	16400 ZIRCONIUM ST NW		135.04	40.00	11.16	186.20
628555082	Property Owner	City Services	5455 152ND AVE NW		135.04	40.00	11.16	186.20
631331981	Property Owner	City Services	15333 BARIUM ST NW		135.04	40.00	11.16	186.20
633391698	Property Owner	City Services	7720 150TH LN NW		135.04	40.00	11.16	186.20
633488521	Property Owner	City Services	5920 159TH LN NW		135.04	40.00	11.16	186.20
638872650	Property Owner	City Services	7320 151ST LN NW		135.04	40.00	11.16	186.20
640373530	Property Owner	City Services	7291 152ND AVE NW		135.04	40.00	11.16	186.20
642923030	Property Owner	City Services	16444 ST FRANCIS BLVD NW		135.04	40.00	11.16	186.20
645477066	Property Owner	City Services	15230 URANIMITE ST NW		135.04	40.00	11.16	186.20
645928746	Property Owner	City Services	6940 152ND AVE NW		135.04	40.00	11.16	186.20
648784012	Property Owner	City Services	15119 ZUNI ST NW		135.04	40.00	11.16	186.20
650256659	Property Owner	City Services	7231 150TH LN NW		135.04	40.00	11.16	186.20
650529890	Property Owner	City Services	7646 158TH AVE NW		135.04	40.00	11.16	186.20
654348277	Property Owner	City Services	8330 151ST LN NW		135.04	40.00	11.16	186.20
655992344	Property Owner	City Services	5710 170TH LN NW		135.04	40.00	11.16	186.20
659704939	Property Owner	City Services	16411 OLIVINE ST NW		135.04	40.00	11.16	186.20
659732792	Property Owner	City Services	17352 UNICORN ST NW		135.04	40.00	11.16	186.20
661503825	Property Owner	City Services	9410 180TH AVE NW		135.04	40.00	11.16	186.20
661664849	Property Owner	City Services	15739 RAMSEY BLVD NW		135.04	40.00	11.16	186.20
668141282	Property Owner	City Services	17150 POTASSIUM ST NW		135.04	40.00	11.16	186.20
669678276	Property Owner	City Services	15599 HEDGEHOG ST NW		135.04	40.00	11.16	186.20
670417910	Property Owner	City Services	5803 ALPINE DR NW		135.04	40.00	11.16	186.20
673982531	Property Owner	City Services	6221 177TH LN NW		135.04	40.00	11.16	186.20
676015703	Property Owner	City Services	15107 RAMSEY BLVD NW		135.04	40.00	11.16	186.20
681251915	Property Owner	City Services	16427 CHAMELEON ST NW		135.04	40.00	11.16	186.20
691730597	Property Owner	City Services	15141 ALPACA ST NW		135.04	40.00	11.16	186.20
694738093	Property Owner	City Services	7700 169TH LN NW		135.04	40.00	11.16	186.20
699422168	Property Owner	City Services	6219 144TH LN NW		135.04	40.00	11.16	186.20
700054169	Property Owner	City Services	6259 144TH LN NW		135.04	40.00	11.16	186.20
700951707	Property Owner	City Services	7090 159TH LN NW		135.04	40.00	11.16	186.20
701988698	Property Owner	City Services	15781 AZURITE CT NW		135.04	40.00	11.16	186.20
702200619	Property Owner	City Services	7711 178TH LN NW		135.04	40.00	11.16	186.20

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702404821	Property Owner	City Services	7251 166TH AVE NW		135.04	40.00	11.16	186.20
703333526	Property Owner	City Services	7440 152ND LN NW		135.04	40.00	11.16	186.20
705656989	Property Owner	City Services	16822 RABBIT ST NW		135.04	40.00	11.16	186.20
715474311	Property Owner	City Services	8121 153RD LN NW		135.04	40.00	11.16	186.20
615416800	Property Owner	City Services	14767 KAMACITE ST NW		135.00	40.00	11.16	186.16
678110935	Property Owner	City Services	7210 163RD AVE NW		134.42	40.00	11.11	185.53
486698255	Property Owner	City Services	16551 VARIOLITE ST NW		134.11	40.00	11.08	185.19
736249	Property Owner	City Services	15005 FERRET ST NW		133.06	40.00	10.99	184.05
724024	Property Owner	City Services	14644 PERIDOT ST		131.90	40.00	10.90	182.80
733112	Property Owner	City Services	7204 147TH TER NW		131.90	40.00	10.90	182.80
735586	Property Owner	City Services	14642 QUARTZ TER		131.90	40.00	10.90	182.80
680263795	Property Owner	City Services	7039 139TH AVE NW		131.90	40.00	10.90	182.80
736262	Property Owner	City Services	7293 E RAMSEY PKWY		130.91	40.00	10.82	181.73
736087	Property Owner	City Services	15239 MARMOSET ST NW		129.87	40.00	10.73	180.60
729651	Property Owner	City Services	15540 MARMOSET ST NW		128.93	40.00	10.65	179.58
735744	Property Owner	City Services	7531 152ND LN NW		128.35	40.00	10.61	178.96
733479	Property Owner	City Services	8781 ROYAL CT		128.04	40.00	10.58	178.62
735734	Property Owner	City Services	17025 DRISCOLL ST NW		127.63	40.00	10.55	178.18
736639	Property Owner	City Services	14843 WILLEMITE ST NW		127.28	40.00	10.52	177.80
731544	Property Owner	City Services	15982 URANIMITE ST NW		126.22	40.00	10.43	176.65
383361	Property Owner	City Services	14715 HELIUM ST NW		122.39	40.00	10.11	172.50
720794	Property Owner	City Services	14305 TUNGSTEN ST NW		120.73	40.00	9.98	170.71
682309957	Property Owner	City Services	14660 COBALT ST NW		120.01	40.00	9.92	169.93
735615	Property Owner	City Services	15243 VICUNA STREET NW		119.07	40.00	9.84	168.91
730310	Property Owner	City Services	14684 QUICKSILVER ST NW		118.15	40.00	9.76	167.91
729991	Property Owner	City Services	8642 149TH COURT NW		117.80	40.00	9.73	167.53
731225	Property Owner	City Services	7360 159TH AVENUE NW		117.76	40.00	9.73	167.49
729863	Property Owner	City Services	5500 149TH LN NW		116.60	40.00	9.63	166.23
724045	Property Owner	City Services	6840 164TH LN NW		116.17	40.00	9.60	165.77
734572	Property Owner	City Services	14829 WILLEMITE ST NW		115.05	40.00	9.51	164.56
491041898	Property Owner	City Services	5670 150TH LN NW		114.71	40.00	9.48	164.19
736667	Property Owner	City Services	14853 WILLEMITE ST NW		110.76	40.00	9.15	159.91
732267	Property Owner	City Services	14806 WILLEMITE WAY NW		110.60	40.00	9.14	159.74
733887	Property Owner	City Services	16521 XENOLITH ST NW		109.42	40.00	9.04	158.46
728322	Property Owner	City Services	13938 IRONSTONE TER NW		107.12	40.00	8.85	155.97
731111	Property Owner	City Services	5487 BUNKER LAKE BLVD NW		107.00	40.00	8.84	155.84
484524490	Property Owner	City Services	17960 ST FRANCIS BLVD NW		104.98	40.00	8.67	153.65
684533122	Property Owner	City Services	14220 FLUORINE ST NW		104.98	40.00	8.67	153.65
735968	Property Owner	City Services	5750 177TH AVE NW		104.32	40.00	8.62	152.94
736739	Property Owner	City Services	7471 171ST LN NW		103.70	40.00	8.57	152.27
727489	Property Owner	City Services	6743 159TH AVE NW		102.84	40.00	8.50	151.34
648269718	Property Owner	City Services	8550 176TH AVE NW		102.03	40.00	8.43	150.46

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721473	Property Owner	City Services	7601 165TH LN NW		101.97	40.00	8.43	150.40
722362	Property Owner	City Services	15000 GARNET ST NW		101.97	40.00	8.43	150.40
726041	Property Owner	City Services	6740 157TH LN NW		101.97	40.00	8.43	150.40
726043	Property Owner	City Services	14470 BOWERS DR NW		101.97	40.00	8.43	150.40
727360	Property Owner	City Services	15421 KANGAROO ST NW		101.97	40.00	8.43	150.40
727499	Property Owner	City Services	15330 MARMOSET ST NW		101.97	40.00	8.43	150.40
727570	Property Owner	City Services	17938 FLUORINE ST NW		101.97	40.00	8.43	150.40
727964	Property Owner	City Services	17045 TIGER ST NW		101.97	40.00	8.43	150.40
728167	Property Owner	City Services	14141 IODINE ST NW		101.97	40.00	8.43	150.40
728726	Property Owner	City Services	8780 162ND LN NW		101.97	40.00	8.43	150.40
729162	Property Owner	City Services	15040 GARNET ST NW		101.97	40.00	8.43	150.40
730154	Property Owner	City Services	14331 BOWERS DR NW		101.97	40.00	8.43	150.40
730262	Property Owner	City Services	7036 156TH AVE NW		101.97	40.00	8.43	150.40
730645	Property Owner	City Services	9101 167TH AVE NW		101.97	40.00	8.43	150.40
730918	Property Owner	City Services	17200 ZEOLITE ST NW		101.97	40.00	8.43	150.40
731434	Property Owner	City Services	14341 BOWERS DR NW		101.97	40.00	8.43	150.40
731944	Property Owner	City Services	5451 156TH LN NW		101.97	40.00	8.43	150.40
732373	Property Owner	City Services	6501 GREEN VALLEY RD NW		101.97	40.00	8.43	150.40
732852	Property Owner	City Services	15500 MARMOSET ST NW		101.97	40.00	8.43	150.40
732957	Property Owner	City Services	15710 ARMSTRONG BLVD NW		101.97	40.00	8.43	150.40
733037	Property Owner	City Services	7280 181ST AVE NW		101.97	40.00	8.43	150.40
733079	Property Owner	City Services	14059 MAGNESIUM ST NW		101.97	40.00	8.43	150.40
733243	Property Owner	City Services	15121 WILLEMITE ST NW		101.97	40.00	8.43	150.40
733282	Property Owner	City Services	14580 BOWERS DR NW		101.97	40.00	8.43	150.40
734103	Property Owner	City Services	5491 155TH LN NW		101.97	40.00	8.43	150.40
734173	Property Owner	City Services	8141 154TH AVE NW		101.97	40.00	8.43	150.40
734253	Property Owner	City Services	16862 JACKEL ST NW		101.97	40.00	8.43	150.40
734524	Property Owner	City Services	6860 158TH LN NW		101.97	40.00	8.43	150.40
735466	Property Owner	City Services	15131 XKIMO ST NW		101.97	40.00	8.43	150.40
736044	Property Owner	City Services	17301 GERMANIUM ST NW		101.97	40.00	8.43	150.40
32252269	Property Owner	City Services	5520 140TH LN NW		101.97	40.00	8.43	150.40
37822799	Property Owner	City Services	9221 173RD AVE NW		101.97	40.00	8.43	150.40
55154532	Property Owner	City Services	7381 152ND AVE NW		101.97	40.00	8.43	150.40
56274644	Property Owner	City Services	7240 150TH LN NW		101.97	40.00	8.43	150.40
57024719	Property Owner	City Services	7025 151ST AVE NW		101.97	40.00	8.43	150.40
58564874	Property Owner	City Services	15029 HELIUM ST NW		101.97	40.00	8.43	150.40
58734891	Property Owner	City Services	15133 NOWTHEN BLVD NW		101.97	40.00	8.43	150.40
59184936	Property Owner	City Services	15551 WACO ST NW		101.97	40.00	8.43	150.40
67465758	Property Owner	City Services	7441 151ST LN NW		101.97	40.00	8.43	150.40
383670962	Property Owner	City Services	16170 OLIVINE ST NW		101.97	40.00	8.43	150.40
389897226	Property Owner	City Services	9160 MUIRFIELD CIR NW		101.97	40.00	8.43	150.40
399773696	Property Owner	City Services	17600 MARMOSET ST NW		101.97	40.00	8.43	150.40

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489883731	Property Owner	City Services	6441 153RD LN NW		101.97	40.00	8.43	150.40
494013046	Property Owner	City Services	16823 IODINE ST NW		101.97	40.00	8.43	150.40
613786173	Property Owner	City Services	16620 ZIRCONIUM ST NW		101.97	40.00	8.43	150.40
634621140	Property Owner	City Services	5460 151ST AVE NW		101.97	40.00	8.43	150.40
634857158	Property Owner	City Services	6370 143RD LN NW		101.97	40.00	8.43	150.40
635251734	Property Owner	City Services	15231 XKIMO ST NW		101.97	40.00	8.43	150.40
660951883	Property Owner	City Services	7240 162ND LN NW		101.97	40.00	8.43	150.40
677454508	Property Owner	City Services	6250 160TH LN NW		101.97	40.00	8.43	150.40
735198	Property Owner	City Services	14731 COBALT ST NW		101.50	40.00	8.39	149.89
634668003	Property Owner	City Services	15460 YAKIMA ST NW		101.35	40.00	8.37	149.72
713745603	Property Owner	City Services	5800 164TH LN NW		100.89	40.00	8.34	149.23
736681	Property Owner	City Services	14545 QUINTANA STREET NW		98.99	40.00	8.18	147.17
736318	Property Owner	City Services	16125 NOWTHEN BLVD NW		98.96	40.00	8.18	147.14
724692	Property Owner	City Services	15000 HEMATITE ST NW		97.04	40.00	8.02	145.06
735666	Property Owner	City Services	5515 149TH LN NW		96.35	40.00	7.96	144.31
716187025	Property Owner	City Services	16855 ST FRANCIS BLVD NW		95.05	40.00	7.85	142.90
736687	Property Owner	City Services	14625 PEARSON STREET NW		94.26	40.00	7.79	142.05
44243441	Property Owner	City Services	5519 161ST LN NW		91.69	40.00	7.58	139.27
736086	Property Owner	City Services	15315 ARMSTRONG BLVD NW		91.65	40.00	7.57	139.22
725519	Property Owner	City Services	15140 URANIMITE ST NW		91.04	40.00	7.52	138.56
736105	Property Owner	City Services	14793 OLIVINE ST NW		90.72	40.00	7.50	138.22
701128448	Property Owner	City Services	15290 URANIUM ST NW		90.52	40.00	7.48	138.00
736651	Property Owner	City Services	6917 170TH AVE NW		89.56	40.00	7.40	136.96
736187	Property Owner	City Services	15321 HEMATITE ST NW		89.49	40.00	7.39	136.88
736305	Property Owner	City Services	14110 FLUORINE ST NW		88.94	40.00	7.35	136.29
722400	Property Owner	City Services	7076 139TH AVE		88.92	40.00	7.35	136.27
727170	Property Owner	City Services	13927 GARNET TER NW		88.92	40.00	7.35	136.27
729533	Property Owner	City Services	7087 139TH AVE		88.92	40.00	7.35	136.27
732029	Property Owner	City Services	7059 139TH AVE		88.92	40.00	7.35	136.27
732030	Property Owner	City Services	14569 OLIVINE WAY NW		88.92	40.00	7.35	136.27
734269	Property Owner	City Services	14751 OLIVINE ST NW		88.92	40.00	7.35	136.27
734712	Property Owner	City Services	7400 147TH LN NW		88.92	40.00	7.35	136.27
736062	Property Owner	City Services	14643 QUARTZ WAY		88.92	40.00	7.35	136.27
715045798	Property Owner	City Services	14660 RHINESTONE ST NW		88.92	40.00	7.35	136.27
672828662	Property Owner	City Services	16161 KAMACITE ST NW		88.75	40.00	7.33	136.08
731659	Property Owner	City Services	15482 IODINE STREET NW		87.55	40.00	7.23	134.78
727921	Property Owner	City Services	5061 143RD LN NW		86.61	40.00	7.16	133.77
735160	Property Owner	City Services	7252 149TH AVE NW		86.23	40.00	7.13	133.36
736282	Property Owner	City Services	13904 GARNET TER NW		85.86	40.00	7.09	132.95
45623579	Property Owner	City Services	6370 164TH LN NW		85.04	40.00	7.03	132.07
616373073	Property Owner	City Services	6601 167TH AVE NW		85.04	40.00	7.03	132.07
730083	Property Owner	City Services	7354 146TH AVE NW		84.49	40.00	6.98	131.47

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736522	Property Owner	City Services	14966 GIBBON WAY NW		83.28	40.00	6.88	130.16
703434209	Property Owner	City Services	14681 HEMATITE ST NW		80.90	40.00	6.68	127.58
736194	Property Owner	City Services	6630 155TH AVE NW		80.11	40.00	6.62	126.73
736425	Property Owner	City Services	8239 155TH LN NW		79.92	40.00	6.60	126.52
723153	Property Owner	City Services	15422 KRYPTON ST NW		79.71	40.00	6.59	126.30
733449	Property Owner	City Services	7055 139TH AVE NW		75.94	40.00	6.27	122.21
736403	Property Owner	City Services	14661 COBALT ST NW		73.65	40.00	6.09	119.74
48193836	Property Owner	City Services	16222 RAMSEY BLVD NW		71.91	40.00	5.94	117.85
735575	Property Owner	City Services	14659 RHINESTONE ST NW		71.90	40.00	5.94	117.84
684702692	Property Owner	City Services	15521 COQUINA ST NW		70.39	40.00	5.82	116.21
733805	Property Owner	City Services	5531 156TH LN NW		69.66	40.00	5.76	115.42
718395	Property Owner	City Services	8541 163RD AVE NW		68.90	40.00	5.69	114.59
722068	Property Owner	City Services	16301 ZIRCONIUM ST NW		68.90	40.00	5.69	114.59
722807	Property Owner	City Services	16010 NOWTHEN BLVD NW		68.90	40.00	5.69	114.59
723726	Property Owner	City Services	7920 157TH AVE NW		68.90	40.00	5.69	114.59
725007	Property Owner	City Services	15150 KANGAROO ST NW		68.90	40.00	5.69	114.59
725024	Property Owner	City Services	8950 173RD AVE NW		68.90	40.00	5.69	114.59
726111	Property Owner	City Services	8150 151ST LN NW		68.90	40.00	5.69	114.59
726319	Property Owner	City Services	9020 168TH AVE NW		68.90	40.00	5.69	114.59
726388	Property Owner	City Services	16651 QUICKSILVER ST NW		68.90	40.00	5.69	114.59
726393	Property Owner	City Services	15131 ALPACA ST NW		68.90	40.00	5.69	114.59
727111	Property Owner	City Services	8435 167TH LN NW		68.90	40.00	5.69	114.59
727201	Property Owner	City Services	14101 FLUORINE ST NW		68.90	40.00	5.69	114.59
727328	Property Owner	City Services	17295 VARIOLITE ST NW		68.90	40.00	5.69	114.59
728460	Property Owner	City Services	17200 GERMANIUM ST NW		68.90	40.00	5.69	114.59
729006	Property Owner	City Services	18029 KRYPTON ST NW		68.90	40.00	5.69	114.59
729727	Property Owner	City Services	8620 174TH LN NW		68.90	40.00	5.69	114.59
729939	Property Owner	City Services	8351 160TH AVE NW		68.90	40.00	5.69	114.59
730165	Property Owner	City Services	6510 155TH AVE NW		68.90	40.00	5.69	114.59
730489	Property Owner	City Services	16201 NOWTHEN BLVD NW		68.90	40.00	5.69	114.59
731934	Property Owner	City Services	7231 151ST AVE NW		68.90	40.00	5.69	114.59
732350	Property Owner	City Services	8121 158TH LN NW		68.90	40.00	5.69	114.59
732414	Property Owner	City Services	17450 BAUGH ST NW		68.90	40.00	5.69	114.59
732564	Property Owner	City Services	5610 164TH LN NW		68.90	40.00	5.69	114.59
732657	Property Owner	City Services	9460 164TH LN NW		68.90	40.00	5.69	114.59
733376	Property Owner	City Services	15354 HEMATITE ST NW		68.90	40.00	5.69	114.59
733429	Property Owner	City Services	16980 RABBIT ST NW		68.90	40.00	5.69	114.59
733926	Property Owner	City Services	16400 WOLFRAM ST NW		68.90	40.00	5.69	114.59
734249	Property Owner	City Services	7820 151ST LN NW		68.90	40.00	5.69	114.59
735067	Property Owner	City Services	9100 181ST AVE NW		68.90	40.00	5.69	114.59
735092	Property Owner	City Services	7025 163RD AVE NW		68.90	40.00	5.69	114.59
736106	Property Owner	City Services	16031 DOLOMITE ST NW		68.90	40.00	5.69	114.59

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34222439	Property Owner	City Services	17700 COBALT ST NW	68.90	40.00	5.69	114.59
37245410	Property Owner	City Services	17960 ERMINE BLVD NW	68.90	40.00	5.69	114.59
41403157	Property Owner	City Services	7956 173RD AVE NW	68.90	40.00	5.69	114.59
41913208	Property Owner	City Services	6420 169TH LN NW	68.90	40.00	5.69	114.59
42713288	Property Owner	City Services	16921 SODIUM ST NW	68.90	40.00	5.69	114.59
49113928	Property Owner	City Services	16350 YOLITE ST NW	68.90	40.00	5.69	114.59
50084025	Property Owner	City Services	8301 163RD AVE NW	68.90	40.00	5.69	114.59
53174334	Property Owner	City Services	15231 KANGAROO ST NW	68.90	40.00	5.69	114.59
54854502	Property Owner	City Services	7910 156TH AVE NW	68.90	40.00	5.69	114.59
59845001	Property Owner	City Services	5132 150TH LN NW	68.90	40.00	5.69	114.59
65465557	Property Owner	City Services	15131 CHAMELEON ST NW	68.90	40.00	5.69	114.59
383580976	Property Owner	City Services	5261 154TH LN NW	68.90	40.00	5.69	114.59
483023501	Property Owner	City Services	6311 163RD LN NW	68.90	40.00	5.69	114.59
542407389	Property Owner	City Services	17800 SODIUM ST NW	68.90	40.00	5.69	114.59
610263675	Property Owner	City Services	7335 ALPINE DR NW	68.90	40.00	5.69	114.59
644254497	Property Owner	City Services	15811 SODIUM ST NW	68.90	40.00	5.69	114.59
646739099	Property Owner	City Services	16510 YOLITE ST NW	68.90	40.00	5.69	114.59
648535759	Property Owner	City Services	8910 176TH AVE NW	68.90	40.00	5.69	114.59
648832858	Property Owner	City Services	6812 154TH LN NW	68.90	40.00	5.69	114.59
676463781	Property Owner	City Services	8930 176TH AVE NW	68.90	40.00	5.69	114.59
708075369	Property Owner	City Services	15243 YAKIMA ST NW	68.90	40.00	5.69	114.59
709834362	Property Owner	City Services	18055 WACO ST NW	68.90	40.00	5.69	114.59
711708649	Property Owner	City Services	7201 152ND AVE NW	68.90	40.00	5.69	114.59
715480623	Property Owner	City Services	7036 160TH LN NW	68.88	40.00	5.69	114.57
736060	Property Owner	City Services	7941 165TH AVE NW	67.68	40.00	5.59	113.27
56804697	Property Owner	City Services	15511 BASALT ST NW	67.57	40.00	5.58	113.15
736307	Property Owner	City Services	15840 JUNIPER RIDGE DR NW	66.90	40.00	5.53	112.43
736320	Property Owner	City Services	15451 NOWTHEN BLVD NW	66.90	40.00	5.53	112.43
735900	Property Owner	City Services	14470 SNOWY OWL STREET NW	66.45	40.00	5.49	111.94
734771	Property Owner	City Services	15181 QUICKSILVER ST	66.05	40.00	5.46	111.51
730488	Property Owner	City Services	14421 RADIUM ST NW	65.05	40.00	5.38	110.43
736343	Property Owner	City Services	5360 180TH AVE NW	61.86	40.00	5.11	106.97
736431	Property Owner	City Services	18014 IODINE ST NW	61.49	40.00	5.08	106.57
56114628	Property Owner	City Services	15001 BISON ST NW	58.65	40.00	4.85	103.50
733604	Property Owner	City Services	9537 HWY 10 NW	58.56	40.00	4.84	103.40
718594	Property Owner	City Services	5653 154TH LN NW	57.92	40.00	4.79	102.71
725656	Property Owner	City Services	17010 DRISCOLL ST NW	55.19	40.00	4.56	99.75
57914809	Property Owner	City Services	7141 156TH AVE NW	55.04	40.00	4.55	99.59
655014095	Property Owner	City Services	15641 JUNIPER RIDGE DR NW	54.33	40.00	4.49	98.82
736457	Property Owner	City Services	7750 181ST AVE NW	53.90	40.00	4.45	98.35
731592	Property Owner	City Services	13919 GARNET TER NW	49.85	40.00	4.12	93.97
492474	Property Owner	City Services	14120 DYSPROSIUM ST NW	49.03	40.00	4.05	93.08

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736708	Property Owner	City Services	7527 147TH LANE NW		48.22	40.00	3.98	92.20
721145	Property Owner	City Services	7094 139TH AVE NW		47.83	40.00	3.95	91.78
42683285	Property Owner	City Services	16865 SODIUM ST NW		47.43	40.00	3.92	91.35
720408	Property Owner	City Services	7368 147TH LN NW		45.94	40.00	3.80	89.74
724940	Property Owner	City Services	6928 RIVERDALE DR NW		45.94	40.00	3.80	89.74
724963	Property Owner	City Services	7098 139TH AVE NW		45.94	40.00	3.80	89.74
726112	Property Owner	City Services	7043 139TH AVE NW		45.94	40.00	3.80	89.74
726377	Property Owner	City Services	14837 OLIVINE ST		45.94	40.00	3.80	89.74
730358	Property Owner	City Services	7005 139TH AVE NW		45.94	40.00	3.80	89.74
730601	Property Owner	City Services	14731 COBALT ST NW		45.94	40.00	3.80	89.74
735755	Property Owner	City Services	14761 COBALT ST NW		45.94	40.00	3.80	89.74
736169	Property Owner	City Services	7384 147TH LN NW		45.94	40.00	3.80	89.74
736220	Property Owner	City Services	14584 OLIVINE TER NW		45.94	40.00	3.80	89.74
689643146	Property Owner	City Services	13923 GARNET TER NW		45.94	40.00	3.80	89.74
728112	Property Owner	City Services	7244 147TH TER NW		45.91	40.00	3.79	89.70
727911	Property Owner	City Services	7480 150TH LN NW		44.28	40.00	3.66	87.94
719259	Property Owner	City Services	6078 146TH LN NW		44.19	40.00	3.65	87.84
735998	Property Owner	City Services	13904 GARNET TER NW		43.37	40.00	3.58	86.95
730443	Property Owner	City Services	7122 139TH AVE		42.98	40.00	3.55	86.53
736733	Property Owner	City Services	14660 JUNKITE ST NW		42.43	40.00	3.51	85.94
736750	Property Owner	City Services	8486 151ST LN NW		42.43	40.00	3.51	85.94
736518	Property Owner	City Services	7310 BUNKER LAKE BLVD		42.28	40.00	3.49	85.77
719749	Property Owner	City Services	8361 154TH AVE NW		40.64	40.00	3.36	84.00
735229	Property Owner	City Services	7009 HWY 10 NW		40.12	40.00	3.32	83.44
736685	Property Owner	City Services	14982 GIBBON WAY NW		40.07	40.00	3.31	83.38
736704	Property Owner	City Services	14880 BISON ST NW		40.07	40.00	3.31	83.38
71736185	Property Owner	City Services	15128 TONTO ST NW		40.05	40.00	3.31	83.36
734486	Property Owner	City Services	9158 COLLINS DR NW		39.09	40.00	3.23	82.32
734552	Property Owner	City Services	6997 139TH AVE NW		38.98	40.00	3.22	82.20
734761	Property Owner	City Services	14701 COBALT ST NW		38.92	40.00	3.22	82.14
721044	Property Owner	City Services	6700 166TH LN NW		38.84	40.00	3.21	82.05
724128	Property Owner	City Services	17811 HALAS ST NW		38.84	40.00	3.21	82.05
725015	Property Owner	City Services	8751 162ND LN NW		38.84	40.00	3.21	82.05
726346	Property Owner	City Services	8061 152ND LN NW		38.84	40.00	3.21	82.05
731192	Property Owner	City Services	15415 ST FRANCIS BLVD NW		38.84	40.00	3.21	82.05
715435598	Property Owner	City Services	17151 BAUGH ST NW		38.84	40.00	3.21	82.05
719278	Property Owner	City Services	5674 154TH CT NW		37.72	40.00	3.12	80.84
726877	Property Owner	City Services	14621 QUICKSILVER ST NW		37.72	40.00	3.12	80.84
734097	Property Owner	City Services	5410 144TH WAY NW		37.43	40.00	3.09	80.52
725813	Property Owner	City Services	17479 IGUANA ST		35.97	40.00	2.97	78.94
719032	Property Owner	City Services	14331 ARMSTRONG BLVD NW		35.83	40.00	2.96	78.79
719543	Property Owner	City Services	5433 180TH AVE NW		35.83	40.00	2.96	78.79

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
721069	Property Owner	City Services	16901 ARMSTRONG BLVD NW		35.83	40.00	2.96	78.79
721528	Property Owner	City Services	16400 YOLITE ST NW		35.83	40.00	2.96	78.79
722686	Property Owner	City Services	7620 165TH LN NW		35.83	40.00	2.96	78.79
723173	Property Owner	City Services	15336 ELAND ST NW		35.83	40.00	2.96	78.79
723519	Property Owner	City Services	9221 176TH AVE NW		35.83	40.00	2.96	78.79
724004	Property Owner	City Services	16340 ROYAL ROAD NW		35.83	40.00	2.96	78.79
724441	Property Owner	City Services	17521 CHAMELEON ST NW		35.83	40.00	2.96	78.79
724886	Property Owner	City Services	15041 JUNIPER RIDGE DR NW		35.83	40.00	2.96	78.79
724887	Property Owner	City Services	17700 EATON ST NW		35.83	40.00	2.96	78.79
725139	Property Owner	City Services	16420 QUARTZ ST NW		35.83	40.00	2.96	78.79
725320	Property Owner	City Services	14170 KRYPTON ST NW		35.83	40.00	2.96	78.79
725337	Property Owner	City Services	6417 GREEN VALLEY RD NW		35.83	40.00	2.96	78.79
725959	Property Owner	City Services	15831 ELAND ST NW		35.83	40.00	2.96	78.79
726095	Property Owner	City Services	15255 GARNET ST NW		35.83	40.00	2.96	78.79
726787	Property Owner	City Services	9560 181ST AVE NW		35.83	40.00	2.96	78.79
726851	Property Owner	City Services	17841 NOWTHEN BLVD NW		35.83	40.00	2.96	78.79
727934	Property Owner	City Services	15961 RAMSEY BLVD NW		35.83	40.00	2.96	78.79
728424	Property Owner	City Services	8051 163RD AVE NW		35.83	40.00	2.96	78.79
728620	Property Owner	City Services	9140 167TH AVE NW		35.83	40.00	2.96	78.79
728630	Property Owner	City Services	16541 COQUINA ST NW		35.83	40.00	2.96	78.79
728685	Property Owner	City Services	8750 176TH AVE NW		35.83	40.00	2.96	78.79
729109	Property Owner	City Services	9055 175TH LN NW		35.83	40.00	2.96	78.79
729124	Property Owner	City Services	7807 142ND AVE NW		35.83	40.00	2.96	78.79
729667	Property Owner	City Services	7229 153RD LN NW		35.83	40.00	2.96	78.79
729841	Property Owner	City Services	5121 179TH LN NW		35.83	40.00	2.96	78.79
729929	Property Owner	City Services	8645 176TH AVE NW		35.83	40.00	2.96	78.79
729958	Property Owner	City Services	5636 172ND LN NW		35.83	40.00	2.96	78.79
731119	Property Owner	City Services	7441 152ND AVE NW		35.83	40.00	2.96	78.79
731511	Property Owner	City Services	15910 JASPER ST NW		35.83	40.00	2.96	78.79
731532	Property Owner	City Services	7841 151ST LN NW		35.83	40.00	2.96	78.79
732058	Property Owner	City Services	17151 WILLEMITE ST NW		35.83	40.00	2.96	78.79
732319	Property Owner	City Services	15385 ARMSTRONG BLVD NW		35.83	40.00	2.96	78.79
732331	Property Owner	City Services	17040 BAUGH ST NW		35.83	40.00	2.96	78.79
733158	Property Owner	City Services	9550 INVERNESS LN NW		35.83	40.00	2.96	78.79
733310	Property Owner	City Services	16820 TIGER ST NW		35.83	40.00	2.96	78.79
733448	Property Owner	City Services	17111 RABBIT ST NW		35.83	40.00	2.96	78.79
733818	Property Owner	City Services	15701 JUNIPER RIDGE DR NW		35.83	40.00	2.96	78.79
733861	Property Owner	City Services	14503 BOWERS DR NW		35.83	40.00	2.96	78.79
733924	Property Owner	City Services	7321 151ST AVE NW		35.83	40.00	2.96	78.79
734002	Property Owner	City Services	16950 YTTRIUM ST NW		35.83	40.00	2.96	78.79
734039	Property Owner	City Services	7930 161ST AVE NW		35.83	40.00	2.96	78.79
734065	Property Owner	City Services	8301 151ST LN NW		35.83	40.00	2.96	78.79

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Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
734367	Property Owner	City Services	9450 INVERNESS CT NW	35.83	40.00	2.96	78.79
734398	Property Owner	City Services	5540 164TH LN NW	35.83	40.00	2.96	78.79
734470	Property Owner	City Services	15811 OKAPI ST NW	35.83	40.00	2.96	78.79
734490	Property Owner	City Services	14723 BOWERS DR NW	35.83	40.00	2.96	78.79
734646	Property Owner	City Services	9002 HWY 10 NW	35.83	40.00	2.96	78.79
734654	Property Owner	City Services	7350 151ST LN NW	35.83	40.00	2.96	78.79
734657	Property Owner	City Services	15454 BARIUM ST NW	35.83	40.00	2.96	78.79
734763	Property Owner	City Services	7320 151ST AVE NW	35.83	40.00	2.96	78.79
735497	Property Owner	City Services	15011 JUNIPER RIDGE DR NW	35.83	40.00	2.96	78.79
735743	Property Owner	City Services	15111 WACO ST NW	35.83	40.00	2.96	78.79
735754	Property Owner	City Services	7531 151ST LN NW	35.83	40.00	2.96	78.79
735807	Property Owner	City Services	7720 172ND LN NW	35.83	40.00	2.96	78.79
735981	Property Owner	City Services	18032 BARIUM ST NW	35.83	40.00	2.96	78.79
736221	Property Owner	City Services	17850 ERKIUM ST NW	35.83	40.00	2.96	78.79
736226	Property Owner	City Services	16000 NOWTHEN BLVD NW	35.83	40.00	2.96	78.79
736655	Property Owner	City Services	17400 BAUGH ST NW	35.83	40.00	2.96	78.79
35202537	Property Owner	City Services	6311 180TH LN NW	35.83	40.00	2.96	78.79
37202737	Property Owner	City Services	9501 173RD AVE NW	35.83	40.00	2.96	78.79
37252742	Property Owner	City Services	9390 181ST AVE NW	35.83	40.00	2.96	78.79
38292846	Property Owner	City Services	17610 EATON ST NW	35.83	40.00	2.96	78.79
38472864	Property Owner	City Services	17403 WOLVERINE ST NW	35.83	40.00	2.96	78.79
38842901	Property Owner	City Services	17130 DRISCOLL ST NW	35.83	40.00	2.96	78.79
40283045	Property Owner	City Services	8506 173RD AVE NW	35.83	40.00	2.96	78.79
41803197	Property Owner	City Services	16611 COQUINA ST NW	35.83	40.00	2.96	78.79
42953312	Property Owner	City Services	16836 SODIUM ST NW	35.83	40.00	2.96	78.79
43093326	Property Owner	City Services	16716 RADIUM ST NW	35.83	40.00	2.96	78.79
44203437	Property Owner	City Services	15790 JUNIPER RIDGE DR NW	35.83	40.00	2.96	78.79
44663483	Property Owner	City Services	6300 160TH LN NW	35.83	40.00	2.96	78.79
45523569	Property Owner	City Services	15800 NOWTHEN BLVD NW	35.83	40.00	2.96	78.79
49593976	Property Owner	City Services	15800 TRAPROCK ST NW	35.83	40.00	2.96	78.79
53424359	Property Owner	City Services	15320 KANGAROO ST NW	35.83	40.00	2.96	78.79
56914708	Property Owner	City Services	7025 156TH AVE NW	35.83	40.00	2.96	78.79
60135030	Property Owner	City Services	5561 156TH LN NW	35.83	40.00	2.96	78.79
63745384	Property Owner	City Services	18043 UTE ST NW	35.83	40.00	2.96	78.79
64925503	Property Owner	City Services	16351 ALPACA ST NW	35.83	40.00	2.96	78.79
66725683	Property Owner	City Services	6215 172ND LN NW	35.83	40.00	2.96	78.79
68035815	Property Owner	City Services	17711 VICUNA ST NW	35.83	40.00	2.96	78.79
69805991	Property Owner	City Services	17835 ERKIUM ST NW	35.83	40.00	2.96	78.79
71366147	Property Owner	City Services	14501 SUNFISH LAKE BLVD NW	35.83	40.00	2.96	78.79
74922413	Property Owner	City Services	17855 ERKIUM ST NW	35.83	40.00	2.96	78.79
221891871	Property Owner	City Services	7831 168TH LN NW	35.83	40.00	2.96	78.79
423173414	Property Owner	City Services	15415 ELAND ST NW	35.83	40.00	2.96	78.79

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Account No.	Account Name	Description	Property Address		Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
485471539	Property Owner	City Services	17936 JUNKITE ST NW		35.83	40.00	2.96	78.79
495497520	Property Owner	City Services	5951 160TH LN NW		35.83	40.00	2.96	78.79
624122641	Property Owner	City Services	8001 177TH AVE NW		35.83	40.00	2.96	78.79
644679588	Property Owner	City Services	17030 RABBIT ST NW		35.83	40.00	2.96	78.79
654984114	Property Owner	City Services	7751 171ST AVE NW		35.83	40.00	2.96	78.79
662227451	Property Owner	City Services	7450 149TH LN NW		35.83	40.00	2.96	78.79
665036069	Property Owner	City Services	7630 169TH LN NW		35.83	40.00	2.96	78.79
670608685	Property Owner	City Services	16319 GERMANIUM ST NW		35.83	40.00	2.96	78.79
670793347	Property Owner	City Services	16830 RADIUM ST NW		35.83	40.00	2.96	78.79
676887200	Property Owner	City Services	16511 COQUINA ST NW		35.83	40.00	2.96	78.79
705411624	Property Owner	City Services	7650 178TH LN NW		35.83	40.00	2.96	78.79
736225	Property Owner	City Services	7230 147TH LN NW		35.71	40.00	2.95	78.66
734788	Property Owner	City Services	8701 146TH LN NW		35.36	40.00	2.92	78.28
725768	Property Owner	City Services	17610 ARGON ST NW		35.04	40.00	2.90	77.94
40693086	Property Owner	City Services	16530 YOLITE ST NW		34.96	40.00	2.89	77.85
47683785	Property Owner	City Services	16340 AZURITE ST NW		34.42	40.00	2.84	77.26
721993	Property Owner	City Services	6248 144TH AVE NW		33.87	40.00	2.80	76.67
729847	Property Owner	City Services	5672 157TH AVE NW		33.37	40.00	2.76	76.13
653612478	Property Owner	City Services	16031 DOLOMITE ST NW		33.07	40.00	2.73	75.80
731505	Property Owner	City Services	15330 RADIUM WAY NW		32.83	40.00	2.71	75.54
728195	Property Owner	City Services	7306 BUNKER LAKE BLVD		32.77	40.00	2.71	75.48
731958	Property Owner	City Services	7160 175TH AVE NW		32.57	40.00	2.69	75.26
691228676	Property Owner	City Services	5621 146TH AVE NW		32.45	40.00	2.68	75.13
683385437	Property Owner	City Services	17130 ZEOLITE ST NW		31.88	40.00	2.63	74.51
735945	Property Owner	City Services	14180 XENON ST NW		31.43	40.00	2.60	74.03
736735	Property Owner	City Services	7361 E RAMSEY PKWY		30.64	40.00	2.53	73.17
697183298	Property Owner	City Services	16020 ST. ANDREWS LN		28.90	40.00	2.39	71.29
735681	Property Owner	City Services	14701 COBALT ST NW		27.71	40.00	2.29	70.00
736597	Property Owner	City Services	8050 152ND AVE NW		27.49	40.00	2.27	69.76
736530	Property Owner	City Services	14807 WILLEMITE ST NW		25.92	40.00	2.14	68.06
727920	Property Owner	City Services	14760 ARGON ST NW		25.74	40.00	2.13	67.87
734080	Property Owner	City Services	15471 RADIUM ST NW		25.05	40.00	2.07	67.12
719976	Property Owner	City Services	16000 NOWTHEN BLVD NW		24.92	40.00	2.06	66.98
730921	Property Owner	City Services	5450 144TH WAY NW		24.05	40.00	1.99	66.04
736625	Property Owner	City Services	5431 164TH LN NW		23.17	40.00	1.91	65.08
719758	Property Owner	City Services	14077 DYSPROSIUM ST NW		23.13	40.00	1.91	65.04
723072	Property Owner	City Services	14301 NEON ST NW		22.56	40.00	1.86	64.42
730464	Property Owner	City Services	14688 SODIUM ST NW		22.46	40.00	1.86	64.32
735977	Property Owner	City Services	14595 OLIVINE ST NW		22.01	40.00	1.82	63.83
690949632	Property Owner	City Services	7850 149TH LN NW		21.77	40.00	1.80	63.57
3091919	Property Owner	City Services	14970 XKIMO ST NW		21.43	40.00	1.77	63.20
732491	Property Owner	City Services	15200 QUINTANA COURT NW		20.70	40.00	1.71	62.41

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Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
734004	Property Owner	City Services	6818 170TH AVE NW	20.68	40.00	1.71	62.39
10198	Property Owner	City Services	15231 UTE ST NW	20.51	40.00	1.69	62.20
728370	Property Owner	City Services	7078 167TH CROSSING NW	20.30	40.00	1.68	61.98
735618	Property Owner	City Services	8073 150TH PLACE NW	20.05	40.00	1.66	61.71
			Utility Billing Total:	**$ 481,442.62**	**$ 50,560.00**	**$ 39,781.89**	**$ 571,784.51**

Address No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
121438	Property Owner	Admin Citation 0264	15231 Helium St NW	250.00	40.00	20.66	310.66
121438	Property Owner	Admin Citation 0268	15231 Helium St NW	500.00	0.00	41.32	541.32
121438	Property Owner	Admin Citation 0272	15231 Helium St NW	500.00	0.00	41.32	541.32
121439	Property Owner	Admin Citation 0270	8350 158th Lane NW	250.00	40.00	20.66	310.66
121439	Property Owner	Admin Citation 0275	8350 158th Lane NW	500.00	0.00	41.32	541.32
121666	Property Owner	Admin Citation 0274	6237 Rivlyn Ave NW	75.00	40.00	6.20	121.20
121667	Property Owner	Admin Citation 0273	6225 Rivlyn Ave NW	75.00	40.00	6.20	121.20
121440	Property Owner	Admin Citation 0265	14843 Peridot St NW	75.00	40.00	6.20	121.20
121440	Property Owner	Admin Citation 0267	14843 Peridot St NW	250.00	0.00	20.66	270.66
112146	Property Owner	Third False Alarm 7/9/25	16659 St Francis Blvd NW	75.00	40.00	6.20	121.20
121668	Property Owner	Admin Citation 0176	5473 Bunker Lake Blvd	75.00	40.00	6.20	121.20
119273	Property Owner	Admin Citation 0473	15759 Neon St NW	75.00	40.00	6.20	121.20
119111	Property Owner	Admin Citation 0471	15230 Uranimite St NW	250.00	40.00	20.66	310.66
			Accounts Receivable Total:	**$ 2,950.00**	**$ 360.00**	**$ 243.80**	**$ 3,553.80**
			Total Accounts Subject to Property Tax Certification:	**$ 484,392.62**	**$ 50,920.00**	**$ 40,025.69**	**$ 575,338.31**

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2025 CERTIFICATION

Original Letters Sent

Number of UB Accts: 1264
Number of Accounts Increased from 2024: 101
Percentage of Accounts Increased from 2024: 8.68%

	Amount Delinquent	Admin Fee ($40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts	481,442.62	50,560.00	39,781.89	571,784.51
Accounts Receivable	2,950.00	360.00	243.80	3,553.80
Total	**484,392.62**	**50,920.00**	**40,025.69**	**575,338.31**

Public Hearing Update 9/23/25

Number of UB Accts:
Number of UB Accounts Brought Current Since Letters: 1264
Percentage of UB Accounts Brought Current Since Letters: 100.00%

	Amount Delinquent	Admin Fee ($40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts	#REF!	-	-	#REF!
Accounts Receivable	#REF!	-	-	#REF!
Total	**#REF!**	**-**	**-**	**#REF!**

Final Certification - Post 11/15/25

Number of UB Accts:
Number of UB Accounts Brought Current Since Letters: 1264
Percentage of UB Accounts Brought Current Since Letters: 100.00%

	Amount Delinquent	Admin Fee ($40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts				-
Accounts Receivable				-
Total	**-**	**-**	**-**	**-**
Increase/(decrease) from prior year	*(346,715.41)*	*(23,590.00)*	*(26,389.16)*	*(396,694.57)*

2024 CERTIFICATION

Original Letters Sent 9/5/24

Number of UB Accts: 1163
Number of Accounts Increased from 2023: 60
Percentage of Accounts Increased from 2023: 5.44%

	Amount Delinquent	Admin Fee ($35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	479,625.57	40,705.00	36,505.39	556,835.96
Accounts Receivable	48,545.33	490.00	3,694.77	52,730.10
Total	**528,170.90**	**41,195.00**	**40,200.16**	**609,566.06**

Public Hearing Update 9/24/24

Number of UB Accts: 985
Number of UB Accounts Brought Current Since Letters: 178
Percentage of UB Accounts Brought Current Since Letters: 15.31%

	Amount Delinquent	Admin Fee ($35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	435,248.44	34,475.00	33,127.67	502,851.11
Accounts Receivable	46,845.33	420.00	3,565.38	50,830.71
Total	**482,093.77**	**34,895.00**	**36,693.05**	**553,681.82**

Final Certification - Post 11/15/24

Number of UB Accts: 665
Number of UB Accounts Brought Current Since Letters: 498
Percentage of UB Accounts Brought Current Since Letters: 42.82%

	Amount Delinquent	Admin Fee ($35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	299,945.08	23,205.00	22,829.49	345,979.57
Accounts Receivable	46,770.33	385.00	3,559.67	50,715.00
Total	**346,715.41**	**23,590.00**	**26,389.16**	**396,694.57**
Increase/(decrease) from prior year	*77,114.60*	*805.00*	*5,958.02*	*83,877.62*

2023 CERTIFICATION

Original Letters Sent 9/5/23

Number of UB Accts: 1103
Number of Accounts Increased from 2022: 23
Percentage of Accounts Increased from 2022: 2.09%

	Amount Delinquent	Admin Fee ($35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	376,074.74	38,570.00	28,499.97	443,144.71
Accounts Receivable	24,039.48	105.00	1,821.73	25,966.21
Total	**400,114.22**	**38,675.00**	**30,321.70**	**469,110.92**

Public Hearing Update 9/26/23

Number of UB Accts: 947
Number of UB Accounts Brought Current Since Letters: 156
Percentage of UB Accounts Brought Current Since Letters: 85.86%

	Amount Delinquent	Admin Fee ($35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	339,479.24	33,110.00	25,726.64	398,315.88
Accounts Receivable	24,039.48	105.00	1,821.73	25,966.21
Total	**363,518.72**	**33,215.00**	**27,548.37**	**424,282.09**

Final Certification - Post 11/15/23

Number of UB Accts: 647
Number of UB Accounts Brought Current Since Letters: 456
Percentage of UB Accounts Brought Current Since Letters: 41.34%

	Amount Delinquent	Admin Fee ($35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	241,965.11	22,645.00	18,336.89	282,947.00
Accounts Receivable	27,635.70	140.00	2,094.25	29,869.95
Total	**269,600.81**	**22,785.00**	**20,431.14**	**312,816.95**
Increase/(decrease) from prior year	*37,602.41*	*4,845.00*	*4,349.58*	*46,796.99*

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-208

RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING FOR A PUBLIC HEARING ON PROPOSED ASSESSMENT FOR PAST-DUE CHARGES ON MUNICIPAL UTILITY BILLS (WHICH MAY INCLUDE WATER, SEWER, STREET LIGHTING, RECYCLING, STORM WATER CHARGES AND PENALTIES INCURRED) AND CURRENT SERVICES RENDERED

WHEREAS, the City of Ramsey provides varying services that are billed directly to residents through the municipal utility bill and through invoices; and

WHEREAS, the Finance Department has calculated the proper amount to be specially assessed against every assessable lot, without regard to cash valuation, as provided by law, and has on file in the city offices a copy of such proposed assessment for public inspection.

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

1) That the amount to be assessed against property owners is declared to be $575,338.31 (includes administrative charges and interest from September 23, 2025 - December 31, 2026).

2) That the principal of the assessments shall be for one (1) year, payable with property taxes payable in 2026 and shall bear an administrative charge of $40.00 for each delinquent bill and shall bear interest at the rate of 6.50 percent per annum from the date of the adoption of the assessment resolution.

3) That a public hearing shall be held on Tuesday, September 23, 2025 at 7:00 p.m. at Ramsey Municipal Center, to pass upon such proposed assessment and at such time and place all persons owing delinquent payments will be given an opportunity to be heard with reference to such assessments.

4) That the City Administrator is hereby directed to cause notice of the public hearing on the proposed assessment to be published in the official newspaper at least two weeks prior to the hearing. He shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.

5) That the owner of any property so assessed may, from the adoption of the assessment and by November 15, 2025, pay the whole assessment without interest charges accrued. Payments received after November 15, 2025 will be refused and the assessment will be certified to the County Auditor for the specified period of one year.

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 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-209 approving an amended development agreement for Trott Brook Crossing 3rd Addition.

Purpose/Background:

On July 9, the City Council approved the final plat and development agreement for "Trott Brook Crossing Third Addition," the next phase of 38 single-family lots west of Nowthen Boulevard and south of 173rd Avenue NW. This phase requires an extensive grading and sanitary sewer main extension. The developer is requesting to break the project up into two parts in order to keep the financial sureties to a reasonable amount. The first phase will be the sewer main extension and the associated grading. Once that is complete, then the water main and street work can begin. The amended development agreement essentially rolls over the sureties from the proposed first phase to the second phase upon completion.

Recommendation:

Staff recommends approval of the amended development agreement.

Outcome/Action:

Motion to adopt Resolution #25-209 approving an amended development agreement for Trott Brook Crossing 3rd Addition.

Attachments

Resolution #25-209

Amended Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 03:39 PM
Form Started By: Todd Larson		Started On: 09/03/2025 09:40 AM
Final Approval Date: 09/04/2025		

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

RESOLUTION #25-209

RESOLUTION APPROVING AN AMENDED DEVELOPMENT AGREEMENT FOR "TROTT BROOK CROSSING THIRD ADDITION"

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

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

(the 'Subject Property'); and

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

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

WHEREAS, the City Council adopted Resolution #25-153 on July 8, 2025, approving the final plat and development agreement for "Trott Brook Crossing Third Addition;" and

WHEREAS, the Developer is requesting the ability to stage the improvements and transfer the required financial surety from the first stage to the second stage upon the first stage's completion, necessitating a change in the development agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby approves the Amended Development Agreement for Trott Brook Crossing Third Addition and authorizes the Mayor and City Administrator to sign it.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR TROTT BROOK CROSSING THIRD ADDITION

This Development Agreement (hereinafter the "Agreement") is dated as of this 9th day of September, 2025, and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and TCLD Fund 1 Trott Brook LLC, a Minnesota limited liability company under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

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

Agreement

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

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

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

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

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

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

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

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

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

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

(the "Stage I Improvements").

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

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

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

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

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

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

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

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

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

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

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

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

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

    a. Lot grading
    b. Mailboxes

    (the "Required Private Improvements").

12. Financial Guaranty for Stage I Improvements and Stage II Improvements. The **PERMITTEE** shall provide a financial guaranty in the form of a non-expiring or auto-renewing letter of credit to the **CITY** guaranteeing the construction of the Stage I Improvements and Stage II Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of $2,000,000. Upon completion of the trunk sanitary sewer the **CITY** shall reimburse P**ERMITTEE** according to **Exhibit C**. Upon completion of all sewer improvements included in Stage I **PERMITTEE** shall be allowed to begin work on the watermain and streets included in Stage I. **PERMITTEE'S** financial guarantee shall remain at $2,000,000. Upon completion of all or a portion of the Stage I Improvements related to watermain storm sewer and streets, acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guaranty as each portion (ie, storm sewer) of the project is at least half completed with proper documentation. Only one reduction may be requested and processed per calendar month.

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

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

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty after all off-lot landscaping is installed to ensure the survival of the plantings. Said landscape maintenance guaranty shall

consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **$5,490.00**. [# plantings (61 trees) x cost/planting ($300/tree x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

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

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

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

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

19. Requirements for Building and Occupancy Permits.

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

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water

facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the boulevard sod and landscaping that are required as a part of the Stage I Improvements, weather permitting.

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

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

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

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

d. The **CITY** may draw upon any required portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use any required portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use any required portion of the

proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; and (iii) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 24 (d).

21. Miscellaneous.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TO PERMITTEE:	**TO THE CITY:**
TCLD Fund 1 Trott Brook, LLC	City of Ramsey
Attn: Tracey Rust	Attn: Community Development Director
4800 Olson Memorial Highway, Suite 100	7550 Sunwood Drive NW
Golden Valley, MN 55422	Ramsey, MN 55303

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

p. Retaining Walls. Retaining walls require building permits.

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

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

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

TCLD Fund 1 Trott Brook, LLC

By:_____,
Benjamin Schmidt
Its President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

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

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Ryan Heineman,
Its Mayor

By:_____
Brian Hagen,
Its City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

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

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EXHIBIT B

Fees Payable to the City

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

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

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

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

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

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

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

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

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

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

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

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EXHIBIT C

Fees Payable to the Permittee

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

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

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

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CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Title:

Adopt Resolution #25-211 Approving the Purchase of the PreFab Restroom and Support Building for the Waterfront Park Improvement Project

Purpose/Background:

At work session on August 12th, 2025 Council received a progress report on the water play project at The Waterfront—which included information on the prefab restroom building and the approximate 7-month production and delivery timeline. In summary, in order to have the building on site +/- April for prime contractor assembly and to begin incorporating electrical equipment and mechanical and other site improvements, the city would need to order the building no later than September 2025. Thus, the purpose of this case is to formally authorize this pre-bid order, which was supported unanimously by consensus on August 12th.

Time Frame/Observations/Alternatives:

The restroom and park support building as described at the work session was to cost $274k. However, in August 2025 a new statutory requirement went into effect requiring certain buildings to now require adult changing facilities—this has increased the cost of the prefab building to $300k, and staff is recommending an additional $5k contingency in the event that additional items or fixtures are required that are not included in the revised Purchase Agreement (the second attachment).

Staff will be meeting with the City Attorney to ascertain if the $26k in building 'upgrades' are required with certainty to accommodate all that is necessary for the adult changing room that would be built into the previous storage area. Nonetheless, this case is prepared such that the restroom and support building may be ordered to get it into the production queue with the adult changing room ($300k + $5k contingency, rounded to $305,000 that this case authorizes). If it is determined that the upgrades are not required, the lessor cost mentioned above would only be required.

Funding Source:

All funding for the prefab restroom and park support building to be ordered in 2025 and delivered in 2026 would be from the Park Trust Fund, which has a present balance in excess of $7M.

Recommendation:

Staff recommends Council authorize the purchase of the building as outlined above by Adopting Resolution #25-211, and direct staff to sign and execute the attached Purchase Agreement.

Outcome/Action:

Motion to Adopt Resolution #25-211 approving the purchase of the prefab restroom and support building for The Waterfront park improvement project.

Attachments

Restroom location exhibit
Updated Restroom Proposal
Res #25-211

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	09/03/2025 03:52 PM
Brian Hagen	Mark Riverblood	09/04/2025 02:07 PM
Mark Riverblood (Originator)	Mark Riverblood	09/04/2025 02:47 PM
Bruce Westby	Katie Schmidt	09/04/2025 02:53 PM
Brian Hagen	Brian Hagen	09/04/2025 03:56 PM
Form Started By: Mark Riverblood		Started On: 09/02/2025 02:27 PM
Final Approval Date: 09/04/2025		



Prefab Restroom Location Exhibit

Preliminary Scope of Supply and Services

Building Supply Only

Project:	The Waterfront
Customer:	Damon Farber
Location:	Ramsey, MN
Date:	8/25/2025

Contents

1. Process – Start to Finish
2. Key Notes
3. Romtec Scope of Materials Supply
4. Delivery, Storage, and Handling
5. Warranty and Limitations
6. Scope of Supply and Services by Others

Section 1 below is an outline of the scope of products and services that will be included as part of the Romtec building package. Section 2 below is an outline of the scope of work for the installer to complete installation.

Section 1 – Romtec Scope

1. Process – Start to Finish

Below is an outline of Romtec's process for designing, producing, and delivering the building kit(s). This process may require the customer to release Romtec to begin production prior to receipt of final building permit(s).

A. Romtec Provides a Quote/Proposal

1. Customer will have 30 days to place a purchase order after receipt of the Romtec quote.
2. If the customer has not placed a purchase order within the time above, Romtec reserves the right to update pricing.
3. Romtec's Quote/Proposal will include Credit Application and Project Information forms.
4. Depending on the nature and complexity of the project, Romtec's Quote/Proposal may also include a proposed payment schedule. Otherwise, a proposed schedule will be provided in the next step.

B. Customer Provides Signed Purchase Order, Completed Credit Application, and Completed Project Information form

1. Romtec and the customer will finalize the agreed payment schedule.

C. Romtec provides the full Scope of Supply and Design Submittal package (SSDS)

1. Romtec provides the SSDS in Romtec's standard electronic submittal format.
2. The SSDS will include the building plan view and elevation drawings, product data sheets, and further details of the Romtec building. The SSDS supersedes this preliminary scope letter.

D. Customer reviews and comments on the SSDS

1. At this time, the SSDS should also be provided for review and comment by any other relevant entities, such as an end owner, installer, electrician, utility company, etc.
2. The SSDS typically does not contain final sealed plans and is NOT intended for review by the local building department (or other permitting authority) at this time.
3. Customer will have 45 days from purchase order date to approve the SSDS.

E. Customer Approves the SSDS and releases Romtec to begin production

1. The customer approves the SSDS and releases Romtec to begin production by signing the submittal approval and Notice to Proceed on Production (NTP) forms included in the SSDS. Romtec cannot begin production without a signed NTP form.
2. The customer's approval of the SSDS is approval of the general building layout and relevant products/ materials. Romtec will provide sealed plans only AFTER the SSDS is approved.
3. Customer will have a maximum of ninety (90) days from the purchase order date to provide NTP. If the 90-day approval deadline is missed, Romtec reserves the right to update pricing at any time.

F. Romtec provides the Full Sealed Plan Set

1. After the customer has approved the SSDS, Romtec will provide the customer with the Full Sealed Plan Set in Romtec's standard electronic format (and no other, see Section 6.E.5 below). The full plans are for review by the local building department (or relevant permitting authority).
2. The Full Sealed Plan Set will include all relevant calculations, and all architectural, mechanical, structural, electrical, and plumbing plan sheets stamped by an architect or engineer licensed in the state where the project is located.
3. Romtec's standard plan size is 11"x17".

G. The local building department reviews and comments on the Romtec plans

1. Romtec will revise and resubmit the Full Sealed Plan Set per comments from the local building department (or relevant permitting authority).
2. Romtec includes one revision of the Full Sealed Plan Set in response to building department comments. Any comments that result in revisions of the sealed plans may result in a price increase, especially if they affect items that are already in production.

H. The local building department approves the revised Romtec plans

1. Romtec will provide up to two (2) sets of the final, approved, for-construction plans.
2. Romtec will complete production/manufacturing of the building package per the final approved plans.

I. Romtec delivers the completed building package

1. Romtec will package and palletize the completed building package, and then coordinate with the customer to deliver the package to the jobsite for construction by the installer.
2. Romtec's warranty period begins.

2. Key Notes

A. Romtec is proposing to design and supply the structure defined herein. Any changes or additions, including color selections, may result in a price change.

3. Romtec Scope of Materials Supply

A. Structure

1. Exterior walls: Concrete Masonry Units (aka CMU or "concrete blocks"), smooth-face, mortar joint.
    a. Block color: ***gray***.
    b. Exterior finish: Wall insulation finished with Cedar lap siding.
2. Doors, frames, and hardware: Steel, powder coated ***black***.
    a. Hinges: Stainless steel, ball bearing.
    b. Door Closer(s): Grade 1 heavy duty.
    c. Kick Plate(s): stainless steel.
    d. Thresholds and Sweeps
    e. Door Opener(s): Pull handles, stainless steel.
        i. Restroom doors only: Magnetic locking system.
    f. Door Louvers: Restroom doors only.
    g. Double door/frame located on the storage room.
3. Roof System
    a. Glulam beams
    b. Structural Insulation Panels (SIPS)
        i. Ceiling Finish: 1x6 tongue and groove decking.
    c. Skylights: Deck mount, 15"x46"
    d. Roofing Finish: Metal Panels
        i. Fabral, 26-gauge, Horizon 16, standing seam.
        ii. Roofing Color: ***Light Gray 889***

B. Plumbing Fixtures and Accessories

1. Toilet(s): stainless steel, floor mount with manual lever, dual flush valve(s).
2. Urinal(s): stainless steel, back supply with concealed, sensor flush valve(s).
3. Sink(s): stainless steel, wall mount, motion sensor faucet(s).
4. Grab Bars: Stainless steel, wall mount.
5. Mirror: 18"x36" with stainless steel frame.
6. Toilet Paper Dispenser(s): Stainless steel, wall mount, 3-roll capacity.
7. Soap Dispenser(s): Stainless steel, wall mount, automatic.
8. Diaper Deck: Surface mount, stainless steel veneer
9. Changing room to include:
    a. Adult changing table: surface mount, stainless steel, manual open
    b. stainless steel, wall mount, hand wash sink
    c. Coat hook
    d. Paper towel dispenser: stainless steel, wall mount.
10. Exterior trough sink with two (2) push button faucets.
11. Drinking Fountain: Stainless steel, wall mount, non-refrigerated, bi-level, bottle filler.
12. Mop Sink: Fiberglass, floor mount, includes faucet, mop/broom holder and guard.

Restroom Partitions: HDPE

C. Electrical Fixtures

1. Exterior light fixtures
    a. LED downlight, wall cylinder.
    b. Controlled by photocell.
2. Interior light fixtures
    a. LED, 48", ceiling mount, vapor tight.
    b. Controlled by motion sensor.
3. Water Heater
    a. Electric, 20-gallon tank.
4. Mechanical Exhaust: Inline fan(s), ducting, register(s).
5. Hand Dryer(s):
    a. Wall mount, 15-second dry time, ***white***.
6. Breaker Panel: 200 amp, single-phase, rain tight.

a. Sized for Romtec supplied equipment only.

4. Delivery, Storage, and Handling

A. Delivery Vehicle Size

1. Romtec's delivery vehicles are vans or trucks with 53' trailers, or the largest trailer up to 53' that is legally allowed to access the job site. Overall dimensions of the delivery vehicles are:
    a. 70' overall length
    b. 102" wide
    c. 168" high

B. Number of Deliveries

1. Romtec bases its freight quote on the optimal minimum number of deliveries. If the customer elects to increase the number of deliveries, it may result in additional freight charges.
2. Regardless of the number of deliveries, the customer is responsible for all offloading and related costs.

C. Delivery inspection

1. Romtec allows for five (5) business days for the customer to inspect and accept the delivered building package.
2. Any items not specifically rejected after five days are considered accepted.

5. Warranty and Limitations

A. Warranty

1. Please review the Romtec warranty by clicking the link below: https://romtec.com/wp-content/uploads/2022/03/4.01-Romtec-Warranty-2-28-22.pdf

B. Disclaimers

1. Romtec passes along the manufacturer's warranty for metal roofing. Most metal roofing manufacturers intend for their roofing to be installed immediately upon delivery from the factory; otherwise, most have special storage requirements to validate their warranty. All project circumstances are different, and because Romtec cannot guarantee that metal roofing is installed within the timeframe allowed from the manufacturer or that the metal roofing will be stored at the jobsite according to the manufacturer's requirements, Romtec does not include metal roofing in the overall Romtec building warranty.
2. Smooth face CMU block can have a significant variation in color and texture and should never be used as an architectural finish. Smooth face CMU block should always be either painted or have siding covering it. Romtec does not guarantee uniform color or texture of block, nor claim that any aspect of block color or texture will remain stable over time.

Section 2 – Installer Scope (by others)

6. Scope of Supply and Services by Others

A. Overview

The following section includes an overview of items to be provided by others that are required to complete the installation of the Romtec building package.

1. Items in this section are typically provided by the ***installer***, or, for projects where the ***installer*** is separate subcontractor of the general contractor and/or owner, some items are typically provided the ***contractor***.
2. The items below are separated into ***installer*** items and ***contractor*** items. If the ***installer*** and ***contractor*** are the same entity, then that entity is responsible for all items in this section.

B. Installer Scope

The installer's scope will generally consist of foundation/pad construction and building package assembly/construction.

1. Structural
   The following structural components will be provided by the ***installer***:
   a. All materials, equipment and labor for footings and interior slabs.
   b. Latex epoxy paint wall finish.
   c. Caulking.
   d. Concrete floors to be finished with epoxy sealant.
      a. Cove base: Integral with flooring
   e. Concrete sealant for CMU block exterior.
   f. Masonry (concrete) grout and rebar
   g. If applicable, notch CMU block for bond beams, cut full blocks to create half blocks and grind blocks for fixture mounting purposes.
   h. If applicable, cut stone veneer to achieve the required shapes necessary for installation.
   i. Sealant for all exposed wood.
   j. Typical fasteners such as nails, staples, and screws, and any other fasteners not included in product packaging.
   k. Cedar siding to have Gray stain finish supplied and installed by building ***installer***.
   l. Rain gutters and downspouts are supplied and installed by building ***installer***.
2. Plumbing
   The following plumbing components will be provided by the ***installer.***
   a. Plumbing rough-in, installation and trim within 10' of the building footprint.
   b. All water and sewer piping and floor drains within the building footprint.
   c. If required for wall mounted toilet(s), wall carriers.
3. Electrical
   The following electrical components will be provided by the ***installer.***
   a. Electrical rough-in, installation and trim within 10' of the building footprint.
   b. All switches and outlets that are not included with electrical products.
   c. Note that all Romtec building designs include a spare conduit from the main power source to the main breaker panel. All conduits are supplied by the ***installer***.
4. Other materials, equipment, and services
   The following materials, equipment, and services are provided by the ***installer***.
   a. Building package installation
   b. All other items within the building footprint indicated on final plans or required by building codes to complete installation of the building package which are not specifically stated as supplied by Romtec or by another entity.

C. Contractor Scope

The ***contractor's*** scope will generally consist of site preparation and grading, excavation for structures, backfill and/or structural backfill, and any site work or utility work outside the building package footprint.

1. Structural
   The following items relative to the structural components will be supplied by the ***contractor***:
   a. All materials, equipment and labor for exterior slabs and sidewalks.
   b. If required, design and supply of gutters and downspouts is by the contractor, installer, or others. Romtec can show basic gutters and downspouts on the plans upon request.
2. Plumbing
   The following plumbing components will be provided by the ***contractor.***
   a. Incoming plumbing utilities to within 10' of the building exterior.
   b. All water and sewer piping, drains, and valves external of the building footprint.
3. Electrical
   The following electrical components will be provided by the ***contractor***.
   a. Incoming electrical utilities to with 10' of the building exterior.
   b. Electrical meter base and meter (or other incoming supply power source).
4. Other materials, equipment, and services
   The following materials, equipment, and services are provided by the ***contractor***.
   a. Site grading and/or asphalt paving
   b. Masonry pavers
   c. Branch circuit breakers
   d. Fire alarm & fire suppression equipment
   e. Lighting equipment not attached to the building
   f. Backflow check valves & drain valves
   g. Freeze protection
   h. Landscaping
   i. Special inspection services
   j. Permits and fees
   k. Site plans
   l. Geotechnical reports

D. Delivery, Storage, and Handling

1. The ***installer*** and/or ***contractor*** will be responsible for all equipment and labor required for off-loading of the delivered building package onsite. This includes providing appropriate equipment, including but not limited to a forklift with minimum 8,000 lb. capacity and 6 ft. fork extension.
2. ***Installer*** or ***contractor*** shall comply with all handling instructions/recommendations provided by Romtec.
3. The ***installer*** and/or ***contractor*** will assume responsibility for adequate protection of delivered materials from weather, damage, and pilferage or all warranties, expressed or implied may be voided.
4. Do not throw away the Operations & Maintenance manuals that are provided by some manufacturers in their product packaging. It is the responsibility of the ***installer*** and/or ***contractor*** to collect, maintain, and deliver to the owner.

E. Romtec General Exceptions/Exclusions

The following are items that Romtec does not provide as part of its standard products and services.

1. Site visits by Romtec staffl.
   Note: If site visits are required, Romtec will issue a change order.
2. Unless otherwise stated, Romtec is not proposing to meet any Buy America standard (AIS, BABA, etc.) for materials.
3. Romtec's proposed building design is based on the following standard design loads. These standard design loads are typical for many locations. Local design loads specific to this project may require changes to the building design, which may result in a price increase due to increased material costs.
   a. Roof Snow Load: 25 psf
   b. IBC Seismic Design Category: C
   c. Design Wind Speed: 110 mph
   d. Allowable Soil Bearing: 1500 psf
   e. Occupancy Type: U
   f. Type: VB
4. Any site utility sizing shown on the Romtec plans is either based on design criteria provided by others or based on Romtec's assumption of the appropriate sizing. Site utility sizing must be confirmed by the customer. Romtec is not responsible for determining or confirming site utility sizing.
5. Romtec's building plans have been approved by permitting authorities in hundreds of jurisdictions. Romtec's plans will be provided in Romtec's standard format only. No elective formatting changes, product color selections, interior elevation drawings, equipment not supplied by Romtec, informational tables, formatting coordination with the plans by others, or any other formatting requests or customer directed elective changes will be made to or shown on the Romtec building plans.
6. To ensure timely delivery of the building package amid ongoing and industry-wide disruptions to shipping, parts/materials availability, and lead times, Romtec reserves the right make equivalent or better substitutions at any time for any components that are not specifically required to match an exact brand/model.
7. Romtec does not provide LEED/Green submittals as a standard service. Romtec can assist in providing documentation for products that may meet LEED/Green standards, but Romtec does not provide or fill out LEED credit forms. Unless specifically included in Romtec's proposal and quote, Romtec does not supply materials with the intent of meeting LEED standards. Any changes due to LEED or Green building requirements will result in a change order and increased lead times."
8. Any CMU block plan(s) provided by Romtec are only accurate if Romtec supplies the CMU block.
9. All steel fabrication work is performed by qualified fabricators in conformance with engineered drawings. Romtec does not offer third party certification or inspection of steel fabrication work.

Note: Romtec's scope of work is based on customer acceptance of the terms and conditions of the Romtec quote proposal, which may be attached here or provided separately.

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	6
	INTERIOR CEILING LIGHTS	9

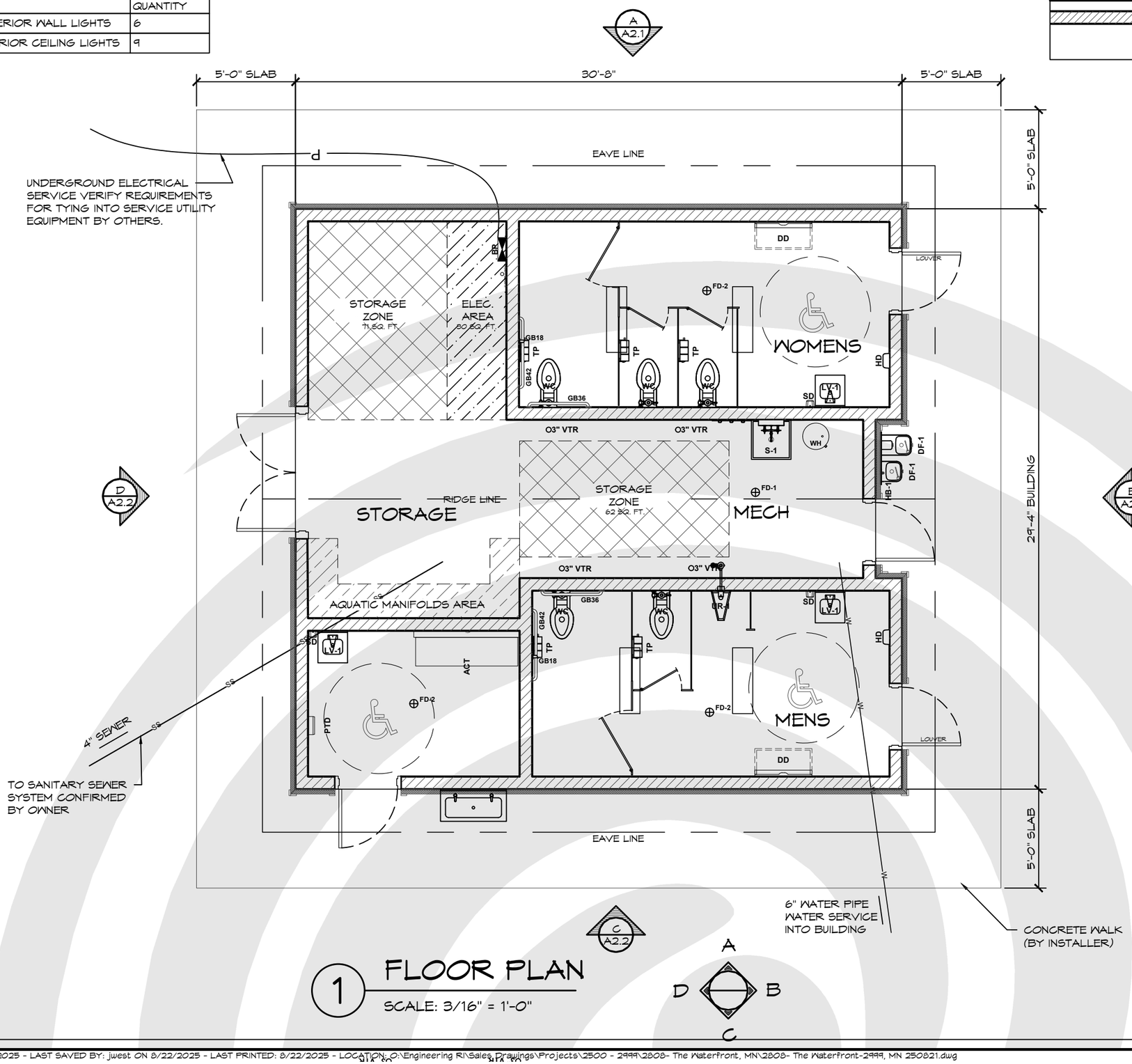
WALL TYPE SCHEDULE

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

PRELIMINARY

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

ROMTEC
www.romtec.com
(541) 496-3541 FAX (541) 496-0803



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT: THE WATERFRONT
CITY OF RAMSEY, MINNESOTA

SHEET TITLE: FLOOR PLAN

PROJECT #: 2808

DATE: 08/21/25

DRAWN BY: JMW

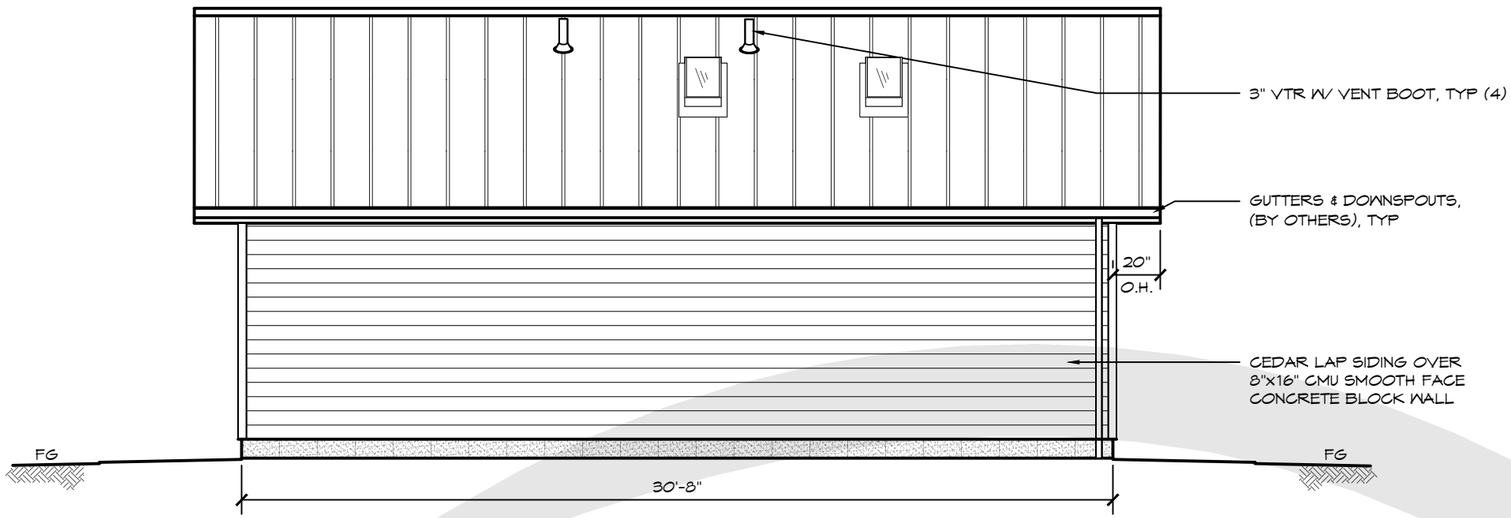
REV.	DATE:	BY:

REVISIONS:

SHEET NO. A1.1

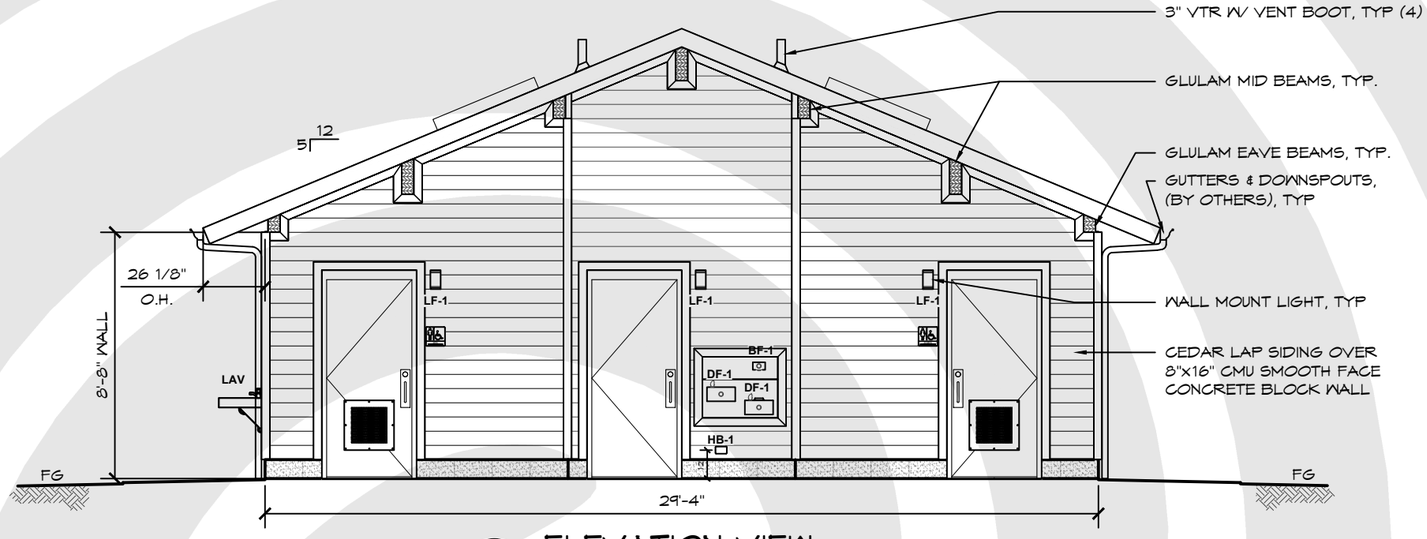
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JOB CREATED: 8/22/2025 - LAST SAVED BY: jwest ON 8/22/2025 - LAST PRINTED: 8/22/2025 - LOCATION: O:\Engineering R\Sales Drawings\Projects\2500 - 2999\2808- The Waterfront, MN\2808- The Waterfront-2999, MN 250821.dwg



A ELEVATION VIEW

SCALE: 3/16" = 1'-0"



B ELEVATION VIEW

SCALE: 3/16" = 1'-0"

PRELIMINARY

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ROMTEC
www.romtec.com
(541) 496-3541 FAX (541) 496-0803

PROJECT: THE WATRFRONT
CITY OF RAMSEY, MINNESOTA

SHEET TITLE: ELEVATION VIEW

PROJECT #: 2808

DATE: 08/21/25

DRAWN BY: JMW

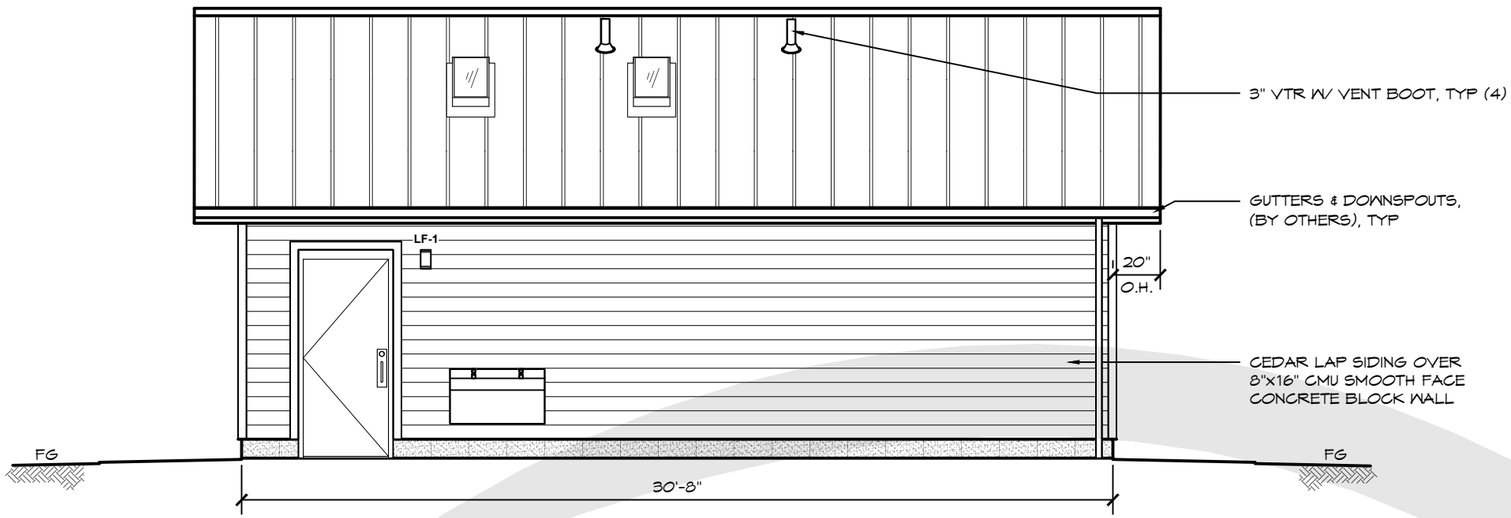
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REVISIONS:

SHEET NO. A2.1

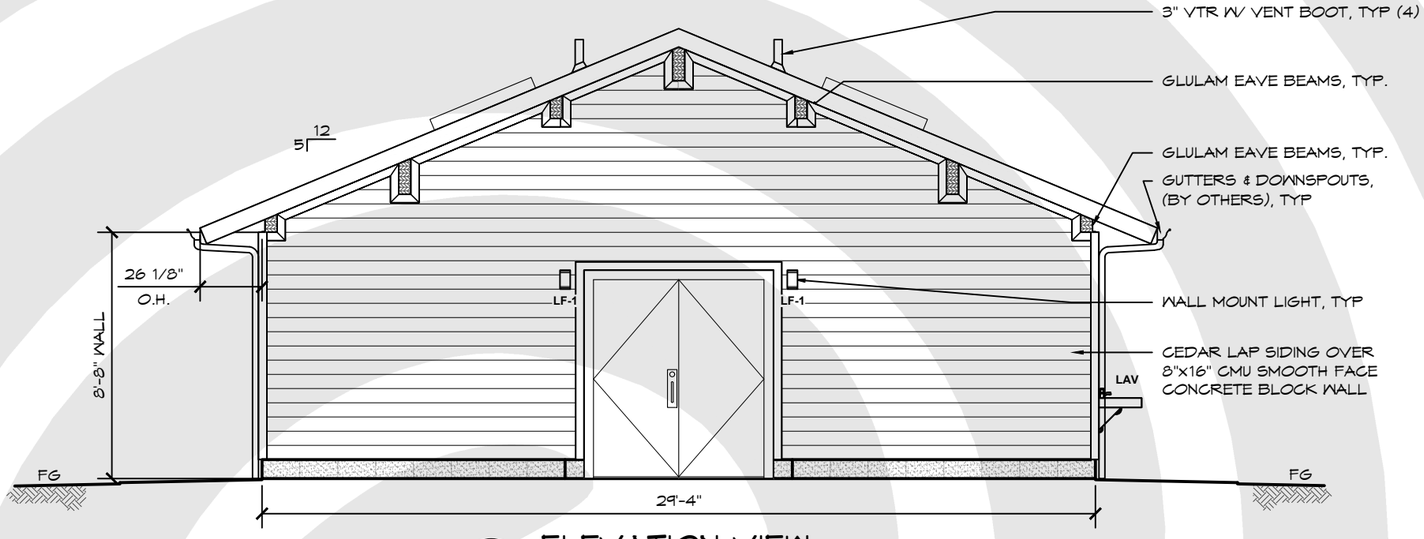
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C ELEVATION VIEW

SCALE: 3/16" = 1'-0"



D ELEVATION VIEW

SCALE: 3/16" = 1'-0"

PRELIMINARY

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

ROMTEC
www.romtec.com
(541) 496-3541 FAX (541) 496-0803

PROJECT: THE WATRFRONT
CITY OF RAMSEY, MINNESOTA

SHEET TITLE: ELEVATION VIEW

PROJECT #: 2808

DATE: 08/21/25

DRAWN BY: JMW

REV.	DATE:	BY:

REVISIONS:

SHEET NO. A2.2

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PURCHASE AGREEMENT

18240 North Bank Rd.
Roseburg, OR 97470
P: 541-496-3541
F: 541-496-0803
E: service@romtec.com

Proposal Date
8/25/2025

#052725-RMT

The Waterfront Restroom

Customer: City of Ramsey
Mark Riverblood
7550 Sunwood Drive NW
Ramsey, MN 55303

Quantity	Building Proposal Description			Extended Price
1	Romtec Restroom Design & Supply per Romtec Scope of Supply and Services Document Dated 8-6-2025		$	297,968.00
Sourcewell DISCOUNT: Available only to members of Sourcewell.		**5.00%**	**$**	**(14,899.00)**
	Freight/Packaging to:	**Ramsey, MN**	**$**	**15,754.00**
	ROMTEC INC. PURCHASE ORDER TOTAL		**$**	**298,823.00**

***Sales or Use Tax is not included in the above price. Sales or Use taxes may be required for your project depending on state and local requirements.**

***The price above is valid for thirty (30) days from the proposal date. If the Customer has not returned the signed Purchase Agreement within thirty (30) days of the proposal date, Romtec, Inc. reserves the right to update the price to reflect cost changes.**

***The price above requires that the customer release the order for production within ninety (90) days of the proposal date. If, for any reason, Romtec, Inc. has not received formal Notice to Proceeed with Production within ninety (90) days of the proposal date, Romtec, Inc. reserves the right to update the price to include inflationary cost changes.**

***Romtec charges 2% of total contract value for the bonding rate (if required). Unless specifically stated in the above quote, this amount is not included in the total amount shown, and may be applicable at the time of invoice.**

The prices quoted herein and anticipated lead times are based on the current tariff rates, duties, government charges, trade regulations, and product availability as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority in a manner that affects Romtec or any of Romtec's applicable suppliers/vendors for this order, Romtec reserves the right to adjust the pricing and delivery schedule of the affected goods to reflect the increased costs and/or lead times.

The price above is contingent on the use of this Purchase Agreement only. Any proposed modifications to the terms or use of an external purchase agreement may result in a price increase. Signing this form is explicit acceptance of the Terms & Conditions.

Customer/Owner Authorized Signature Date

Romtec Inc. Authorized Signature Date

Customer/Owner Printed Name

Romtec Inc. Printed Name

Standard Purchase Agreement Terms & Conditions

Rev. Date: 5/20/2025

Credit, Invoicing, and Payment

1. For all purchases whereby Romtec's customer (Customer) is not pre-paying one-hundred percent (100%) of the total contract value, Romtec, Inc. (Romtec) will provide a Schedule of Values for the project based on the available project info, including but not limited to the Customer's credit report, any applicable bond info provided by the Customer, and the mutually agreed project schedule. Customer agrees to promptly provide project info upon Romtec's request, including but not limited to the Customer's legal info and billing address with accounts payable contact info, the project site address(es), and a copy of any applicable payment bond(s).
2. Customer may submit payments check, wire transfer, or credit card (Visa, MasterCard, Discover or American Express). A separate fee will be charged for payments exceeding $20,000 made by credit card.
3. For all purchases whereby the Customer is not pre-paying one-hundred percent (100%) of the total contract value, Romtec is effectively extending credit terms to the Customer by providing the Schedule of Values. Romtec reserves the right to modify the Schedule of Values based on changes to the customer's credit info, bond info, failure by the Customer to pay as agreed, or any other relevant info in Romtec's sole discretion.
4. Unless otherwise specifically included in the Romtec Purchase Agreement, tax amounts for sales, use, consumption, value added, or other goods/services related taxation is not included in the purchase price. Sales tax for goods is assessed at the time of delivery, so any sales tax amount included in the purchase price and/or Schedule of Values is an estimate only until the time of delivery.
5. Notwithstanding any external agreements between Customer and a project owner (Owner) or other entity, Customer's payment(s) to Romtec are not conditional upon Customer receiving payment from any other entity or per any external terms. Romtec may in its sole discretion coordinate the Schedule of Values to accommodate Customer payment preferences or Customer's external obligations, but no external terms shall affect the agreed Schedule of Values, payment terms, purchase agreement terms & conditions, or any other aspect of the purchase agreement unless explicitly agreed in writing by both Customer and Romtec.
6. Unless otherwise specifically agreed in the Schedule of Values or in writing, Customer payments to Romtec are due Net 30 of invoice date.
7. If the Customer fails to make timely payment(s) as agreed, past due amounts shall bear interest and Customer agrees to pay interest at the rate of fifteen percent (15%) per annum, or the highest rate allowed under applicable law, with interest accruing from the original payment due date. Romtec may also require pre-payment of any remaining payment milestones as a condition of Romtec's continued performance.
8. For all Customer accounts that are fifteen (15) days or more past due, Romtec may in its sole discretion withhold performance of any applicable warranty service until the Customer's account is fully paid and in good standing. Notwithstanding any terms herein, the Romtec warranty period will not be affected or tolled.
9. If the Customer fails to pay as agreed for any reason, the Customer shall be liable to pay Romtec upon demand for any costs, expenses, and damages of any kind incurred in Romtec's pursuit of collecting payment, including but not limited to attorney fees, regardless of whether formal litigation is commenced.

Warranty

10. Romtec's standard warranty terms can be reviewed at the link below:

    https://romtec.com/wp-content/uploads/2022/03/4.01-Romtec-Warranty-2-28-22.pdf
11. Romtec reserves the right to update its standard warranty terms at any time. The most current terms of the Romtec warranty at the date of purchase agreement execution will remain in effect for that purchase.
12. Notwithstanding any terms herein, any modification of the standard Romtec warranty that is explicitly included in the purchase agreement shall supersede the standard Romtec warranty terms. For example, if Romtec agrees to include an extended warranty period, the agreed warranty period will be as defined in the purchase agreement documents.
13. Unless another specific time period is agreed in writing, Romtec allows up to six (6) months for the Customer to complete construction/installation of the delivered Romtec goods and begin the Romtec warranty period.
14. In Romtec's sole discretion, any request or requirement for Romtec to begin its warranty later than six (6) months from delivery of the Romtec goods (other than a delay caused by Romtec) may result in a change order for the extended warranty period.

Changes, Delays, and Termination

15. Customer may request change(s) to Romtec's scope of work at any time, and Romtec will respond to the Customer's request within a reasonable time to confirm whether the changes are feasible. If the requested change(s) are feasible, Romtec will provide a proposed change order for Customer's review that includes a description of the change(s) and the pricing for the change(s). If the Customer agrees with the change order, they shall sign and return the change order to confirm. If the Customer does not agree to the change order, they shall explicitly reject the change in writing, and Romtec will not proceed with the change order work or related price adjustment.
16. Unless otherwise agreed in writing, Romtec's change order pricing is valid for 30 days from the CO date shown on Romtec's proposed change order. If the Customer has not formally accepted the change order before the 30-day expiration, Romtec may update the change order pricing at any time thereafter in its sole discretion.
17. From time to time, Romtec may receive comments/markups on the Romtec preliminary submittal and/or full plan set from various reviewers and authorities. If these comments/markups require Romtec to make changes that affect the price or project schedule, Romtec will provide a proposed change order and proceed in the same manner as described above.
18. Time is of the essence of this purchase agreement for performance by both Romtec and the Customer.
19. Customer agrees that the project schedule will be adjusted as needed for any changes.
20. For any delay to the agreed project schedule that is not caused by Romtec or under Romtec's control, Romtec shall not be liable for any incurred costs nor liable for any affect on the project schedule, and the Customer agrees to accept and pay for a corresponding price change and project schedule adjustment, or else the Customer may terminate the purchase agreement for its convenience per the applicable terms herein. Furthermore, if such delay not caused by Romtec impedes Romtec's progress such that Romtec cannot produce and deliver the work within 6 months of the agreed time, Romtec may in its sole discretion invoice the customer for all work completed up to the invoice date, and Customer agrees to pay such invoice within a reasonable time, notwithstanding any separate agreed Schedule of Values or conflict to this requirement therein.
21. In the event that Romtec is responsible for a delay to the agreed project schedule, Romtec will make commercially reasonable efforts to mitigate the delay. Romtec is not liable for any damages of any kind to the Customer, Owner, or any other party in event of a delay by Romtec unless specific types and amounts of damages are explicitly agreed in writing by Romtec. Customer agrees to accept any required schedule change because of a delay, or else the Customer may terminate the agreement for its convenience per the applicable terms herein.
22. In the event of any other default or breach of this agreement by Romtec that is not cured by Romtec within a reasonable time, Customer's sole remedy shall be to terminate the agreement per the applicable terms herein.
23. Unless alternate termination terms are explicitly approved by Romtec in writing, in the event of termination of the purchase agreement by the Customer for any reason, Romtec shall cease work as expediently as commercially reasonable and attempt to mitigate costs of termination to the extent commercially reasonable. Upon termination for any reason, Customer shall pay Romtec a termination fee per the following fee schedule.
    a. Termination prior to Customer formally approving the Romtec preliminary submittal (SSDS): 30% of total contract value.
    b. Termination prior to Customer formally releasing Romtec to begin production of the order, but after formally approving the preliminary submittal: 75% of total contract value.
    c. Termination after Customer formally releases Romtec to begin production of the order: 100% of total contract value.
24. Any other agreed termination terms notwithstanding, Customer shall pay Romtec upon request no less than the amount due for work completed prior to the termination.

Project Schedule

25. If a project schedule is included in the purchase agreement documents, then any changes to that project schedule must be agreed in writing by both Romtec and the Customer.
26. If a project schedule is not included in the purchase agreement, then no specific performance times by Romtec are guaranteed,

and the Customer and Romtec shall establish a mutually agreed project schedule at their earliest convenience.

27. Romtec has no control over the timing of review and approval of any Romtec submittal(s) by the reviewing authority, and Romtec shall not be liable for any delay, interim cost increases, or damages caused by a reviewing authority's time to review and approve Romtec's submittal(s).

28. Romtec cannot provide firm production or delivery lead times until at minimum two (2) weeks after the Customer formally releases Romtec to begin production of the order.

Shipping and Handling

29. Unless otherwise specifically included in the purchase agreement, Romtec will ship all items per FCA terms from Roseburg, Oregon (from Romtec's facility).

30. Unless otherwise agreed, Romtec will select the shipping carrier, and risk of loss passes to the Customer upon Romtec's delivery of the goods to the carrier. Any damage or loss during transportation must be resolved between the Customer and the shipping carrier.

31. In the event that Romtec agrees to retain risk of loss during transportation, risk of loss shall pass to the Customer upon delivery.

32. Unloading is by the receiver (typically the Customer or the Customer's agent). Neither Romtec nor Romtec's carrier is responsible for unloading of delivered goods at the destination.

33. Special equipment may be required for unloading, including but not limited to a fork lift with sufficient fork length and lifting capacity, and/or an appropriately sized crane for large items. However, Romtec is not the unloader nor the installer, and Romtec is not responsible for determining the means and methods for unloading or construction/installation work.

34. Unless other arrangements are specifically included in the purchase agreement, Romtec will package the completed order with Romtec's standard packaging. Romtec's standard packaging includes shrink wrapping all palletized items and items that may be subject to degradation if exposed to weather during shipping. However, Romtec's packaging is not designed for ongoing exposed storage. Romtec's completed goods are intended for immediate construction/installation upon delivery. If the Customer intends to store the delivered Romtec goods for longer than 30 days after delivery before beginning construction/installation work, the Customer is responsible for opening the Romtec packaging and storing items under cover or in a climate controlled indoor environment as applicable for the particular type of items.

35. In addition to Romtec's specific storage and handling recommendations, Romtec may also provide manufacturer recommendations for individual components, and the Customer shall store and handle individual components per the recommendations of the component manufacturer.

36. Romtec is not liable for damage or degradation of items that were improperly stored or handled by the Customer (or Customer's agents). However, Romtec can assist the customer in obtaining repair or replacement of such items (at the Customer's expense).

37. Unless otherwise specifically agreed in writing, Romtec will ship all items upon completion of production, and the Customer will accept delivery of completed items upon arrival.

38. Romtec will ship all items using the minimum number of deliveries for efficient transport, as determined by Romtec. If the Customer elects to increase the number of deliveries, it may result in a change order for the increased shipping costs.

39. Romtec does not have capacity for long-term storage of completed goods. In the event of a delay to the agreed delivery date, Romtec may, in Romtec's sole discretion, offer to store completed goods for the Customer at a minimum rate of $450/month depending on the nature of the completed goods and the availability of storage space.

40. Regardless of any delay to shipping completed goods, Romtec will invoice for and Customer shall pay as agreed for Romtec's completed work based upon the date the goods were ready to ship.

41. Unless otherwise specifically agreed in writing, Romtec shall not be liable to the Customer, Owner, or any other entity for any costs or damages related to delays in shipping or delivery for any reason.

Insurance

42. Romtec will provide its standard insurance certificate with the Customer and/or Owner listed as an additional insured upon request. Coverage includes:

    a. Commercial General Liability: $1 million per occurrence, $2 million aggregate

    b. Automobile: $1 million (any auto, owned, rented, not owned)

    c. Installation Floater: $2 million

    d. Umbrella/Excess: $5 million

43. Customer and Romtec agree to waive all rights of subrogation against each other and their respective officers, agents, subcontractors, and employees.

44. Customer and Romtec agree to waive any special, indirect, incidental, consequential, or punitive damages against each other and their respective officers, agents, subcontractors, and employees.

General

45. The contract documents consists of the Romtec Purchase Agreement, these Terms & Conditions, the Romtec preliminary submittal (SSDS), any executed change orders, and any other documents specifically included with, attached to, or referenced within the Romtec Purchase Agreement and Terms & Conditions.

46. Except for specific changes agreed in writing in the Contract Documents, these Terms & Conditions shall control and supersede any other provisions, terms, conditions, writings, or agreements, including but not limited to a customer's Purchase Order, confirmation, or other communication between Romtec and the Customer.

47. The Purchase Agreement is effective and binding upon execution of the agreement by both parties, unless an alternate date of effect is included in the Purchase Agreement.

48. The Purchase Agreement may be executed in multiple counterparts, all of which shall constitute one agreement regardless whether all parties have signed the same counterpart.

49. The parties agree that electronically signed copies of the agreement shall be of the same effect as wet signed physical copies of the agreement.

50. Unless otherwise specifically agreed in the contract documents, all legal matter shall be interpreted per the laws of the State of Oregon, and the legal venue and jurisdiction for all legal proceedings shall be the courts of the State of Oregon in Douglas County, without regard for any conflict of law rules or principles.

51. For any required notices, the party providing the notice shall deliver the notice to the other party via one of the following methods: Physical copy via personal delivery by the sender or sender's agent at the designated office of the recipient; Physical copy sent via recognized U.S. overnight carrier; Physical copy sent via postage prepaid, registered/certified mail with the U.S. Postal Service; Electronic copy via email to and from a confirmed and valid email address; Electronic copy via facsimile. In any case, Notice shall be deemed delivered upon receipt by the recipient, but no later than two (2) days after being sent via any of the methods above.

52. In the event of any legal proceeding between the parties, the prevailing party shall be entitled to recover from the non-prevailing party all applicable costs, damages, and expenses, including but not limited to reasonable attorney fees. This recovery is in addition to any monetary judgment or award resulting from litigation of any kind, including but not limited to arbitration, trial, bankruptcy, or similar proceedings.

53. If any term(s) of the agreement are found to be invalid or legally unenforceable, those terms shall be considered severed and shall not effect the remaining terms of the agreement, except to the extent such remaining terms may be revised in a legally acceptable manner to effect the intent of the parties in originally including the severed term(s).

54. A waiver of any provision or requirement of the agreement or failure to either party to enforce strict performance as agreed shall not be a waiver of any subsequent violation or prejudice either party's rights and remedies as defined herein.

55. Neither party shall be liable for any delay or failure to perform any obligation under this agreement nor shall either party be liable for damages (including indirect or consequential damages) to the extent such non-performance, delay, loss, or damage that results from circumstances beyond the reasonable control of the defaulting party (Force Majeure events). Such Force Majeure events include Acts of God, fire, flood, earthquake, explosion, extreme weather, war or related hostilities, blockades, public disorder, pandemic or other public health emergency, quarantine restrictions, embargo, labor strike or other labor disturbance, unavailability of electronic communication or equipment, and/or compliance with any legal requirement or lawful order, insistence, or directive from any government and/or military authority.

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

RESOLUTION #25-211

RESOLUTION APPROVING THE PURCHASE OF THE PREFAB RESTROOM AND SUPPORT BUILDING FOR THE WATERFRONT PARK IMPROVEMENT PROJECT

WHEREAS, Ramsey City Council and the Park & Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, Community Parks and their play amenities are essential areas for play and creative and cognitive expression, as well as the positive physical development of children**;** and

WHEREAS, as part of the city's community park system planning, a water-centric park known as The Waterfront has been envisioned for more than a decade in Ramsey's downtown—and a splash pad or water play area has been the top request by residents for the park**;** and

WHEREAS, City Council has directed staff to deliver the water play elements with pavilions and a restroom for substantial completion by July of 2026, and

WHEREAS, the prefab building with its approximate 7-month production and delivery timeline, necessitates its purchase order in September of 2025 to meet the above goal; and

WHEREAS, the City of Ramsey is member of the Sourcewell purchasing cooperative, and will be purchasing the restroom through awarded contract #052725-RMT.

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

That, up to three hundred and five thousand ($305,000), are hereby allocated from the Park Trust Fund, for the design, supply, delivery and contingency amount for the restroom.

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

and the following voted against the same:

none

and the following abstained:

none

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-212 Approving a Monetary Donation to the Ramsey Police Association

Purpose/Background:

At the September 2, 2025 Special City Council Work Session, City Council considered a request to spend public dollars, pursuant to M.S. 471.198, on efforts by the Ramsey Police Association (RPA) to fundraiser for RPA's efforts. For background, RPA is a non-profit with members from the Ramsey Police Department. Part of their efforts is to raise funds, and in exchange, they use a portion of those funds to assist community members in need whether through gift cards for food, fuel or temporary lodging. The consideration was for the city to rent a dunk tank for the Happy Days Festival and allow officers working at the event to solicit donations for RPA.

Recommendation:

By consensus, the City Council supported a direct $400 monetary donation to Ramsey Police Assocation.

Outcome/Action:

Motion to adopt Resolution #25-212 approving a monetary donation to the Ramsey Police Association.

Attachments

Res #25-212

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 03:28 PM
Form Started By: Brian Hagen		Started On: 09/04/2025 02:23 PM
Final Approval Date: 09/04/2025		

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

RESOLUTION #25-212

RESOLUTION APPROVING A DONATION TO THE RAMSEY POLICE ASSOCIATION

WHEREAS, the City Council desires to provide a monetary donation to the Ramsey Police Association; and

WHEREAS, the City Council determines such donation will foster positive relationships between the community and its law enforcement agency; and

WHEREAS, authority to provide such donation is granted to the City Council pursuant to M.S. 471.198.

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

1) That pursuant to the authority granted under M.S. 471.198, the Ramsey City Council hereby approves the donation of $400 to the Ramsey Police Association to foster a positive relationship between the community and the city's law enforcement agency.

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

and the following voted against the same:

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 9th day of September, 2025.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

PUBLIC HEARING: Introduce Charter Recommended Ordinance #25-09 Amending Chapters 2, 3 and 7 of the City Charter

Purpose/Background:

The City Council reviewed the Charter recommended changes to section 2.5 on January 28, 2025, and provided direction to add language that refers to temporary living situations outside the elected Ward for the Charter Commission to consider. The Charter Commission met on July 17, 2025, and voted to recommend Ordinance #25-09 Amending Chapters 2, 3 and 7 of the City Charter. The amendments were reviewed by the Council on August 12, 2025.

Charter Section 2.5:
Vacancies for a city council seat currently do not establish a vacancy when a member moves outside their ward but remains in the City of Ramsey. Staff proposed to recognize that a councilmember elected to a ward seat is expected to represent residents who live within their ward. Moving to a new house within Ramsey but in a different ward would not allow this direct representation as a ward resident. The ordinance also addresses cases where temporary residency may be required. i.e. in an emergency situation where substantial damage to their home occurs, thus rendering the home temporarily uninhabitable until repairs occur.

Charter Section 3.1
Council meetings and the noticing process are proposed to be updated to mirror state statute and to better clarify the noticing requirement between a normal special council meeting and an emergency meeting.

Charter Section 7.6.1
A past practice related to the budget and levy adoption has been to adopt the budget and levy at the same meeting as the public hearing. The charter requires the adoption to occur at the meeting following the public hearing. Though a public hearing is required by charter and state statute, it is rare that public input is provided that is relevant to the budget and levy. Staff proposes to allow for the final budget and levy to be adopted at the same meeting as the public hearing. This would not prevent the city council from delaying the adoption to implement public input into the final budget should input be received. Language in the charter is proposed to be amended, to emphasize that the budget and levy shall be adopted following the required public hearing to ensure council considers any public input on the budget.

Time Frame/Observations/Alternatives:

With an amendment proposed by the Charter Commission, the City Council may amend the charter by ordinance per M.S. 410.12. Within one month of receiving a recommendation to amend, the City must publish notice of a public hearing of the proposal. Within one month of the public hearing, the City Council must vote on the proposed charter amendment. If approved unanimously, the ordinance goes into effect 90 days after passage subject to no petition being submitted by voters forcing a referendum.

Timeline:
Receive Recommendation from the Charter Commission: August 12, 2025
Public Hearing and Ordinance Introduction: September 9, 2025
Consider Ordinance Adoption / Final Vote by all Councilmembers: September 23, 2025

Funding Source:
This is being handled under normal staff duties.

Recommendation:
Staff recommends introducing Ordinance #25-09 Amending Chapters 2, 3 and 7 of the City Charter.

Outcome/Action:
Motion to Introduce Ordinance #25-09 Amending Chapters 2, 3 and 7 of the City Charter.

Attachments

Ordinance #25-09
01-28-25 CCWS Minutes
07-17-25 Draft Charter Minutes
08-12-25 CCWS Minutes
Minnesota Statute - Ward Redistricting
Minnesota Statute - Notice of Public Meetings
Minnesota Statute - Declaration of Local Emergency
Minnesota Statute 410.12

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 03:38 PM
Form Started By: Katie Schmidt		Started On: 09/02/2025 01:52 PM
Final Approval Date: 09/04/2025		

ORDINANCE #25-09

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE CITY CHARTER OF THE CITY OF RAMSEY, MINNESOTA

The City of Ramsey ordains:

Underlined text is inserted into the Charter.
~~Strikethrough~~ text is deleted from the Charter.

SECTION 1. AUTHORITY

This Ordinance is adopted pursuant to the authority of the City Charter of the City of Ramsey and such authority as it is given under Minnesota Statutes Section 410.12, subdivision 7.

SECTION 2.

Sec. 2.5. Vacancies of the City of Ramsey Charter is amended to read as follows:

Sec. 2.5. Vacancies.

A vacancy in the council, whether it be in the office of mayor or councilmember, shall be deemed to exist in the case of the failure of any person elected thereto to qualify, or by reason of the death, resignation in writing filed with the city clerk, removal from office, non-residence in the city or respective ward, conviction of a felony of any such person after his/her election, or by reason of the failure of any councilmember without good cause to attend council meetings for a period of three consecutive months. In each such case, the council shall publicly declare by resolution, the vacancy to exist within 15 days of its occurrence and such vacancy shall be filled according to the provisions of section 4.5.

Temporary non-residence of a councilmember in their respective ward, may be permitted due to unforeseen emergency circumstances so long as the intent of the councilmember is to permanently re-establish ward residency within a six-month period. Council may deem it necessary to allow for additional time depending on the severity of the cause for temporary residency outside of the ward.

SECTION 3.

Sec. 3.1. Council meetings. of the City of Ramsey Charter is amended to read as follows:

Sec. 3.1. Council meetings.

~~The council shall meet regularly at least once each month at such times and places as the council may designate by ordinance. The mayor or any three members of the council may call special meetings of the council upon at least 24 hours notice to each member, and such reasonable public notices as may be prescribed by council rule in compliance with state statutes. The 24 hours notice shall not be required in an emergency. A state of emergency shall be deemed to exist when the public peace, health, morals, safety or welfare are in immediate jeopardy. To the extent provided by state statutes, all meetings of the council and its committees shall be public, and any citizen shall have access to the minutes and records of the council at all reasonable times. During any of its public meetings, the council shall not prohibit, but may place reasonable restrictions upon citizens' comments and questions and citizen input shall be provided for at the beginning of each council meeting.~~

3.1.1 The council shall meet regularly at least once each month at such times and places as the council may designate by ordinance.

3.1.2 For special meetings, the mayor or any three members of the council may call special or emergency meetings of the council upon such required public notices~~s~~ as may be prescribed by council rule in compliance with state statutes.

3.1.3 A local emergency may be declared under the authority granted in state statute.

3.1.4 To the extent provided by state statutes, all meetings of the council and its committees shall be public, and any citizen shall have access to the minutes and records of the council at all reasonable times. During any of its public meetings, the council shall not prohibit, but may place reasonable restrictions upon citizens' comments and questions. Citizen input shall be provided for at the beginning of each council meeting.

SECTION 4.

Sec. 7.6. Council action on budget. Subsection 7.6.1 is amended to read as follows:

Sec. 7.6 Council action on budget.

7.6.1 The budget public hearing dates, procedures to be followed during the hearing~~:,~~ and publications are established by state statute. ~~However, the~~ The actual adoption of the proposed annual budget and the municipal levy shall take place ~~at the next regularly; scheduled council meeting~~ following the mandated public hearing(s) to ensure that comments received during the public hearing(s) are given due consideration before the final budget and municipal tax levy are adopted. The council may revise the proposed budget but no amendment to the budget shall increase the authorized expenditures to ~~a~~ an amount greater than the estimated funds available. The council shall adopt the budget by a resolution that shall set forth the total for each budgeted fund and each department function or program, with such segregation as to objects and purpose of expenditures as the council deems necessary for purposes of budget control. The council shall also adopt a resolution levying the amount of taxes provided in the budget, and the city

administrator shall certify the tax resolution to the county auditor in accordance with state law. Adoption of the budget resolution shall constitute appropriations at the beginning of the fiscal year of the sums fixed in the resolution of the several purposes named.

SECTION 5. SUMMARY
The following official summary of Ordinance #25-09 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

Ordinance #25-09 amends Chapter 2. Form of Government of the city charter related to vacancies, Chapter 3. Council Procedures of the city charter related to noticing for meetings and Chapter 7. Taxation and Finances of the city charter related to budget and levy adoption.

SECTION 6. EFFECTIVE DATE
This ordinance becomes effective after its passage and publication as provided by Minnesota Statutes Section 410.12, Subdivision 7, as may be modified by any action undertaken pursuant to City of Ramsey Charter Section 5.

PASSED by the City Council of the City of Ramsey, Minnesota, the ____ day of ____, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Date Recommended by the Charter Commission: July 17, 2025
Introduction date:
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CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, January 28, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
Community Development Director Stephanie Hanson
City Attorney Fritz Knaak
Parks and Assistant Public Works Director Mark Riverblood

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: Receive Recommendation from the Charter Commission to Amend Chapters 2, 3 and 12 of the Charter.

City Administrator Hagen reviewed the Staff report in regard to recommendations from the Charter Commission on amendments to the Charter.

Councilmember Specht said he is not supportive of no longer requiring a roll call vote for ordinances, they are very important and he thinks everyone's vote should be said aloud individually.

Councilmember Stewart agreed she added that she was also supportive of requiring a Councilmember to live in their Ward, and if they move out of the Ward, they should give up their Council seat.

Councilmember Specht asked if this requirement would be immediate upon a Councilmember moving or if there would be a grace period.

City Attorney Knaak noted that when a Councilmember moves out of their Ward, they have committed a disqualifying act.

Councilmember Buscher added that if they were to create a vacancy due to a Councilmember moving, she would still want to ensure that the Ward was advocated for and rightfully represented. She asked how they would verify if people have moved from their Ward if they do not share this information.

City Administrator Hagen noted this would likely be an honors system to notify the City of any moves.

Mayor Heineman asked if there could be any legal action taken against a Councilmember for not disclosing that they had moved.

City Attorney Knaak stated that it is hard for him to imagine someone would move into another Ward and not tell the City.

Councilmember Peters asked if a Councilmember having to temporarily live in a rental or hotel due certain circumstances if this would also be considered a disqualifying act.

City Attorney Knaak noted that under certain circumstances there is a measure of intent and the City would be hard pressed to determine this a disqualifying act.

Mayor Heineman asked if they should add language to the Charter that clarifies temporary living situations or if it is already implied.

City Attorney Knaak said they could add this kind of language; however, he does not see the current language as causing any issues.

Councilmember Peters asked if they have redrawn the Ward lines recently.

City Administrator Hagen said yes and explained that every ten years they look at the Ward lines and make changes if needed.

Councilmember Peters asked if it was possible that the Ward lines changing could redistrict a Councilmember out of their Ward.

City Administrator Hagen explained that the Council sets the Ward boundaries, and he does not see this as an issue.

City Attorney Knaak said that if this were to happen it would still be considered a disqualifying act and the Councilmember would have to resign.

Councilmember Riley noted that this was a consideration for the Council the last time they reviewed Ward lines.

City Administrator Hagen continued reviewing the recommended Charter changes.

Councilmember Stewart shared concern with eliminating the 30 day time frame for an ordinance to be published before it is in effect. She stated that after speaking with City Administrator Hagen and understanding that most ordinances are in progress for two months or longer, she is okay with this change.

Councilmember Specht asked if residents would still have time to appeal an ordinance with this change.

City Administrator Hagen said yes and explained that even with the current 30-day requirement, a resident could likely not get an appeal organized fast enough anyway.

Councilmember Peters asked if the Council could put a start date on an ordinance if they did not want it effective immediately.

City Administrator Hagen said yes. He moved on to discuss the recommendation to decrease the number of City newsletters from six to four per year.

Councilmember Riley shared that he is constantly hearing that residents do not feel as though they get enough communication from the City and that the newsletter is the number one source of information. He said he would not support decreasing the number; however, the change is currently written to state that they must send at least four newsletter per year, so they could continue to send 6 under this change.

Councilmember Specht agreed and shared that the City's demographics seem to enjoy a newsletter. He added that he does not see a benefit to making this change.

Councilmember Stewart agreed.

Councilmember Peters agreed.

Councilmember Buscher shared that she had discussed this with City Administrator Hagen as she was also concerned with reducing the number of newsletters. She noted that they discussed other ways to fund the newsletter, including looking for more businesses to advertise in the newsletter.

Mayor Heineman asked if the cost to the City is $60,000 a year for the six newsletters before or after the revenue they receive for advertisements.

City Administrator Hagen said the City's cost is less than $60,000 after the advertisement revenue comes in. He added that they could also look into reducing the length of the newsletter to save money.

Mayor Heineman suggested adding a page to the newsletter to put advertisements on.

The consensus of the Council was to move forward with the Charter changes as proposed, with the exception of keeping roll call votes for ordinances and keeping the number of City newsletters

per year at six. The Council directed Staff to draft language that refers to temporary living situations outside of the elected Ward.

2.02: Traprock Park Mono-Pole Cell Tower Lease

City Administrator Hagen reviewed the Staff report concerning the request for a mono-pole cell tower lease in Traprock Park.

Councilmember Stewart said she is supportive of using this park for a mono-pole cell tower lease; however, she would like to see a better deal negotiated.

Councilmember Specht asked if a mono-pole is just a basic cell tower.

City Administrator Hagen shared that it is comparable to what is currently at Alpine Park. He noted that they would engineer the design to have a breaking point if the cell tower were to fall. He added that the west side of the Traprock property is farthest from any residential areas and would be the best place for the cell tower.

Councilmember Specht stated he is concerned if this would match the rural aesthetics of the area and he is not sure how the residents in this area would feel.

City Administrator Hagen explained that when they had a survey done of the property, stakes were put into the ground which generated a few phone calls from residents. He noted that they would look to have community meetings with the residents in the area if this were to move forward to gauge interest.

Councilmember Peters asked if they would include in their contract that if Verizon added other carriers to the tower the City would see an increase in the lease.

City Administrator Hagen said this had already been discussed and they were willing to add an additional $200 a month per additional carrier.

Councilmember Riley shared that they have two studies completed on what the fair market value for this would be and if Verizon does not want to pay fair market value, then he would not support this.

Mayor Heineman added that this area is already covered with 5G cell coverage. He noted that he thinks this would be a big eye sore and he thinks people would object to this being so close to residential areas. He said he does not think this would be worth it based on the amount of revenue they would be getting.

Councilmember Specht asked what else they would be able to do with this land if they do not pursue a cell tower lease.

Parks and Assistant Public Works Director Riverblood noted that they could use this land for any park related use. He shared that some residents were interested in an outdoor archery range in this

area. He explained that this park was platted in the 1980s at a time when the adjoining properties were platted. He said at this time they used the area for a horseback riding arena. He added that they currently use this area as a drop-off site during large weather events for debris and the mosquito control chopper uses this area as well.

Councilmember Stewart asked if this cell tower would inhibit any of the other potential uses for the property.

Parks and Assistant Public Works Director Riverblood said no.

Councilmember Buscher shared that she thinks they should explore some more creative ideas to try to get more money out of a lease; however, if they cannot get market value for the site, they would have to look into the impact of accepting something that is below market value. She asked if they do not move forward with this if there is a possibility that a cell tower could be constructed on private land outside of the City's oversight.

City Administrator Hagen explained that there would be an opportunity for a private property to move forward with this; however, it would require a land use application. He noted that this is not something the City could say no to; however, they could set reasonable restrictions.

Mayor Heineman said he is not in support as he does not see the benefits outweighing the drawbacks.

Councilmember Stweart asked if they were to move this forward if the residents in the area would be notified and would have the opportunity to come forward at a Council meeting and voice their opinions.

City Administrator Hagen explained that they would need to hold a targeted neighborhood meeting with the residents in the area for them to provide the City with feedback before they decide to move forward with agreeing to the lease.

Councilmember Buscher suggested they try to negotiate the rate with Verizon and at the same time, hold a neighborhood meeting to get the residents' feedback before they move forward or not.

Councilmember Olson shared that he is not supportive of this, especially at the proposed rate. He noted the community support for this will be very important to him if they decide to move forward with this.

Mayor Heineman said he does not see many residents being supportive of this.

Councilmember Buscher stated they have held neighborhood meetings for lesser items than this. She explained she would like to put the potential revenue for the City into perspective for the residents she may see them being supportive. She noted it is her goal to ensure that the residents are included in these kinds of conversations.

Mayor Heineman agreed; however, he thinks they need to be aware of unintended consequences.

Councilmember Stewart asked about the history of the cell tower at Alpine Park.

City Administrator Hagen shared that this cell tower has been there for over 20 years.

Parks and Assistant Public Works Director Riverblood added that the cell tower ended up in the center of this park and the residents understood that some of the revenue was going to the parks system.

City Administrator Hagen explained that they could put together maps for the residents at the neighborhood meeting to show them other potential areas in the City where the cell tower could go if not on this property.

Mayor Heineman asked if there is a price point that they would like to target to make this worth it before they begin negotiations.

Councilmember Stewart asked how much the lease is at Alpine Park.

Councilmember Riley said the two current leases are at $26,400 and $24,000 per year and he would like this to be their target for negotiations.

Mayor Heineman added that he would like them to start imagining what they would use the lease money for to help sell the idea to the residents.

City Administrator Hagen asked if Verizon is not willing to meet market value if they would not want to move forward with a neighborhood meeting.

Mayor Heineman said yes.

The consensus of the Council was to renegotiate the terms with Verizon and direct Staff to schedule a neighborhood meeting to get feedback from the residents.

2.03: Continued review of the draft Rental Housing Licensing Inspections Policy

Community Development Director Hanson reviewed the Staff report in regard to the rental housing licensing inspection policy.

Councilmember Riley said he likes the idea of this becoming a policy, so they do not have to continue to change the ordinance. He added that he supports the changes made and feels that this is an important policy.

Councilmember Stewart shared that she is against any inspections for tenants as she feels as though it is a violation of tenant rights.

Councilmember Specht stated he likes the idea of the policy as they have found some rental units that have been in rough shape and they have already found things that could have resulted in big

issues if not addressed. He said he is open to hearing more ways that they can make the policy more tenant friendly.

Councilmember Olson shared that he has been very vocal about his opposition of this program since the beginning. He said the ideal situation would be to offer these inspections as a benefit rather than something that is imposed. He stated he likes the content of the policy for the most part.

Councilmember Peters noted he has been a renter for more than half his life and he has never had the benefit of one of these inspections. He said he thinks the policy is great to have in place for the City to take an invested interest in ensuring that the rental communities do not become dilapidated.

Councilmember Buscher said she thinks this is something the City should do. She noted the intent of the policy is to protect the safety of the tenants. She shared that she understands people's concerns about having an inspector in their private spaces; however, renters should understand that inspections can take place for their benefit. She added that she would not want this to be something that people could opt out of.

Mayor Heineman asked if the policy is written in a way that it protects the property owner or the tenant.

Community Development Director Hanson shared that their goal with this policy was that it was for the tenant, the property owner, and the City. She said they want to have a clear policy and process for rental housing.

Councilmember Stewart said she would not want inspectors looking in someone's closets or in a personal area as the inspector could touch their belongings She suggested pulling back on where the inspector will be going in these homes to make it safe for the tenants while still maintaining the unit.

Mayor Heineman agreed that they should only be going into areas with specific reasons while not inspecting areas that are not of concern.

Community Development Director Hanson explained that when the inspector goes into someone's closet, the only thing they are looking at is the ceiling to see if there is any water damage. She said Staff does not touch anyone's personal belongings.

Mayor Heineman asked if it is pertinent that they check the ceiling in every closet.

Councilmember Riley suggested that they no longer require inspections of closet ceilings.

Councilmember Olson added that it would be very rare that there was a leak just limited to the area within the closet so he does not see a need for the closets to be inspected.

Councilmember Buscher shared that this plan was modelled after similar policies and programs in other cities. She said she would not want to create policies based off of potential bad personnel.

She noted that there are also other avenues that they can advocate for tenants' rights as well as property owners' rights by having an open dialogue to allow tenants to talk to their landlords about concerns. She added that they can come up with other ways to protect the tenants without lessening what they are doing with this policy.

Mayor Heineman noted the spirit of this policy to ensure there is a safe environment and that tenants and landlords are not taking advantage of each other. He said he would like to still allow the tenants to have security and privacy while the City is ensuring their living conditions are safe.

Councilmember Specht said he is not concerned with this being a trust issue with Staff. He stated he is struggling with finding the balance with this policy where they are ensuring that tenants and landlords have a safe environment while not infringing upon anyone's right. He suggested scaling down the inspection checklist.

Mayor Heineman shared that even when the Police Department is issued a warrant to search someone's residence, there are limitations to what they are able to search through. He noted that the inspectors are only entering these units to inspect certain things and anything that is outside of these set items would be off limits.

Councilmember Buscher asked how many complaints they have received from tenants in the City about this being an overly restrictive policy.

Community Development Director Hanson said they have only received one complaint.

City Administrator Hagen shared that last year they had an apartment tenant who completely disagreed with letting the inspector in and they were able to address this situation right away with the concerned resident and they worked out an agreement that they would just inspect the unit after the tenant moved out. He explained that when they brought on a new Code Enforcement Officer a few years ago the code enforcement process began to move forward. He shared that during this time they were receiving calls from renters who were concerned with the state of their units. He said they have gotten support from the residents on this policy so far.

The consensus of the Council was to direct Staff to scale back the inspection requirements and continue this discussion at the next Work Session.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Peters shared that he had residents contact him about the new State flag.

Councilmember Stewart shared that she was also contacted by a resident in regard to the State flag.

City Administrator Hagen said they can discuss the State flag at a future Work Session.

5. ADJOURNMENT

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

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

CHARTER COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Charter Commission conducted a regular meeting on Wednesday, July 17, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Joseph Field Commissioner Ben Deemer Commissioner Joshua Fuhreck Commissioner Victor Jumah Commissioner Jennifer Leistico Commissioner Brian Mess Commissioner Amy Rusert
Members Absent:	Commissioner Laura Moore Commissioner David May
Also Present:	City Clerk Katie Schmidt City Administrator Brian Hagen City Attorney Fritz Knaak

CALL TO ORDER

Chairperson Field called the regular meeting of the Charter Commission to order at 6:00 p.m.

Chairperson Field welcomed new member Brian Mess.

CITIZEN INPUT

None.

APPROVE AGENDA

Motion by Commissioner Deemer, seconded by Commissioner Rusert, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Field, Commissioners Deemer, Rusert, Fuhreck, Jumah, Leistico, and Mess. Voting No: None. Absent: Commissioners May and Moore.

APPROVE MINUTES

Motion by Commissioner Fuhreck, seconded by Commissioner Deemer, to approve the following meeting minutes as presented:

1) Regular Charter Commission Meeting dated December 18, 2025

Motion Carried. Voting Yes: Chairperson Field, Commissioners Fuhreck, Deemer, Jumah, Leistico, and Rusert. Voting No: None. Absent: Commissioners May and Moore. Abstained: Commissioner Mess.

COMMISSION BUSINESS

5.1 Approve Year-End Activity Letter to Chief Judge for Year 2024

Chairperson Field noted that the draft letter was included in the Commission packet for review.

Motion by Commissioner Leistico, seconded by Commissioner Deemer, to approve the year-end annual report letter for 2024 and direct staff to submit such report to The Honorable Elizabeth Strand, Chief Judge of the Tenth Judicial District.

Motion Carried. Voting Yes: Chairperson Field, Commissioners Leistico, Deemer, Fuhreck, Jumah, Mess, and Rusert. Voting No: None. Absent: Commissioners May and Moore.

5.2 Receive Update on Charter Recommended Changes

City Clerk Schmidt provided an update on the changes to the City Charter that were recently considered by the City Council and whether they were approved or denied.

5.3 Ordinance #25-09 Amending the City Charter

City Administrator Hagen stated that this item is related to the vacancy created when a Councilmember moves out of a ward. He stated that the Council desired additional language related to a temporary situation, using the example of a fire that displaces a resident, but they intend to return to the property when able. He reviewed the proposed language to be incorporated.

Commissioner Leistico commented that this seems reasonable.

Commissioner Fuhreck stated that the example of a fire makes sense. He asked if it was mentioned that the temporary living space must be in Ramsey.

City Administrator Hagen commented that it should be reasonable to find a temporary living space in Ramsey, given the number of apartment buildings and single-family homes available for rent.

Chairperson Field agreed that it would be reasonable to require the temporary residence to be in Ramsey.

Commissioner Leistico recognized that it would be the decision of the insurance company as to the options the resident would have for temporary placement.

Commissioner Fuhreck commented that it would seem likely that the insurance company would provide options outside of Ramsey. He stated that perhaps the trigger could be that the residence remains homesteaded during that time, as it would not be unlikely that the insurance company could place someone outside of Ramsey.

Commissioner Deemer commented that he would not want to get into someone's tax classification of a property.

Commissioner Fuhreck stated that perhaps the requirement to be located in Ramsey during that temporary situation could be removed.

Commissioner Deemer agreed that would be reasonable.

Commissioner Fuhreck asked the opinion of the City Attorney.

City Attorney Knaak commented that he did not have any issue with removing that requirement for the temporary housing to be provided in Ramsey. He noted that someone may have a family member they could stay with in a neighboring community.

Commissioner Fuhreck stated that perhaps the requirement is within the state of Minnesota or Anoka County.

City Attorney Knaak commented that could be appropriate. He recognized that people can participate in meetings remotely.

Commissioner Mess stated that he would agree with the language, striking the language "but within the city". He stated that if the intent is to reestablish ward residency within a six-month period, he did not see a reason to specify a location.

Chairperson Field asked if Councilmembers would have the option to attend a meeting virtually.

City Administrator Hagen confirmed that the Council would have the right to remotely attend a meeting and reviewed other related City requirements for attendance.

Commissioner Jumah commented that he would not want to see an emergency circumstance place someone outside of the city temporarily, and that situation be used against them to remove them from the Council. He recognized that Ramsey is not a large community, and therefore, he would support the temporary location being located within Anoka County.

Commissioner Deemer commented that within Anoka County may be too restrictive given the proximity to Sherburne County.

Chairperson Field referenced the large size of Anoka County, noting that someone could be further out in Anoka County, and that could be a larger distance from properties in Sherburne County or Hennepin County.

Commissioner Deemer commented that perhaps a geographic boundary is not provided, but instead a requirement for meeting attendance.

City Attorney Knaak noted that a member of the Council participated in meetings from the Middle East when he was in active military service.

Chairperson Field stated that he would prefer to remove the restriction that the temporary living space be located in the city, and the Commission agreed.

Motion by Commissioner Rusert, seconded by Commissioner Mess, to recommend adoption of Ordinance #25-09, Section 2.5, to the City Council with elimination of the language "within the city".

Motion Carried. Voting Yes: Chairperson Field, Commissioners Rusert, Mess, Deemer, Fuhreck, Jumah, and Leistico. Voting No: None. Absent: Commissioners May and Moore.

City Administrator Hagen provided an overview of the changes that had been made to Section 3.1 since the last review of the Commission. He provided additional information on the changes proposed.

The Commission had no issues with the proposed changes.

Motion by Commissioner Fuhreck, seconded by Commissioner Deemer, to recommend adoption of Ordinance #25-09, Section 3.1.1, 3.1.2, 3.1.3, and 3.1.4, to the City Council as presented.

Motion Carried. Voting Yes: Chairperson Field, Commissioners Fuhreck, Deemer, Jumah, Leistico, Mess, and Rusert. Voting No: None. Absent: Commissioners May and Moore.

City Administrator Hagen provided additional information on the changes proposed to Section 7.6.

Motion by Commissioner Deemer, seconded by Commissioner Rusert, to recommend adoption of Ordinance #25-09, Section 7.6.1, to the City Council as presented.

Motion Carried. Voting Yes: Chairperson Field, Commissioners Deemer, Rusert, Fuhreck, Jumah, Leistico, and Mess. Voting No: None. Absent: Commissioners May and Moore.

6. COMMISSION / STAFF INPUT

6.1 Other

No comments.

7. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Field, Commissioners Fuhreck, Leistico, Deemer, Jumah, Mess, and Rusert. Voting No: None. Absent: Commissioners May and Moore.

The regular meeting of the Charter Commission adjourned at 6:40 p.m.

Respectfully submitted,

Katie Schmidt
City Clerk

Fritz Knaak
City Attorney

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, August 12, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Eric Peters

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Finance Director Diana Lund
Police Chief Brad Bluml
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
Community Development Director Stephanie Hanson
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: Receive Recommendation from the Charter Commission to Amend Chapters 2, 3, and 7 of the Charter.

City Administrator Hagen reviewed the Staff report in regard to recommended changes to the Charter from the Charter Commission.

Councilmember Specht asked who has the authority to call Special Meetings in the event of an emergency.

City Administrator Hagen said that the Mayor can declare emergencies, but the Council would need to support calling for additional Councilmembers to call a Special Meeting.

Councilmember Riley asked if changes to the Charter have to be unanimous between all present Councilmembers or if it has to be a unanimous vote from the entire Council.

City Administrator Hagen said it would have to be unanimous among all Councilmembers. He noted that they will need all Councilmembers present on September 23 when this item will be on the agenda for adoption.

The consensus of the Council was to direct Staff to bring these Charter changes back for a Public Hearing prior to adoption.

2.02: Continued Review of Preliminary 2026 General Fund Budget/Levy

Finance Director Lund continued the review of the preliminary 2026 general fund budget and levy. She shared that the Staff has reviewed their requests and only left in what they feel is a need for 2026.

City Administrator Hagen shared that Staff met and discussed how they could get to the 7.5% increase that the Council was requesting. He noted they removed the request for the Seasonal Building Maintenance worker, the Parks and Recreation Volunteer Assistant, and the Police Officer/Investigator role. He said they would like to bring on a part-time Evidence Tech role instead of an additional Police Officer or Investigator. He reviewed the other reductions that Staff were able to make from the proposed budget.

Finance Director Lund explained that they will be putting an interfund resolution coming forward since it was passed at the legislature to roll the HRA funds from TIF improvements into other areas.

Councilmember Buscher asked if the funds from where the original improvement costs came from are the funds that the TIF paybacks will go to.

Finance Director Lund said yes.

City Administrator Hagen added that the HRA fund is City money available for City expenditures due to other obligations in the COR district getting paid off.

Councilmember Olson asked if using MSA funds would take from other road projects.

City Administrator Hagen said no and explained that they have to designate MSA roads, and the State will send them money to do road maintenance projects on these roads. He continued his review of the reductions the Staff identified. He shared that one of their City Hall Receptionists has turned in their notice to retire, and while reevaluating the role, they are not sure if there is a need to replace this role.

Councilmember Specht asked if not replacing this role would have an impact on early voting.

City Administrator Hagen noted that the Receptionist roles help a lot with early voting; however, they could solve this by bringing in the Election Judges for a few additional days to help with this workload. He said that Staff feel strongly that they would be able to absorb all of the duties of the

Receptionist role, except for someone being physically present when residents walk into City Hall. He added that if they remove this Receptionist role, then it would also eliminate the need for the part-time Receptionist. He said if the Council is supportive of not replacing these positions, then they would implement it on a trial basis.

Mayor Heineman asked how this could affect the residents' perception when there is no one at the front desk to help them.

Administrative Services Director Lasher noted that a lot of residents who come to the front desk to ask questions are asking questions related to the DMV that Staff cannot answer anyway, so these residents leave frustrated since they were not able to get their questions answered.

Mayor Heineman stated this shift could be better for their image, as if someone was not at the front desk to be asked questions, the residents would not get frustrated with Staff for not being able to answer their DMV-related questions.

Councilmember Specht suggested they offer the front desk to the County for someone to sit there and answer DMV-related questions.

City Administrator Hagen said they could explore this.

Mayor Heineman noted that this workspace would also be able to be utilized as an additional workspace since it can be closed off.

Administrative Services Director Lasher said they would like to invest in some additional signage that would assist residents who are entering City Hall in knowing where they need to go.

City Administrator Hagen shared that the cheaper building permit software that they have implemented has not been up to the quality that they had expected, and they would like to add a plan markup tool, which would cost $85,000 for the first year. He added that this additional cost has not been added to the preliminary budget, as they just received this feedback this week. He noted that when they come forward with changes to the fee schedule, they plan to increase permit fees to help offset this increase.

Mayor Heineman shared that he feels the 7.5% increase is reasonable given the capital and personnel expenses.

Councilmember Riley asked how they are getting down to the 7.5% increase.

Mayor Heineman said they are able to reduce this by interfund transfers through TIF and HRA funds.

Councilmember Riley asked if they are still proposing to add new Staff positions.

City Administrator Hagen said yes and noted they are still requesting to add five new full-time positions, two part-time positions, and one reclassification for an increase in hours.

Mayor Heineman stated he is supportive of these requested positions since Staff worked on the budget and made cuts to what they thought was not needed for 2026.

Councilmember Riley said that by keeping these Staff positions, they are pushing some of the equipment needs to next or future years. He added that when they add new Staff positions to this, it is also adding to the budget for future years, as they will need to continue to pay for this position.

Councilmember Specht thanked Staff for their hard work to make these cuts from the proposed budget. He asked what the additional Parks Maintenance Worker would be responsible for.

Parks and Assistant Public Works Director Riverblood noted that this role would work at the waterplay area, on new park and trail projects, and to help maintain the increased use of park spaces. He added that the use of the athletic field is also increasing and requires additional maintenance. He explained that with an increase in residents, there was a natural increase in maintenance needs that they needed to keep up with. He noted that when they fall below the proper ratio of Maintenance Workers to residents, one Maintenance Worker for every 1,445 residents, they see a reduction in the quality of maintenance, and the residents notice and express concern.

Councilmember Buscher stated that Staff did exactly what was asked to get the budget to where Council was comfortable, and she is in support of the proposed budget. She noted that if they do not add new Staff positions this year, they would also just be pushing this expense off to later years. She added that she is not supportive of removing the part-time Receptionist position and not having someone at the front desk for residents.

Finance Director Lund noted that the estimated remaining balance in the HRA fund at the end of 2026 would be $2,200,000. She noted that if they use this fund to pay the balance of the fire truck and the additional $440,000 to reduce the budget increase, they would then be looking at a balance of $1,500,000 to be applied towards the 2027 capital equipment requests. She added that they will continue to get TIF reimbursements back.

Councilmember Stewart asked if they would be able to get the fund TIF balances that they will have written out, so they can see how much money they can anticipate being available for use.

Mayor Heineman shared that when he first joined the Council, he was confused about a lot of the different funds as well, and he encouraged Councilmember Stewart to set up some time with Finance Director Lund so she could give an explanation of each of these funds and how they work.

Councilmember Specht said he is not a fan of the part-time Communication Specialist role; however, if they do move forward with this role, anticipating the Communications Director to retire in the coming years, and this role would backfill that one, he would not be supportive of also backfilling the part-time role.

Councilmember Riley asked if they would have decided that 7.5% would be a comfortable increase if they had known that they would be able to utilize funds from HRA funds.

City Administrator Hagen noted that he does not think that Staff would be able to make more cuts to the budget in good faith. He said if the Council needed them to make more cuts, then they could find areas to cut; however, from a perspective of what is needed to move the City forward to match its current growth, the current proposed budget is what is needed.

Mayor Heineman stated they may get to a point where they say they no longer want to add any new positions; however, he does not think they could get to this point until the City stops growing.

Councilmember Stewart asked if any new Staff positions could be cut.

Mayor Heineman noted that the Staff has already cut a few of their requested positions at the Council's request.

City Administrator Hagen reviewed each of the remaining new positions and why each is needed.

Councilmember Buscher shared that Anoka just hired a full-time firefighter, and their wages were much higher than those of the City. City Administrator Hagen noted that Staff is doing their best to make sure these salaries are reasonable requests.

Mayor Heineman asked about the levy increase over the last several years.

City Administrator Hagen said they have had increases between 8% and 18% over the last several years.

Finance Director Lund added that if they wanted to decrease the levy even further, then they could use more available funds from the HRA fund.

City Administrator Hagen noted that the cash flow in this fund does not reflect the vacant land in the COR that does not have a project proposed.

Councilmember Riley asked that Staff look at the new positions and remove a few more.

City Administrator Hagen asked if there are certain positions they would like to see removed or to get more information on why the position is still being requested.

Councilmember Riley said he thinks the part-time Communications Specialist and the additional Parks Maintenance Worker could be cut. He stated he has not heard enough about the need for an additional Firefighter.

Councilmember Stewart agreed with not being supportive of the Communications Specialist and the additional Parks Maintenance Worker. She said she is supportive of the additional Firefighter.

Councilmember Specht said he struggles to see the need for the Communications Specialist.

Administrative Services Director shared that she has notes that she can formalize and bring forward at the next meeting concerning the need for the Communications Specialist. She assured the Council that there is a need for this role.

Mayor Heineman asked if they brought on any additional firefighters for 2025.

City Administrator Hagen added that they brought on a Fire Inspector.

Mayor Heineman noted that there has been an increase in calls for service of 25% each year for the last two years.

Administrative Services Director Lasher explained that they used to have a Fire Technician who handled only clerical duties, and these duties are now being handled by those in higher-paying positions, so it would be a beneficial shift in resources to add this new position, which would handle these clerical duties and respond to calls for service.

Councilmember Specht suggested Staff look into utilizing ChatGPT to help with website updates.

The consensus of the Council was to direct Staff to continue to work on the 2026 budget development based on Council discussion around reviewing the remaining new personnel requests.

2.03: Water Play Development at The Waterfront - Progress Report

Parks and Assistant Public Works Director Riverblood reviewed the Staff report concerning the water play area at The Waterfront. He reviewed the plans for the project. He said they hope to have the project finished by next summer.

Councilmember Riley asked if these plans would keep them close to the budget for the project that they had discussed previously.

Parks and Assistant Public Works Director Riverblood said yes and noted that their current estimates are slightly higher than what had been discussed previously due to the addition of the restroom facilities. He shared that they will be coming back with regular reports as they continue to work on this project.

The consensus of the Council was to move forward with getting quotes for the project and installing sewer, water, and a bathroom facility on site.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:59 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

205.84 REDISTRICTING; CITIES WITH WARDS.

Subdivision 1. **General provisions.** (a) In a city electing council members by wards, wards shall be as equal in population as practicable and each ward shall be composed of compact, contiguous territory. Each council member shall be a resident of the ward for which elected, but, except as otherwise provided by paragraph (b), a change in ward boundaries does not disqualify a council member from serving for the remainder of a term.

(b) Notwithstanding any home rule charter provision to the contrary, in a city of the first class where council members are elected by ward to serve for four years to terms that are not staggered, if the population of any ward changes by five percent or more, all council members must be elected to new terms at the first municipal general election after ward boundaries are redefined under subdivision 2; provided, however, that if no municipal general election would otherwise occur in the year ending in "2" or the year ending in "3," a municipal general election must be held in one of those years.

Subd. 2. **Effective date.** After the official certification of the federal decennial or special census, the governing body of the city shall either confirm the existing ward boundaries as conforming to the standards of subdivision 1 or redefine ward boundaries to conform to those standards as provided in section 204B.135, subdivision 1. If the governing body of the city fails to take either action within the time required, no further compensation shall be paid to the mayor or council member until the wards of the city are either reconfirmed or redefined as required by this section. An ordinance establishing new ward boundaries pursuant to section 204B.135, subdivision 1, becomes effective on the date of the state primary election in the year ending in two, except that new ward boundaries established by a municipality in a year ending in one are effective on the date of the municipal primary election in the year ending in one.

Subd. 3. **Transition schedule.** The governing body of a city electing more than one council member in each ward may adopt an orderly transition schedule to biennial November elections in which only one council member in each ward is elected in any municipal general election.

History: *1974 c 337 s 17; 1981 c 29 art 7 s 38; 1983 c 62 s 11; 1986 c 444; 1991 c 349 s 38; 1995 c 8 s 6; 1999 c 237 s 3; 2010 c 313 s 5,6*

13D.04 NOTICE OF MEETINGS.

Subdivision 1. **Regular meetings.** A schedule of the regular meetings of a public body shall be kept on file at its primary offices. If a public body decides to hold a regular meeting at a time or place different from the time or place stated in its schedule of regular meetings, it shall give the same notice of the meeting that is provided in this section for a special meeting.

Subd. 2. **Special meetings.** (a) For a special meeting, except an emergency meeting or a special meeting for which a notice requirement is otherwise expressly established by statute, the public body shall post written notice of the date, time, place, and purpose of the meeting on the principal bulletin board of the public body, or if the public body has no principal bulletin board, on the door of its usual meeting room.

(b) The notice shall also be mailed or otherwise delivered to each person who has filed a written request for notice of special meetings with the public body. This notice shall be posted and mailed or delivered at least three days before the date of the meeting.

(c) As an alternative to mailing or otherwise delivering notice to persons who have filed a written request for notice of special meetings, the public body may publish the notice once, at least three days before the meeting, in the official newspaper of the public body or, if there is none, in a qualified newspaper of general circulation within the area of the public body's authority.

(d) A person filing a request for notice of special meetings may limit the request to notification of meetings concerning particular subjects, in which case the public body is required to send notice to that person only concerning special meetings involving those subjects.

(e) A public body may establish an expiration date for requests for notices of special meetings pursuant to this subdivision and require refiling of the request once each year.

(f) Not more than 60 days before the expiration date of a request for notice, the public body shall send notice of the refiling requirement to each person who filed during the preceding year.

Subd. 3. **Emergency meetings.** (a) For an emergency meeting, the public body shall make good faith efforts to provide notice of the meeting to each news medium that has filed a written request for notice if the request includes the news medium's telephone number.

(b) Notice of the emergency meeting shall be given by telephone or by any other method used to notify the members of the public body.

(c) Notice shall be provided to each news medium which has filed a written request for notice as soon as reasonably practicable after notice has been given to the members.

(d) Notice shall include the subject of the meeting. Posted or published notice of an emergency meeting is not required.

(e) An "emergency" meeting is a special meeting called because of circumstances that, in the judgment of the public body, require immediate consideration by the public body.

(f) If matters not directly related to the emergency are discussed or acted upon at an emergency meeting, the minutes of the meeting shall include a specific description of the matters.

(g) The notice requirement of this subdivision supersedes any other statutory notice requirement for a special meeting that is an emergency meeting.

Subd. 4. **Recessed or continued meetings.** (a) If a meeting is a recessed or continued session of a previous meeting, and the time and place of the meeting was established during the previous meeting and recorded in the minutes of that meeting, then no further published or mailed notice is necessary.

(b) For purposes of this subdivision, the term "meeting" includes a public hearing conducted pursuant to chapter 429 or any other law or charter provision requiring a public hearing by a public body.

Subd. 5. **Closed meetings.** The notice requirements of this section apply to closed meetings.

Subd. 6. **State agencies.** For a meeting of an agency, board, commission, or department of the state required or permitted by law to transact public business in a meeting:

(1) the notice requirements of this section apply only if a statute governing meetings of the agency, board, or commission does not contain specific reference to the method of providing notice;

(2) all provisions of this section relating to publication are satisfied by publication in the State Register or posting on the website of the agency, board, commission, or department; and

(3) a schedule of the regular meetings shall be kept on file at the primary offices or posted on the website of the agency, board, commission, or department.

Subd. 7. **Actual notice.** If a person receives actual notice of a meeting of a public body at least 24 hours before the meeting, all notice requirements of this section are satisfied with respect to that person, regardless of the method of receipt of notice.

History: *1957 c 773 s 1; 1967 c 462 s 1; 1973 c 123 art 5 s 7; 1973 c 654 s 15; 1973 c 680 s 1,3; 1975 c 271 s 6; 1981 c 174 s 1; 1983 c 137 s 1; 1983 c 274 s 18; 1984 c 462 s 27; 1987 c 313 s 1; 1990 c 550 s 2,3; 1991 c 292 art 8 s 12; 1991 c 319 s 22; 1994 c 618 art 1 s 39; 1997 c 154 s 2; 2014 c 274 s 1*

12.29 DECLARATION OF LOCAL EMERGENCY.

Subdivision 1. **Authority to declare emergency.** A local emergency may be declared only by the mayor of a municipality or the chair of a county board of commissioners or their legal successors. It may not be continued for a period in excess of three days except by or with the consent of the governing body of the political subdivision. Any order or proclamation declaring, continuing, or terminating a local emergency must be given prompt and general publicity and filed promptly by the chief of the local record-keeping agency of the political subdivision.

Subd. 2. **Effect of declaration of emergency.** A declaration of a local emergency invokes necessary portions of the response and recovery aspects of applicable local or interjurisdictional disaster plans, and may authorize aid and assistance under those plans.

Subd. 3. **Interjurisdictional agencies.** No interjurisdictional agency or official may declare a local emergency unless expressly authorized by the agreement under which the agency functions. However, an interjurisdictional disaster agency shall provide aid and services in accordance with the agreement under which it functions.

History: *1976 c 266 s 2; 1986 c 444; 1996 c 344 s 18*

410.12 AMENDMENTS.

Subdivision 1. **Proposals.** The charter commission may propose amendments to such charter and shall do so upon the petition of voters equal in number to five percent of the total votes cast at the last previous state general election in the city. Proposed charter amendments must be submitted at least 17 weeks before the general election. Only registered voters are eligible to sign the petition. All petitions circulated with respect to a charter amendment shall be uniform in character and shall have attached thereto the text of the proposed amendment in full; except that in the case of a proposed amendment containing more than 1,000 words, a true and correct copy of the same may be filed with the city clerk, and the petition shall then contain a summary of not less than 50 nor more than 300 words setting forth in substance the nature of the proposed amendment. Such summary shall contain a statement of the objects and purposes of the amendment proposed and an outline of any proposed new scheme or frame work of government and shall be sufficient to inform the signers of the petition as to what change in government is sought to be accomplished by the amendment. The summary, together with a copy of the proposed amendment, shall first be submitted to the charter commission for its approval as to form and substance. The commission shall within ten days after such submission to it, return the same to the proposers of the amendment with such modifications in statement as it may deem necessary in order that the summary may fairly comply with the requirements above set forth.

Subd. 1a. **Alternative methods of charter amendment.** A home rule charter may be amended only by following one of the alternative methods of amendment provided in subdivisions 1 to 7.

Subd. 2. **Petitions.** The signatures to such petition need not all be appended to one paper, but to each separate petition there shall be attached an affidavit of the circulator thereof as provided by this section. A petition must contain each petitioner's signature in ink or indelible pencil and must indicate after the signature the place of residence by street and number, or other description sufficient to identify the place. There shall appear on each petition the names and addresses of five electors of the city, and on each paper the names and addresses of the same five electors, who, as a committee of the petitioners, shall be regarded as responsible for the circulation and filing of the petition. The affidavit attached to each petition shall be as follows:

State of .....)

) ss.

County of .....)

.... being duly sworn, deposes and says that the affiant, and the affiant only, personally circulated the foregoing paper, that all the signatures appended thereto were made in the affiant's presence, and that the affiant believes them to be the genuine signatures of the persons whose names they purport to be.

Signed .....

(Signature of Circulator)

Subscribed and sworn to before me

this ..... day of ....

Notary Public (or other officer)

authorized to administer oaths

The foregoing affidavit shall be strictly construed and any affiant convicted of swearing falsely as regards any particular thereof shall be punishable in accordance with existing law.

Subd. 3. **May be assembled as one petition.** All petition papers for a proposed amendment shall be assembled and filed with the charter commission as one instrument. Within ten days after such petition is transmitted to the city council, the city clerk shall determine whether each paper of the petition is properly attested and whether the petition is signed by a sufficient number of voters. The city clerk shall declare any petition paper entirely invalid which is not attested by the circulator thereof as required in this section. Upon completing an examination of the petition, the city clerk shall certify the result of the examination to the council. If the city clerk shall certify that the petition is insufficient the city clerk shall set forth in a certificate the particulars in which it is defective and shall at once notify the committee of the petitioners of the findings. A petition may be amended at any time within ten days after the making of a certificate of insufficiency by the city clerk, by filing a supplementary petition upon additional papers signed and filed as provided in case of an original petition. The city clerk shall within five days after such amendment is filed, make examination of the amended petition, and if the certificate shall show the petition still to be insufficient, the city clerk shall file it in the city clerk's office and notify the committee of the petitioners of the findings and no further action shall be had on such insufficient petition. The finding of the insufficiency of a petition shall not prejudice the filing of a new petition for the same purpose.

Subd. 4. **Election.** Amendments shall be submitted to the qualified voters at a general or special election and published as in the case of the original charter. The form of the ballot shall be fixed by the governing body. The statement of the question on the ballot shall be sufficient to identify the amendment clearly and to distinguish the question from every other question on the ballot at the same time. If 51 percent of the votes cast on any amendment are in favor of its adoption, copies of the amendment and certificates shall be filed, as in the case of the original charter and the amendment shall take effect in 30 days from the date of the election or at such other time as is fixed in the amendment.

Subd. 5. **Amendments proposed by council.** The council of any city having a home rule charter may propose charter amendments to the voters by ordinance. Any ordinance proposing such an amendment shall be submitted to the charter commission. Within 60 days thereafter, the charter commission shall review the proposed amendment but before the expiration of such period the commission may extend the time for review for an additional 90 days by filing with the city clerk its resolution determining that an additional time for review is needed. After reviewing the proposed amendment, the charter commission shall approve or reject the proposed amendment or suggest a substitute amendment. The commission shall promptly notify the council of the action taken. On notification of the charter commission's action, the council may submit to the people, in the same manner as provided in subdivision 4, the amendment originally proposed by it or the substitute amendment proposed by the charter commission. The amendment shall become effective only when approved by the voters as provided in subdivision 4. If so approved it shall be filed in the same manner as other amendments. Nothing in this subdivision precludes the charter commission from proposing charter amendments in the manner provided by subdivision 1.

Subd. 6. **Amendments, cities of the fourth class.** The council of a city of the fourth class having a home rule charter may propose charter amendments by ordinance without submission to the charter commission. Such ordinance, if enacted, shall be adopted by at least a four-fifths vote of all its members after a public hearing upon two weeks' published notice containing the text of the proposed amendment and shall be approved by the mayor and published as in the case of other ordinances. The council shall submit the proposed amendment to the people in the manner provided in subdivision 4, but not sooner than three months after the passage of the ordinance. The amendment becomes effective only when approved by the voters as provided in subdivision 4. If so approved, it shall be filed in the same manner as other amendments.

Subd. 7. **Amendment by ordinance.** Upon recommendation of the charter commission the city council may enact a charter amendment by ordinance. Within one month of receiving a recommendation to amend the charter by ordinance, the city must publish notice of a public hearing on the proposal and the notice must contain the text of the proposed amendment. The city council must hold the public hearing on the proposed charter amendment at least two weeks but not more than one month after the notice is published. Within one month of the public hearing, the city council must vote on the proposed charter amendment ordinance. The ordinance is enacted if it receives an affirmative vote of all members of the city council and is approved by the mayor and published as in the case of other ordinances. An ordinance amending a city charter shall not become effective until 90 days after passage and publication or at such later date as is fixed in the ordinance. Within 60 days after passage and publication of such an ordinance, a petition requesting a referendum on the ordinance may be filed with the city clerk. The petition must be signed by registered voters equal in number to at least five percent of the registered voters in the city or 2,000, whichever is less. If the requisite petition is filed within the prescribed period, the ordinance shall not become effective until it is approved by the voters as in the case of charter amendments submitted by the charter commission, the council, or by petition of the voters, except that the council may submit the ordinance at any general or special election held at least 60 days after submission of the petition, or it may reconsider its action in adopting the ordinance. As far as practicable the requirements of subdivisions 1 to 3 apply to petitions submitted under this section, to an ordinance amending a charter, and to the filing of such ordinance when approved by the voters.

History: *(1286) RL s 756; 1907 c 199 s 1; 1911 c 343 s 1; 1939 c 292 s 1; 1943 c 227 s 1; 1949 c 122 s 1; 1959 c 305 s 3,4; 1961 c 608 s 5,6; 1969 c 1027 s 3; 1973 c 503 s 1-4; 1986 c 444; 1998 c 254 art 1 s 107; 1999 c 132 s 42; 2005 c 93 s 1; 2008 c 331 s 7; 2010 c 184 s 43*

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

PUBLIC HEARING: Adopt Resolution #25-201 Vacating an Easement in Haubrich Addition.

Purpose/Background:

This hearing is related to the plat application for Brookside Terrace. When the Haubrich Addition was platted in 1990, municipal utilities were not available to the site, though they were anticipated within a few years. With that, the area relied on a natural swale to handle storm water runoff. This area was covered by a drainage easement. In 1995, sanitary sewer, water, and storm sewer were installed under 151st Lane and this swale was no longer needed for drainage, and therefore, the platted easement. The proposed plat of Brookside Terrace will include work to create a storm water basin and swale to accommodate any additional storm water from the new lots and new easements will be dedicated accordingly.

Notification:

Staff notified all of the private utility companies and some provided notice that they have facilities along 151st Lane in the area that will be re-dedicated with the plat of Brookside Terrace. A "proposed development" sign was placed on the property. A legal notice was placed in the Anoka Union Herald newspaper. Mailed notices were provided to surrounding property owners.

Recommendation:

Staff recommends approval of vacating the easement.

Outcome/Action:

Motion to adopt Reolution #25-201 Vacating an Easement in Haubrich Addition.

Attachments

Resolution #25-201

Exhibit

Location Map - Brookside Terrace

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 03:00 PM
Form Started By: Todd Larson		Started On: 08/25/2025 08:20 AM
Final Approval Date: 09/04/2025		

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

RESOLUTION #25-201

RESOLUTION VACATING AN EASEMENT IN HAUBRICH ADDITION

RECITALS

WHEREAS, Brookside Construction Inc. (the "Applicant") has requested the vacation of a drainage easement on the property legally described as:

Lot 3, Block 1, Haubrich Addition, Anoka County, Minnesota

(the "Subject Property"); and

WHEREAS, a public hearing, pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter, was held on September 9, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, the Ramsey Engineering Department has reviewed the request and has no objection to the easement vacation.

WHEREAS, some utility companies have noted that they may have facilities, partially, in the affected area.

WHEREAS, that new easements will be dedicated with the recording of the plat known as Brookside Terrace; and

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation eliminates an unnecessary easement.

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

1) That the Ramsey City Council hereby grants the vacation of drainage easement as follows:

   The drainage easement as dedicated on Lot 3, Block 1, Haurich Addition, Anoka County, Minnesota, which lies westerly of a line drawn from the northwest corner of said Lot 3 to a point on the southerly line of said Lot 3 distant 100 feet easterly of the Southwest corner of said Lot 3.
   (see attached Easement Vacation Exhibit).

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 9th day of September, 2025.

_____
Mayor

ATTEST:

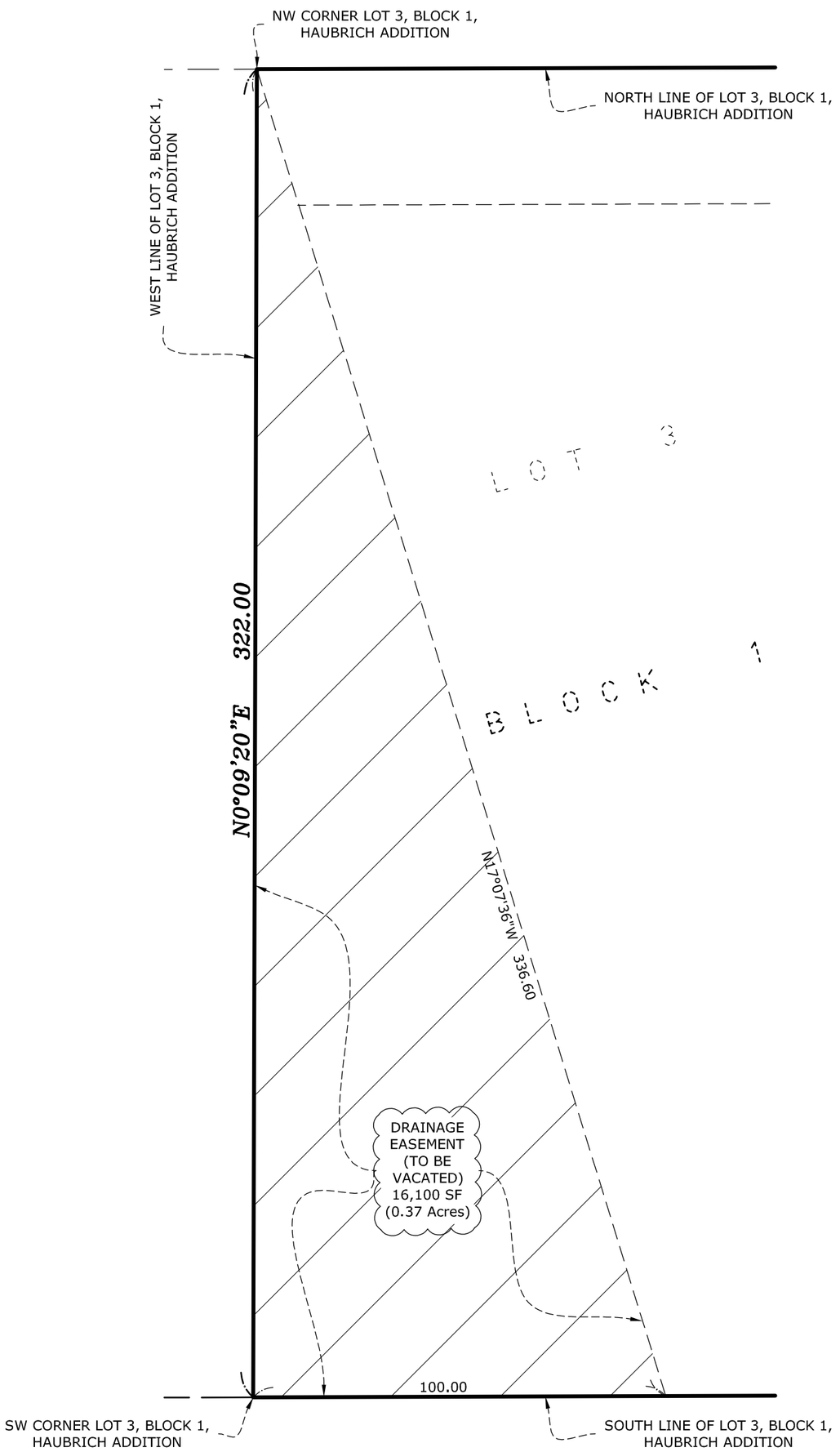
_____
City Clerk

EASEMENT VACATION EXHIBIT

~for~ BROOKSIDE CONSTRUCTION, INC.
~of~ BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD
RAMSEY, MN

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH



EASEMENT VACATION DESCRIPTION:

The drainage easement as dedicated on Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota, which lies westerly of a line drawn from the northwest corner of said Lot 3 to a point on the southerly line of said Lot 3 distant 100 feet easterly of the southwest corner of said Lot 3.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: _____
Minnesota License No. 41578

Dated 15th day of July 2025.

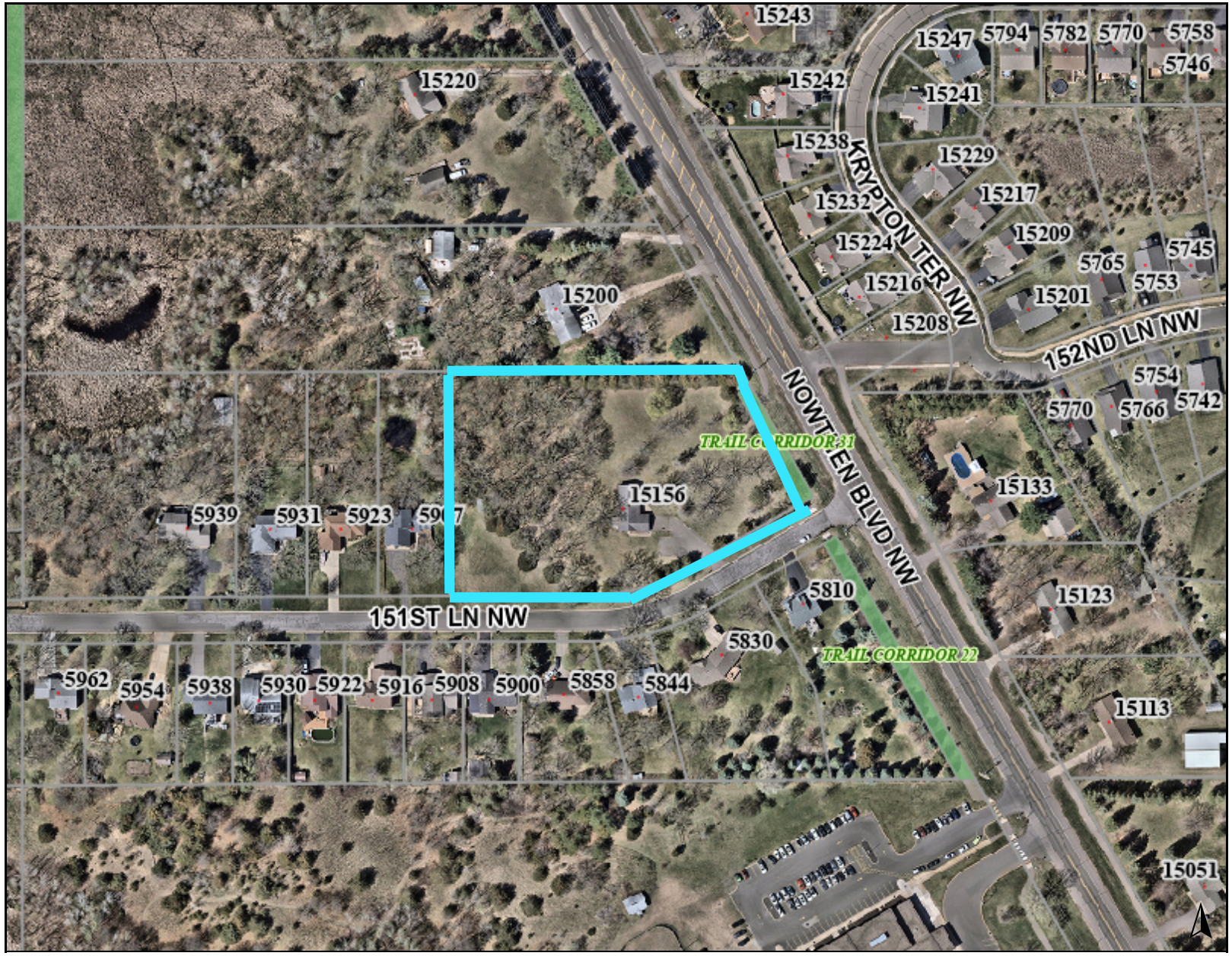
DATUM: Anoka
JOB NO. 250376PP
SCALE: 1" = 30 '
DATE: 07-15-25
DRAWN BY: RAF
CREW: CB/MR

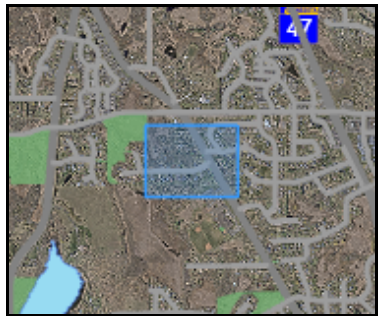
REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

Brookside Terrace Preliminary Plat





Address:

15156 Nowthen Blvd NW

PID: 23-32-25-42-0009

0 350 700 ft

Created on: 08/04/2025 09:19:20
Powered by LOGIS GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CC Regular Session

Meeting Date: 09/09/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-205 Approving Preliminary Plat of "Brookside Terrace" for six single-family lots at the northwest corner of Nowthen Blvd. NW and 151st Lane NW (Brookside Construction, Inc.).

Purpose/Background:

The property at the northwest corner of 151st Lane NW and Nowthen Boulevard NW has recently been purchased by Brookside Construction Inc. (the Applicant) with the intent of removing the existing house (15156 Nowthen Blvd NW) and subdividing the property into six single-family lots, each for new single-family home construction. This subdivision is classified as a Major Plat in Chapter 117 of City Code. The Planning Commission reviewed the sketch plan (the first step in the subdivision process) at its meeting on June 26 and noted that the proposed plat generally met City Code standards.

The 3.16-acre property is zoned R-1A and each of the six lots meet or exceed the minimum standards for that district (80-foot lot width and 10,000 square feet). Each lot would front 151st Lane where the driveways would connect. No access will be provided to Nowthen Boulevard, though there is only a small 37.91-foot strip fronting Nowthen. The rest is separated by a park strip to provide a corridor for the trail. Each home would be connected to municipal utilities under 151st Lane.

Comprehensive Plan

The site is guided Low Density Residential in the 2040 Comprehensive Plan which requires development in the 2.25-4.00 units per acre range. The proposed density is 1.91 units per acre, short of meeting the minimum by two lots (7 lots = 2.23 u/ac; 8 lots = 2.55 u/ac). Since this subdivision is essentially a continuation of a previous determined subdivision plan, staff is comfortable with allowing the subdivision as proposed.

Property History

The subject property was a part of a larger parcel that was subdivided into small-acreage lots in 1990 (Haubrich Addition). At that time, it was noted that this area was within the Metropolitan Urban Services Area (MUSA), but municipal utilities were a ways from the site. So, it was subdivided with the expectation that in future years, each of the parcels will be further subdivided and hooked up to municipal utilities. In 1995, in conjunction with the Fox Knoll subdivision to the west, utilities were installed under 151st Lane. Since then, four of the six parcels further subdivided according to the plan. The proposed Brookside Terrace plat is in line with that original vision. One property remains that can be subdivided into three lots--two of which will be for future single-family homes.

Utilities

Sanitary sewer and water mains are located beneath 151st Lane. Several service connections were constructed in 1995, setting the property up for future subdivision. The property owner at that time opted to pay for two sets of services and an additional water service to be installed while deferring additional services to the time of subdivision.

Roadways

At the sketch plan review, it was noted that a previous proposal included a street connection between 151st Lane and Alpine Drive. There was not strong desire to pursue this connection as it would be made very close to Nowthen Boulevard, not really giving much of an option to access the neighborhood. In addition, grades and the location of the home to the north will make a tie-in point extremely difficult. All lots will be accessing 151st Lane directly.

Pedestrian Connections
151st Lane is not a through street and, along with Quicksilver Street, has no sidewalks. A multi-use trail is present adjacent to the site along Nowthen Boulevard. During sketch plan review, several neighbors noted that the bend in 151st Lane can limit sight distances for both walkers and drivers sharing the roadway. The applicant will be responsible for constructing a sidewalk along the north side of 151st Avenue along these six lots, tying into the Nowthen Boulevard trail. The sidewalk would end mid-block with a standard pedestrian ramp to the street. This would allow people walking on 151st Lane to get out of the roadway around the bend.

Natural Resources and Landscape Plan
From the Enviromental Policy Board's August 18 report, it was noted that the submittal did include a Tree Inventory and Preservation. The site consists primarily of red cedar and mixed oaks, with some scattered willows, maples, pines, and ash. There are a total of 2,800 DBH inches of significant trees on site and the inventory indicates that 1,006 DBH inches will be removed (equivalent to removing approximately 36% of the significant tree DBH inches). The percentage is actually lower though, as the trees being removed for the stormwater basin are exempt from the removal threshold. As proposed, this project will be in full compliance with the City's tree preservation standards. Staff did add a review comment to the Tree Inventory and Preservation Plan noting that, depending on the timing of tree removal, precautionary steps may be needed to protect against the introduction of Oak Wilt.

Typically, in the R-1A Single Family Residential District, the required landscaping would consist of two (2) front yard trees, four (4) inches of topsoil over all areas disturbed that are not going to be finished with impervious surfacing (e.g. house, driveway, walkways, etc.), and turf establishment. Existing trees preserved on site can offset planting requirements, assuming they are located in the front yard. However, while the site is certainly exceeding the minimum threshold of DBH inches retained on site, none of the preserved trees will be in the front yard. Staff will continue to work with the Applicant on the Landscape Plan.

Storm Water Management
The property generally slopes down in the back yards of the proposed lots and storm water is directed westward. Proposed are a swale along the north and storm water management basin at the northwest comer of the site. Generally, storm water for the neighborhood flows northwesterly into a wetland complex. The Lower Rum River Watershed Management Organization (LRRWMO) will be reviewing the storm water plan in accordance with their rules at an upcoming meeting.

Notification:
Mailed notices were sent to property owners within 700 feet of the site. A "proposed development" sign was placed on the property. A legal notice was placed in the August 15 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:
Alternatives to consider:
1. Approve of the preliminary plat as recommended by the Planning Commission.
2. Approve of the preliminary plat with any modifications that are appropriate.
3. Deny the preliminary plat based on certain findings.

Funding Source:
All costs associated with the proposed development are the responsibility of the applicant. Some, but not all, of the development fees were paid with the street assessment when 151st Lane was constructed in the mid-1990s.

Recommendation:
At its meeting on August 28, the Planning Commission recommended approval of the preliminary plat.

Outcome/Action:

Motion to adopt Resolution #25-205 Approving the Ppreliminary Plat of "Brookside Terrace."

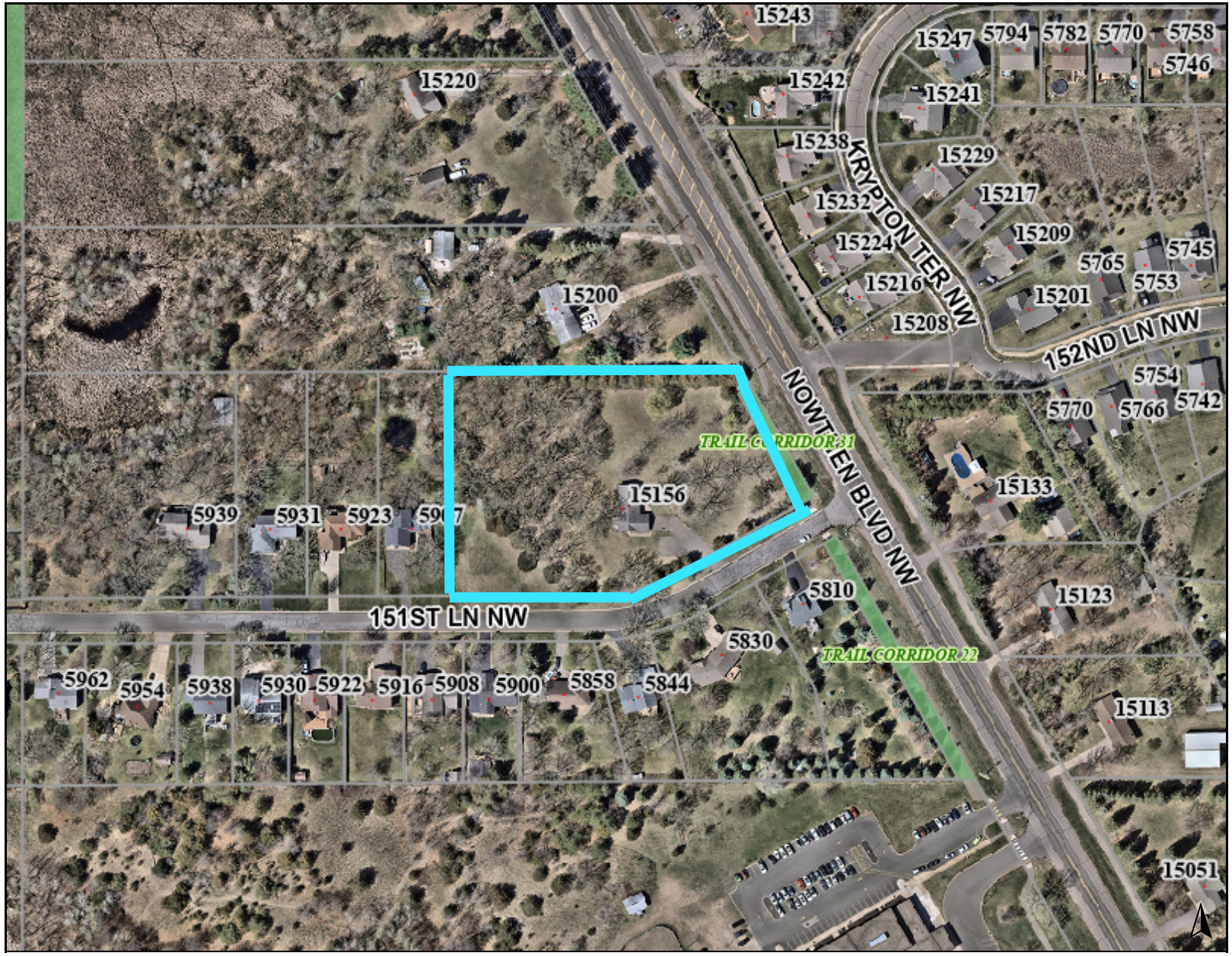
Attachments

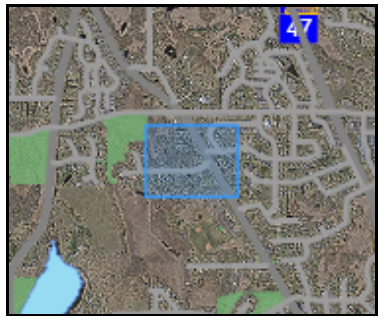
Location Map
Existing Conditions
Preliminary Plat
Civil Plans
Landscape Plans
Public Comment
Resolution #25-205
Model Home

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 03:00 PM
Form Started By: Todd Larson		Started On: 08/29/2025 08:41 AM
Final Approval Date: 09/04/2025		

Brookside Terrace Preliminary Plat





Address:

15156 Nowthen Blvd NW

PID: 23-32-25-42-0009

0 350 700 ft

Created on: 08/04/2025 09:19:20
Powered by LOGIS GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

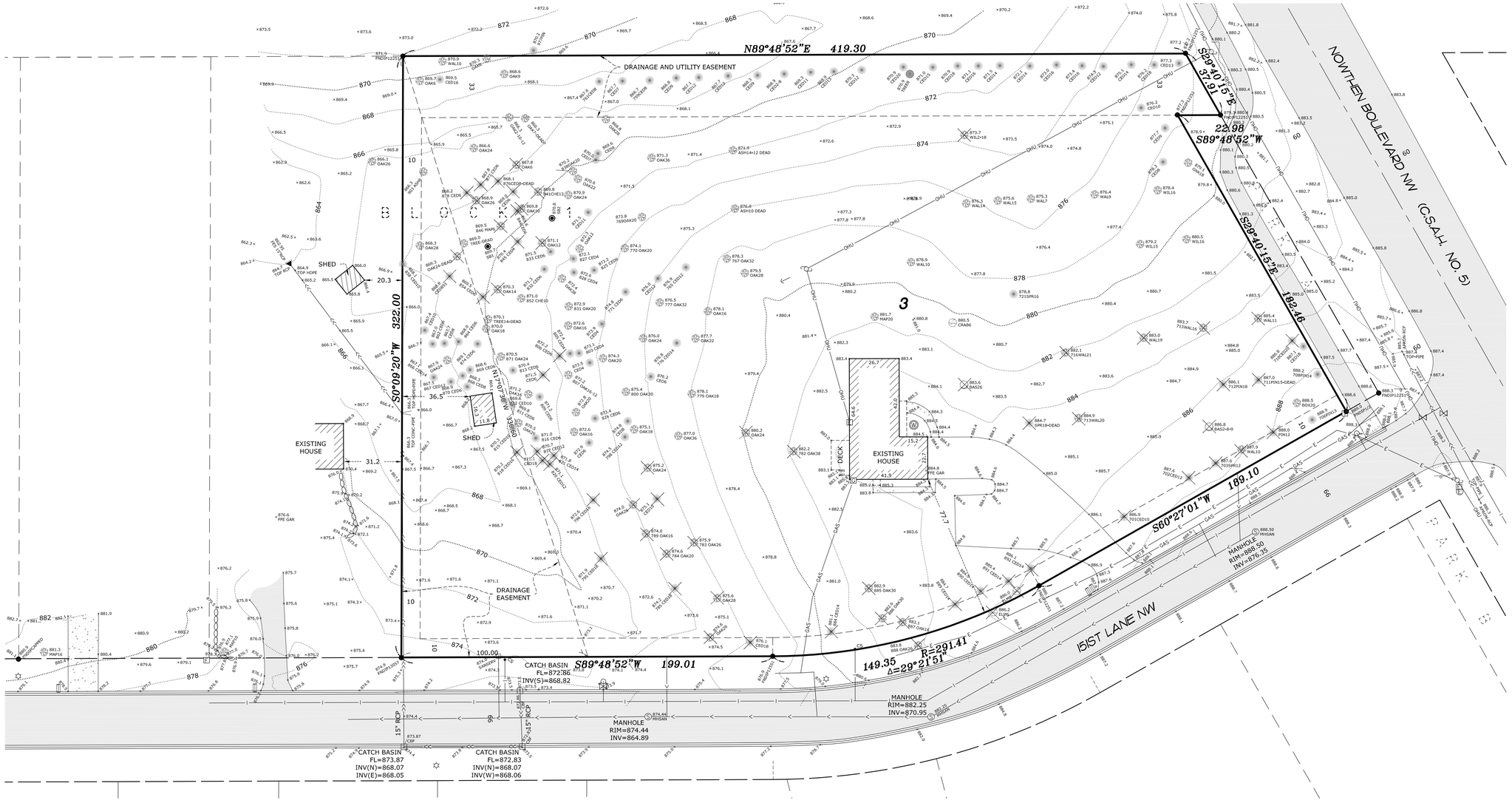
CERTIFICATE OF SURVEY

~for~ BROOKSIDE CONSTRUCTION, INC.
~of~ BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD
RAMSEY, MN 55303

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/09/25, 06/10/25, and 07/07/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-42-0009.
- Curb shots are taken at the top and back of curb.
- Total parcel area = 137,658 SF (3.16 Acres)
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK 2088
ELEVATION: 886.831 (NAVD88)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY DENOTES
- TREE SIZE IN INCHES DENOTES
- TREE TYPE
- DENOTES TREES TO BE REMOVED

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 7/14/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 04-29-25
CHECK BY: JER	FIELD CREW: CB/MR	

NO.	DATE	DESCRIPTION	BY
1	05-12-25	ADDED FIELD INFO.	RAF
2	06-10-25	ADDED FIELD INFO.	RAF
3	07-08-25	ADDED FIELD INFO.	RAF

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250376PP

PRELIMINARY PLAT

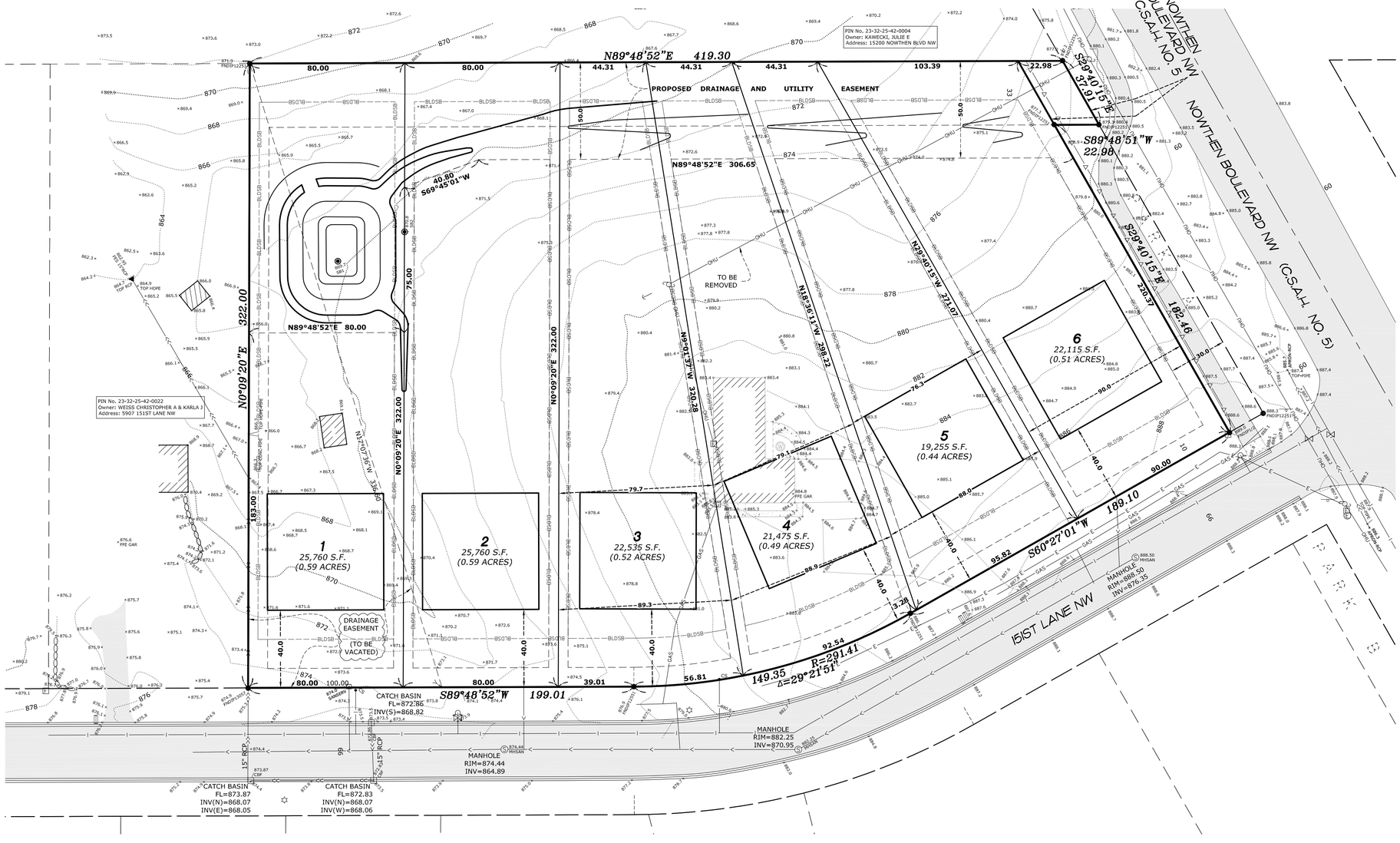
~for~ BROOKSIDE CONSTRUCTION, INC.
~of~ BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD
RAMSEY, MN 55303

EASEMENT VACATION DESCRIPTION:

The drainage easement as dedicated on Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota, which lies westerly of a line drawn from the northwesterly corner of said Lot 3 to a point on the southerly line of said Lot 3 distant 100 feet easterly of the southwest corner of said Lot 3.

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES HYDRANT
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- DENOTES WELL
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BUILDING SETBACK LINE
- DENOTES RESTRICTED ACCESS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PIN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/09/25, 06/10/25, and 07/07/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-42-0009.
- Proposed ponding, utilities, grading, and drainage information provided by Larson Engineering.

ZONING/SETBACK INFORMATION

EXISTING ZONING=R-1A-SINGLE FAMILY DISTRICT

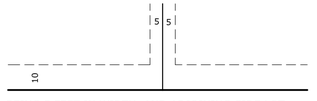
MINIMUM LOT AREA=10,000 SQUARE FEET
MINIMUM LOT WIDTH=80 FEET
MINIMUM LOT DEPTH=100 FEET
MINIMUM LOT FRONTAGE=45 FEET

FRONT SETBACK=25 FEET
SIDE INTERIOR SETBACK=5 FEET
REAR SETBACK=20 FEET
WETLAND SETBACK=16.5 FEET
ARTERIAL ROADWAY=30 FEET

PROPOSED DENSITY/LOT AREAS

TOTAL PARCEL AREA=136,900 SF (3.14 Acres)
LESS RIGHT OF WAY=758 SF (0.02 Acres)
NUMBER OF PROPOSED LOTS=6 LOTS
AVERAGE LOT SIZE=22,817 SF (0.52 Acres)
DENSITY= 1.9 LOTS/ACRE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
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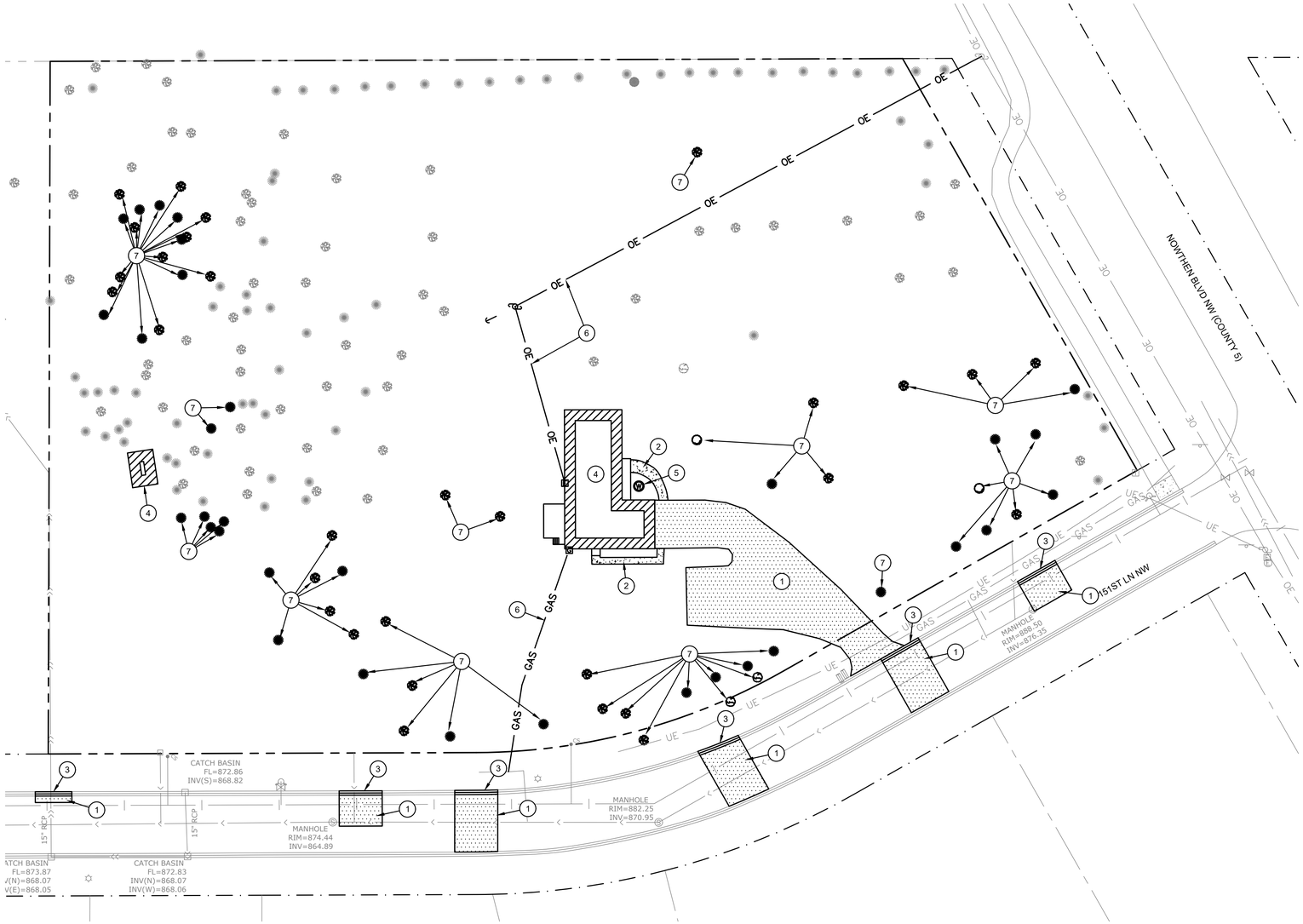
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 8/14/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 05-15-25	
CHECK BY: JER	FIELD CREW: CB/MR		
1	06-10-25	ADDED FIELD INFO.	RAF
2	07-02-25	UPDATED LOTS	RAF
3	07-14-25	PRE-PLAT SUBMITTAL	RAF
4	07-30-25	RIGHT OF WAY DEDICATED	RAF
5	08-14-25	CITY COMMENTS	RAF

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250376PP



SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- APPROXIMATE PAVEMENT CORE/BORING LOCATION SEE PROJECT GEOTECHNICAL REPORT

KEY NOTES

1. SAWCUT, REMOVE, AND DISPOSE OF BITUMINOUS PAVEMENT.
2. REMOVE AND DISPOSE OF CONCRETE PAVEMENT.
3. REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER.
4. DEMOLISH AND DISPOSE OF BUILDING, FOOTINGS, AND ANY RELATED INFRASTRUCTURE ITEMS. DEMOLITION AND DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. INCLUDES BUT NOT LIMITED TO ASBESTOS REMOVAL.
5. ABANDON EXISTING WATER WELL IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
6. REMOVE EXISTING GAS AND ELECTRIC SERVICE. COORDINATE WITH UTILITY PROVIDER.
7. CLEAR AND GRUB EXISTING TREES, STUMPS, AND ROOTS.

DEMOLITION NOTES

1. Contractor shall verify all existing utility locations.
2. The location of the existing septic is unknown. The contractor shall locate and remove the septic system in accordance with state and County requirements.
3. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections may include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
4. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
5. Sawcut along the edges of pavements, sidewalks, and curbs to remain. Unless otherwise indicated, concrete removals shall extend to the nearest existing joint.
6. All construction shall be performed in accordance with state and local standard specifications for construction.
7. If tree removal occurs during the active oak wilt season, caution is needed to prevent the introduction of oak wilt. if stumps are not removed at the same time as the tree, they must be painted with a wound sealant of latex paint.

NORTH

0 15 30 60

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

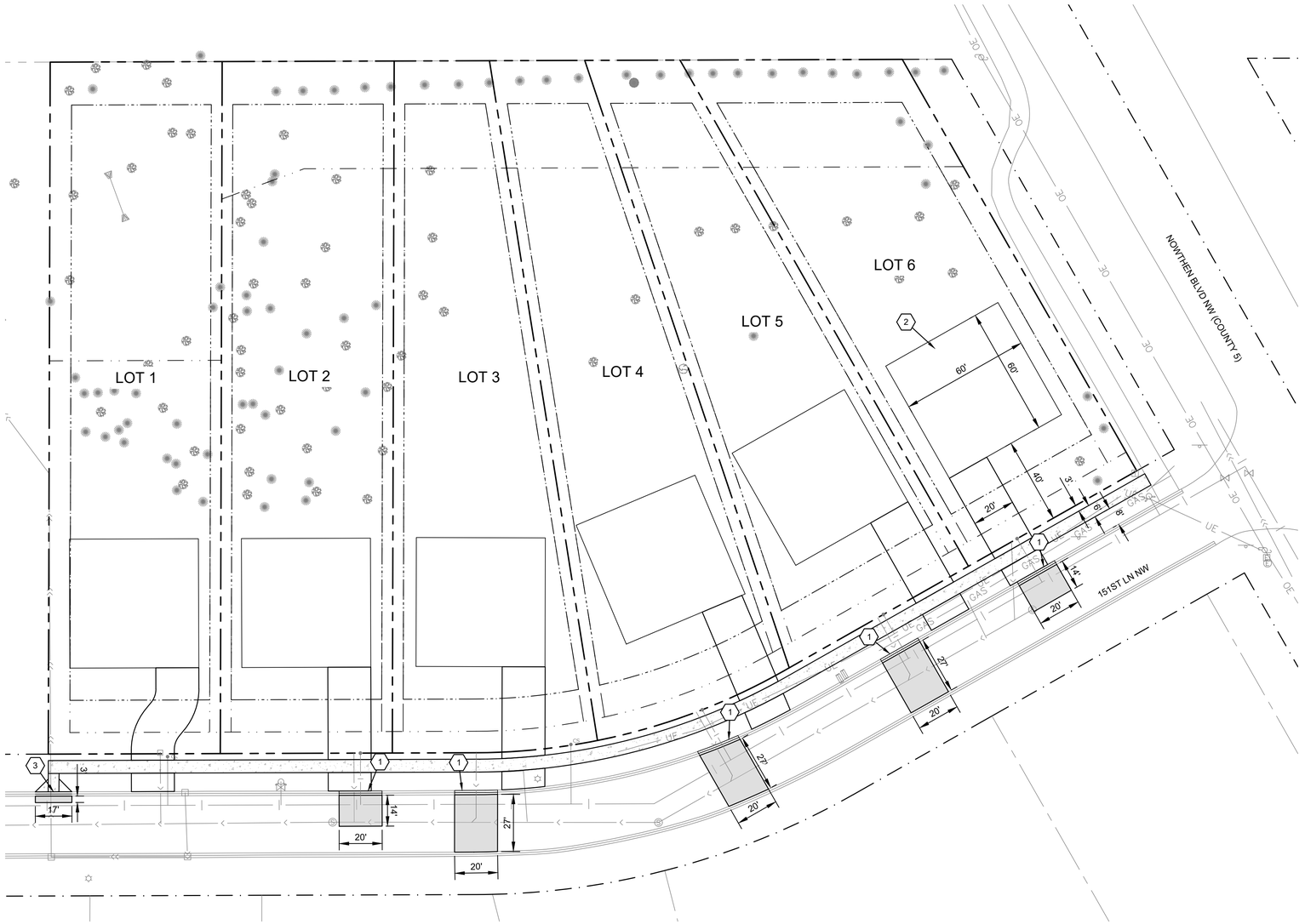
Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title:
DEMOLITION PLAN

Sheet:
C100

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SYMBOL LEGEND

NEW BITUMINOUS PAVEMENT
MATCH EXISTING SECTION
SEE DETAIL 4/C501

NEW CONCRETE SIDEWALK
SEE DETAIL 2/C501

GENERAL

PROPERTY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SETBACK LINE

KEY NOTES

1. NEW SURMOUNTABLE CURB, SEE DETAIL 1/C501 (MATCH EXISTING)
2. HOUSE PAD (TYPICAL). HOUSE SIZE AND ENVELOPE WILL BE DETERMINED AT THE TIME OF HOME CONSTRUCTION. DRIVEWAYS WILL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION. TIMING OF SIDEWALK CONSTRUCTION IS TO BE DETERMINED.
3. NEW PERPENDICULAR PEDESTRIAN RAMP PER MNDOT STANDARD PLATES (SEE DETAIL 1/C503)

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BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
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15156 NOWTHEN BOULEVARD, RAMSEY, MN

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First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

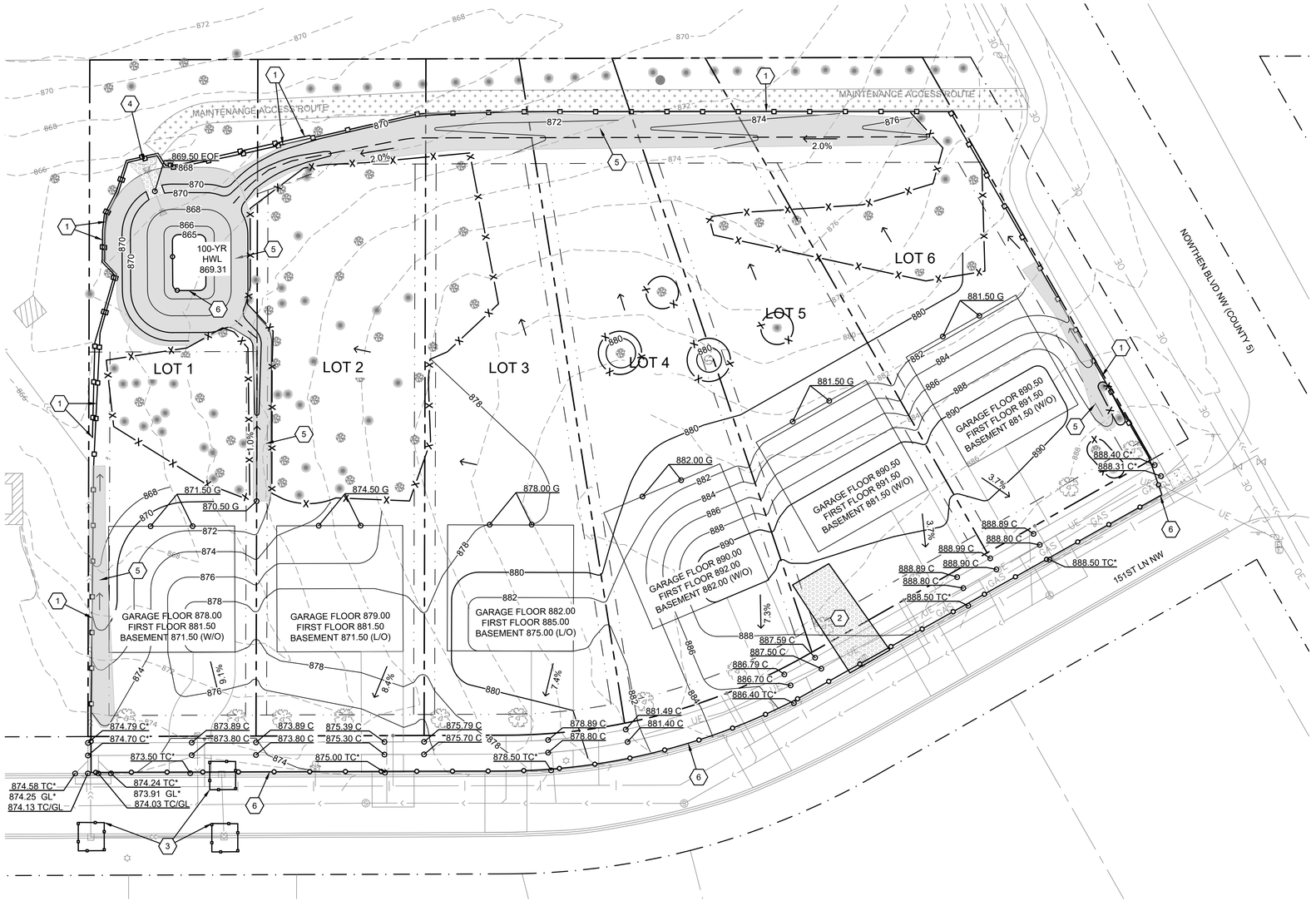
Sheet Title:
SITE PLAN

Sheet:
C200

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KEY NOTES

1. SILT FENCE, SEE DETAIL 1/C500
2. ROCK CONSTRUCTION ENTRANCE, SEE DETAIL 5/C500
3. CATCH BASIN INLET PROTECTION, SEE DETAIL 2/C500
4. RIP RAP, SEE DETAIL 3/C500
5. EROSION CONTROL BLANKET, SEE DETAIL 6/C501
6. SEDIMENT LOG, SEE DETAIL 4/C500



SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- TREE PROTECTION FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION

SPOT ABBREVIATIONS:

950.00 TC / 949.50 GL

C - CONCRETE
G - FINISHED GRADE
TC - TOP OF CURB
GL - GUTTER LINE OF CURB
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Grading of house pads shall be performed at the time of home construction.
2. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
3. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. Grades shown in paved areas represent finish elevation.
5. All disturbed areas to receive 4" of topsoil and seed (see specifications). Topsoil is defined as black dirt composed of unconsolidated material, largely undecomposed organic matter which is suitable foundation for vegetative growth. the composition of topsoil should contain no more than 35% sand content.
6. All construction shall be performed in accordance with state and local standard specifications for construction.
7. Once the infiltration basin has been constructed, an infiltration test shall be performed. The test shall be performed prior to placement of pre-mixed planting medium. If infiltration rates exceed 8.3 in/hr, soil corrections shall be conducted to reduce infiltration rates to below 8.3 in/hr, but not below 0.6 in/hr.
8. A sweper must available to the site within 3 hours notice from the City.
9. Send weekly and 0.5" rainfall event Inspection Reports to the City Inspector.
10. Roof leaders shall direct roof runoff to the back yards to drain the proposed infiltration basin. The roof leaders on lot 1 shall direct roof runoff to the swale between lots 1 and 2.
11. Driveways shall be designed to direct at least 50% of the driveway surface across the turf yard area adjacent to the driveway.

NORTH

0 15 30 60

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White Bear Lake, MN 55110
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PRELIMINARY NOT FOR CONSTRUCTION

Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

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First M. Last, P.E.

Date: 08.14.25 Lic. No.: 25520

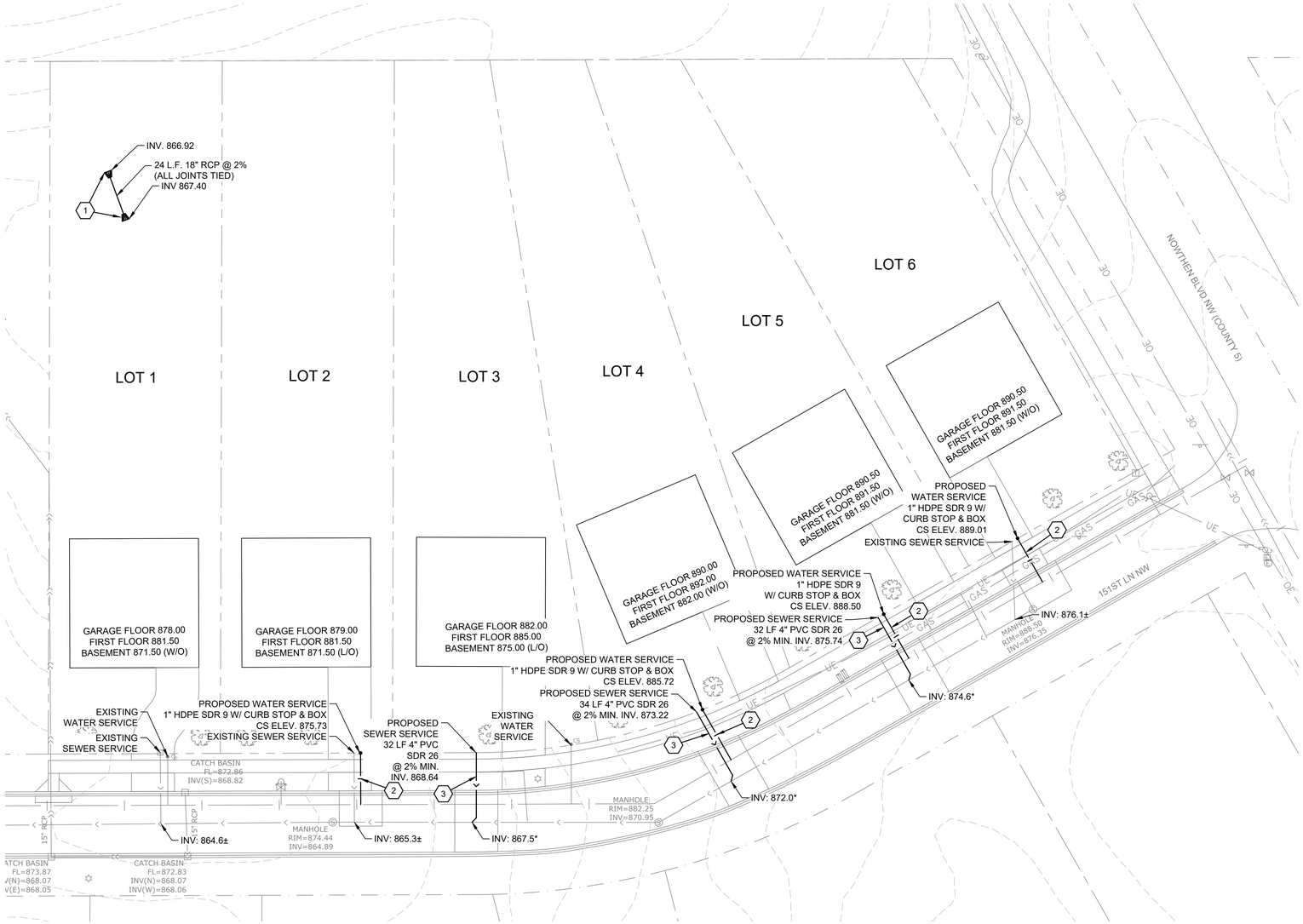
Rev.	Date	Description
	08.14.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.14.25

Sheet Title: GRADING PLAN

Sheet: C300

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SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- TELEPHONE LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- FIBER OPTIC UNDERGROUND LINE
- NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE

KEY NOTES

1. NEW FLARED END SECTION, SEE DETAIL 5/C501
2. NEW WATER SERVICE, SEE DETAIL 7/C500
3. NEW SEWER SERVICE, SEE DETAIL 8/C500

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. Maintain a minimum of 8' of cover over all water lines and sanitary sewer lines. Where 8' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
8. Install water lines 18" above sewers. Where the sewer is less than 18" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
9. See Project Specifications for bedding requirements.

NORTH

0 15 30 60

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Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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PRELIMINARY NOT FOR CONSTRUCTION

Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.

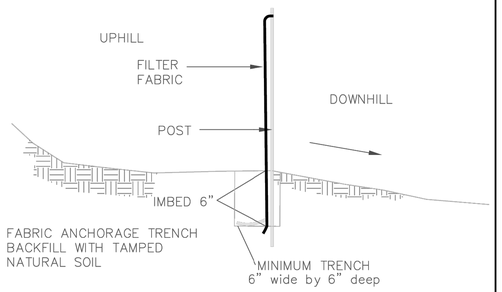
Date: 08.14.25 Lic. No.: 25520

Rev.	Date	Description
	08.14.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.14.25

Sheet Title:
UTILITY PLAN

Sheet:
C400



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

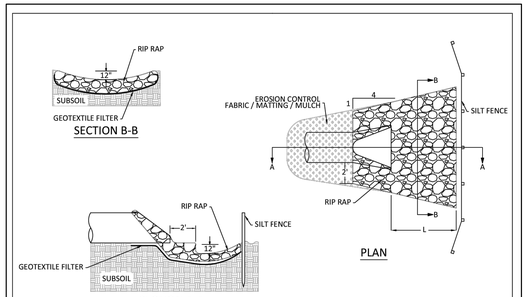
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

1 C500 SILT FENCE INSTALLATION DETAIL

NOT TO SCALE



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS

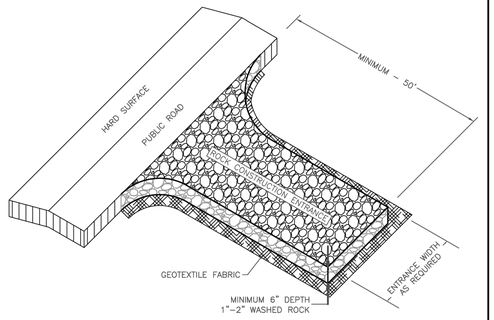
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

COR INFILTRATION
FES 8 88 30 88 58
FES 8A 115 38 125 88

APPROVED: 9 – 2016 MODIFIED: 5 – 2019	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3

3 C500 RIP-RAP AT OUTLETS

NOT TO SCALE



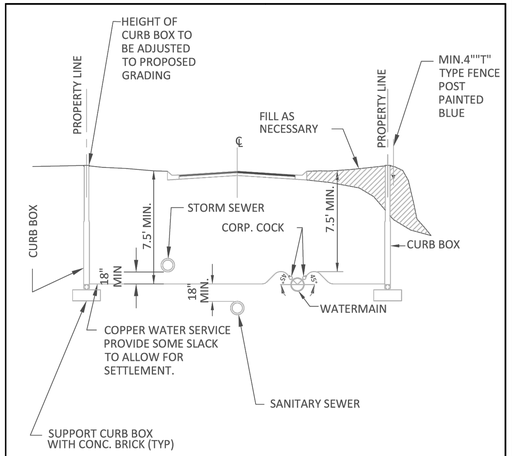
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

5 C500 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



WATER SERVICE

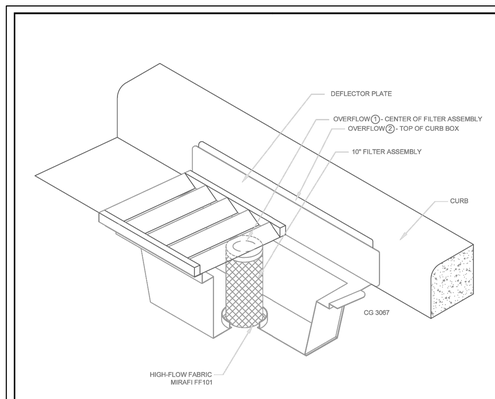
NTS

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

7 C500 RESIDENTIAL WATER SERVICE CONNECTION

NOT TO SCALE



INLET PROTECTION – WIMCO OR EQUAL

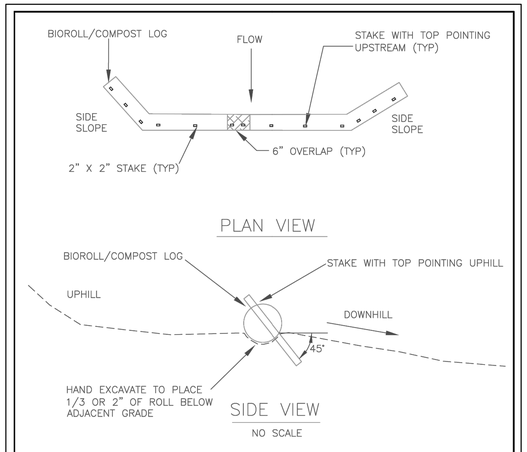
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

2 C500 CATCH BASIN INLET PROTECTION DEVICE

NOT TO SCALE



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

4 C500 SEDIMENT LOG DETAIL

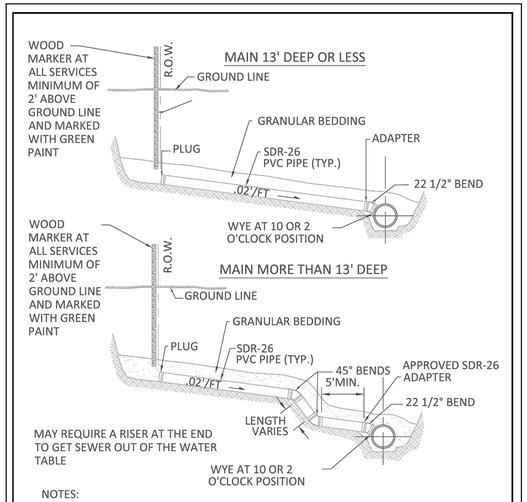
NOT TO SCALE

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

6 C500 TOPSOIL DETAIL

NOT TO SCALE



NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3

8 C500 RESIDENTIAL SANITARY SERVICE CONNECTION

NOT TO SCALE

W:\2025\Civil\12256081 - Brookside Terrace\3. Working Docs\C. Drawing Files\1XXXX - C500 Details.dwg

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3524 Labore Road
White Bear Lake, MN 55110
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Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

PRELIMINARY NOT FOR CONSTRUCTION

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

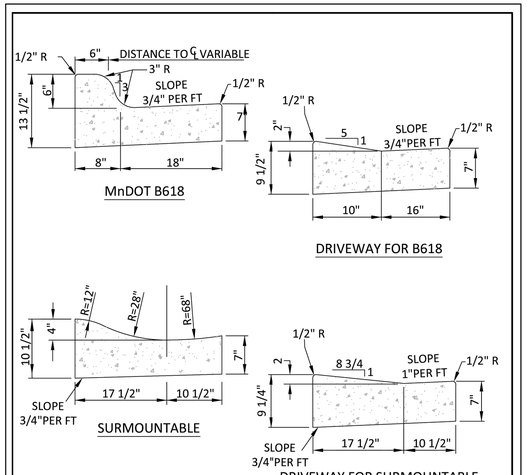
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25
Sheet Title: DETAILS
Sheet: C500



NOTES:

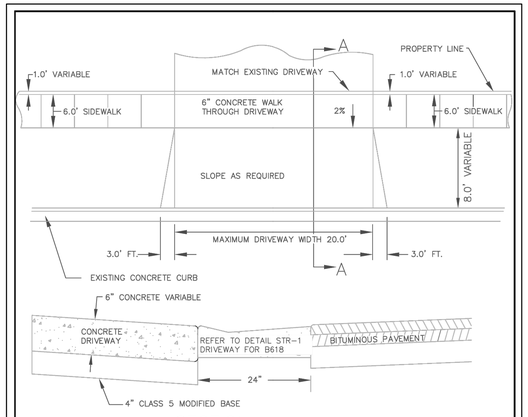
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

APPROVED: 10 - 2024	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

SURMOUNTABLE CURB & GUTTER DETAIL

1 / C501

NOT TO SCALE



SECTION A–A

CONCRETE DRIVEWAY ENTRANCE

NOTES:

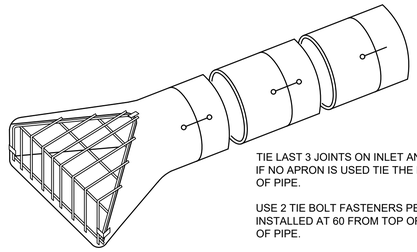
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 - 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19

CONCRETE DRIVEWAY ENTRANCE

3 / C501

NOT TO SCALE



TIE LAST 3 JOINTS ON INLET AND OUTLET. IF NO APRON IS USED TIE THE LAST 3 SECTIONS OF PIPE.

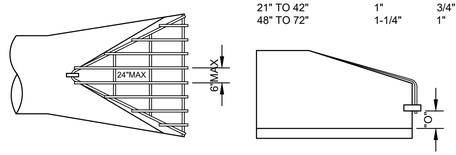
USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 FROM TOP OR BOTTOM OF PIPE.

USE 5/8" TIE FOR PIPE SIZES 12" TO 27".
USE 3/4" TIE FOR PIPE SIZES 30" TO 66".
USE 1" TIE FOR PIPE SIZES OVER 72".

NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 21".

TRASH GUARDS WILL BE REQUIRED ON 18" OR LARGER PIPE.

SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-1/4"	1"	12"

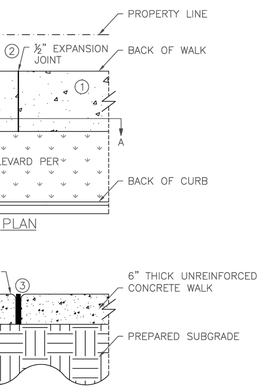


PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

FLARED END SECTION DETAIL

5 / C501

NOT TO SCALE



NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

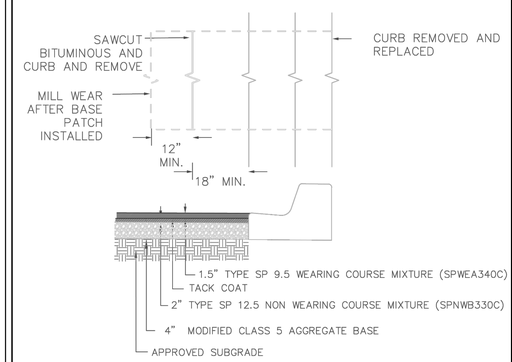
NOT TO SCALE

APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3

CONCRETE SIDEWALK

2 / C501

NOT TO SCALE



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

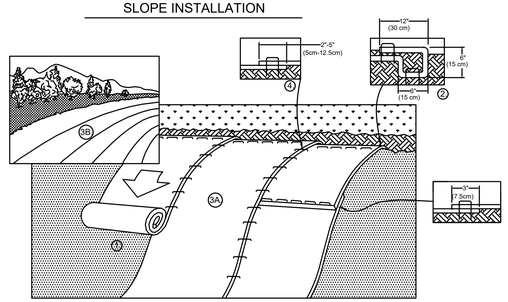
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

BITUMINOUS PAVEMENT SECTION

4 / C501

NOT TO SCALE

SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

EROSION CONTROL BLANKET

6 / C501

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3524 Labore Road
White Bear Lake, MN 55110
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www.larsonengr.com

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Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title: DETAILS

Sheet: C501

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www.romac.com • 1-800-426-9341 SEWER

ROMAC INDUSTRIES, INC. — STYLE "CB"™ SEWER SADDLE



MATERIAL SPECIFICATIONS

CASTINGS: Ductile iron per ASTM 536, Grade 65-45-12. Protected with a yellow shopcoat.

ADJUSTABLE STRAP: 3 1/2" wide, stainless steel per ASTM A240, type 304.

BOLTS: 1/2" UNC rolled thread, 304 stainless steel.

NUTS: Stainless steel per ASTM A194, type 304. Coated to prevent galling.

WASHERS: Stainless steel, type 304 and plastic lubricating washers.

GASKET: SBR per ASTM D2000 MBA 710, compounded for water and sewer service. Other compounds available on request.

CB-4.80UN
PATENT #4494780

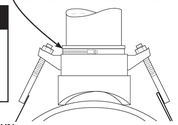
MADE IN U.S.A.

NOM. BRANCH SIZE	NOM. PIPE SIZE	RANGE	BRANCH TYPE	BRANCH O.D.	CATALOG NUMBER	LIST PRICE	ADD-ON EPOXY	APPROX. WEIGHT (lbs.)
4"	6"- 12" 48" strap	[2]6.27 - 14.40 Regular Gasket	PVC Sewer	4.215	CB-4.215	$218.20	$66.37	10 #
			Tyseal	4.28	CB-4.28			
			C.I. Soil-No Hub	4.38	CB-4.38			
			PVC	4.50	CB-4.50			
			Universal [1]	4.20 - 4.80	CB-4.80UN [1]			
			Clay [1]	5.00 - 5.38	CB-5.38 [1]			
	14"- 24" 96" strap	14.40 - 25.80 Large O.D. Gasket	PVC Sewer	4.215	CB-4.215LS	277.47		11 #
			Tyseal	4.28	CB-4.28LS			
			C.I. Soil-No Hub	4.38	CB-4.38LS			
			PVC	4.50	CB-4.50LS			
			Universal [1]	4.20 - 4.80	CB-4.80UNLS [1]			
			Clay [1]	5.00 - 5.38	CB-5.38LS [1]			
	24"- 48" 192" strap	25.80 - 54.00 Large O.D. Gasket	PVC Sewer	4.215	CB-4.215XLS	514.98		13 #
			Tyseal	4.28	CB-4.28XLS			
			C.I. Soil-No Hub	4.38	CB-4.38XLS			
			PVC	4.50	CB-4.50XLS			
			Universal [1]	4.20 - 4.80	CB-4.80UNXLS [1]			
			Clay [1]	5.00 - 5.38	CB-5.38XLS [1]			
6"	8"- 12" 48" strap	[2]8.00 - 14.40 Regular Gasket	PVC Sewer C.I. Soil-No Hub	6.27 - 6.30	CB-6.30	290.88	100.38	12 #
			Universal [1]	6.27 - 6.66	CB-6.66UN [1]			
			Cast Iron-D.I.	6.90	CB-6.90			
			Clay [1]	7.19 - 8.00	CB-8.00 [1]			
	14"- 24" 96" strap	14.40 - 25.80 Large O.D. Gasket	PVC Sewer C.I. Soil-No Hub	6.27 - 6.30	CB-6.30LS	347.34		13 #
			Universal [1]	6.27 - 6.66	CB-6.66UNLS [1]			
			Cast Iron-D.I.	6.90	CB-6.90LS			
			Clay [1]	7.19 - 8.00	CB-8.00LS [1]			
	24"- 48" 192" strap	25.80 - 54.00 Large O.D. Gasket	PVC Sewer C.I. Soil-No Hub	6.27 - 6.30	CB-6.30XLS	584.86		15 #
			Universal [1]	6.27 - 6.66	CB-6.66UNXLS [1]			
			Cast Iron-D.I.	6.90	CB-6.90XLS			
			Clay [1]	7.19 - 8.00	CB-8.00XLS [1]			

[1] CB Sewer Saddles for Universal and Clay pipe include stainless steel hose clamp.
[2] Regular gaskets are NOT interchangeable with large gaskets.

BRANCH SIZE	SIZE	GASKET	SADDLE CASTING	SLIDING BOLT	HOSE CLAMP[1]	STRAP	
4"	6 – 12"	$71.13	$76.51	$26.01	$21.15	REG (48")	$70.56
	14 – 24"	97.02				LS (96")	103.93
	24 – 48"	97.02				XLS (192")	341.46
6"	8 – 12"	125.26	95.05	26.01	22.51		
	14 – 24"	148.35					
	24 – 48"	148.35					

STAINLESS STEEL HOSE CLAMP SUPPLIED FOR UNIVERSAL GASKET



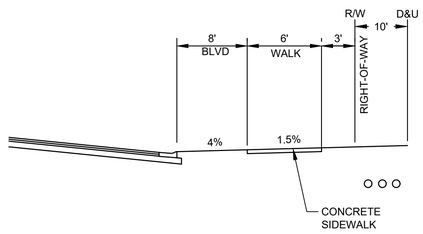
TO ORDER: Specify catalog number.
EXAMPLE: To fit 4" branch to 6" -12" nominal pipe with branch 4.20 - 4.80, order **CB-4.80UN**

Manufactured with Domestic and Import material. For Domestic requirements please contact our Quotations Department.
JANUARY 10, 2022

7-5

SEWER

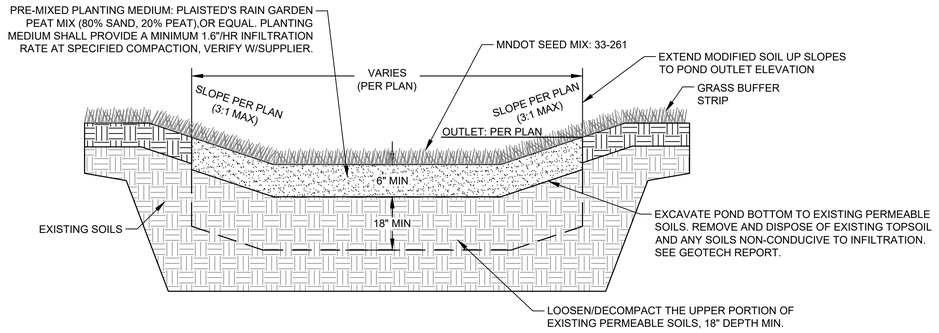
1 C502 SEWER SERVICE CONNECTION
NOT TO SCALE



3 C502 TYPICAL BOULEVARD SECTION
NOT TO SCALE

BASIN CONSTRUCTION NOTES:

1. ALL SOILS WITHIN INFILTRATION AREAS SHALL BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION TRAFFIC. AREAS SHALL BE STAKED AND MARKED OFF, WITH ONLY LOW IMPACT EQUIPMENT (TRACKED OR SIMILAR) ALLOWED.
2. TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE LOCATED AWAY FROM PLANNED INFILTRATION AREAS TO MINIMIZE NATIVE SOIL DISTURBANCE AND POTENTIAL SEDIMENT DEPOSITS.
3. INSTALL TEMPORARY EROSION CONTROL (SILT FENCE OR EQUAL) AROUND ALL INFILTRATION AREAS TO PREVENT SEDIMENT ENTRY DURING CONSTRUCTION. TEMPORARY EROSION CONTROL SHALL REMAIN UPSTREAM UNTIL SATISFACTORY TURF ESTABLISHMENT. FINAL BASIN GRADING AND PLANTING MEDIUM PLACEMENT SHALL NOT OCCUR UNTIL PERIMETER BMP'S ARE IN PLACE.
4. PROVIDE AN AS BUILT TOPOGRAPHIC SURVEY OF THE EXCAVATION BOTTOM, BERM, OUTLET ELEVATION, FLARED END SECTION, AND STORM STRUCTURES PRIOR TO FINAL SEEDING AND RESTORATION TO VERIFY CORRECT SLOPES AND DEPTHS. FINAL RESTORATION SHALL NOT BE PERFORMED UNTIL TOPOGRAPHIC SURVEY IS REVIEWED AND APPROVED BY THE ENGINEER.



2 C502 INFILTRATION BASIN CROSS SECTION DETAIL
NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

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3524 Labore Road
White Bear Lake, MN 55110
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www.larsonengr.com

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Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.
Date: 08.13.25 Lic. No.: 25520

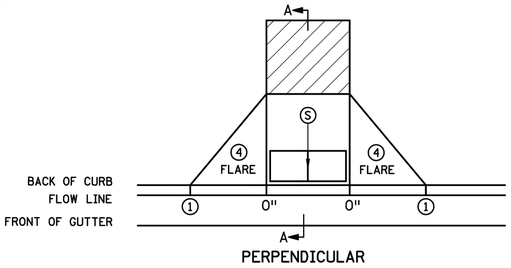
Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

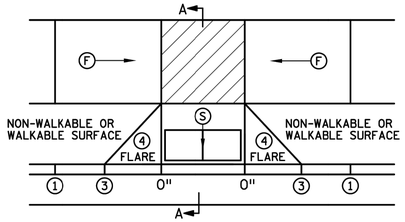
Sheet Title:
DETAILS

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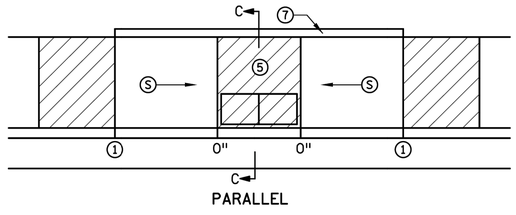
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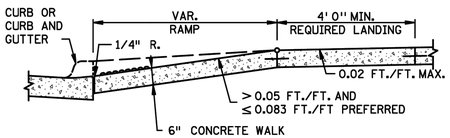
PERPENDICULAR



TIERED PERPENDICULAR

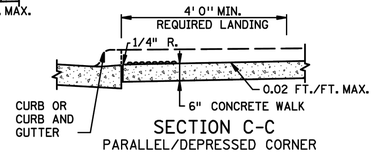


PARALLEL



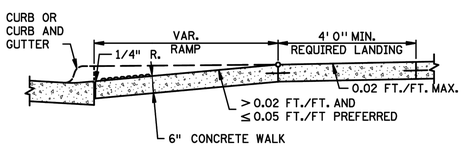
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



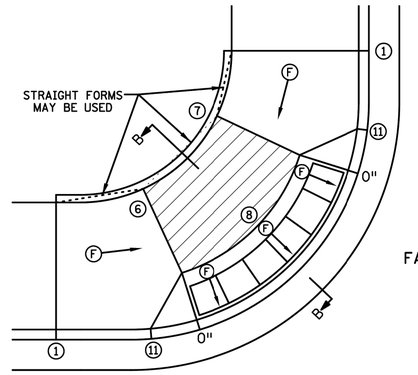
SECTION C-C

PARALLEL/DEPRESSED CORNER

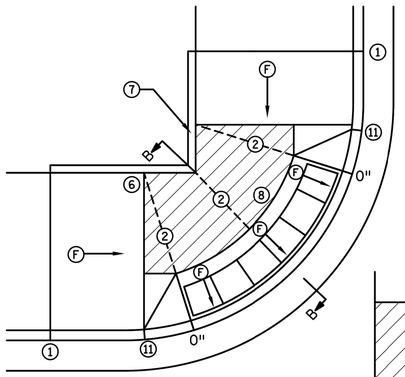


SECTION B-B

FAN

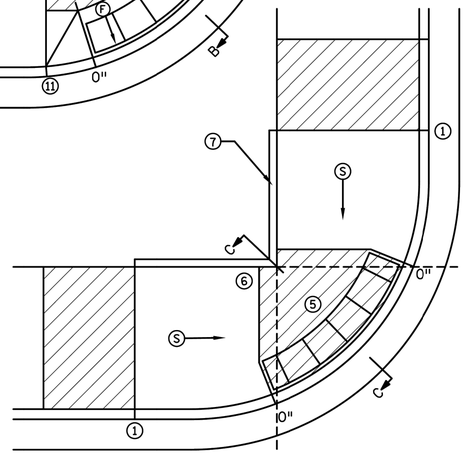


FAN⑩

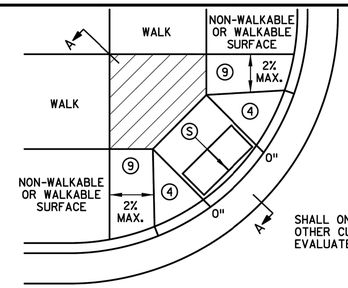


MODIFIED FAN⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.

② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.

③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.

④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)

⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.

⑨ PAVE FULL WALK WIDTH.

⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY J. PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS J. STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

1 C503 PEDESTRIAN RAMP DETAIL

NOT TO SCALE

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PRELIMINARY NOT FOR CONSTRUCTION

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Rev.	Date	Description
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Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title: DETAILS

Sheet: C503

PROJECT SPECIFIC SWPPP INFORMATION:

I. GENERAL CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: BROOKSIDE TERRACE
PROJECT LOCATION: 15156 NOWHEN BLVD NW
RAMSEY, MN 55303

PROJECT CONTACTS
OWNER: RON SIVIGNY
1971 208TH LANE NW
OAK GROVE, MN 55011
CONTACT: 612-919-4812
BROOKSIDECONSTINC@GMAIL.COM

ENGINEER: LARSON ENGINEERING, INC.
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110
CONTACT: TOM HERKENHOFF, P.E., 320-428-5824,
THERKENHOFF@LARSONENGR.COM

CONTRACTOR: COMPANY **(TBD)**
ADDRESS
CITY, STATE, ZIP
CONTACT: NAME, PHONE, EMAIL

CITY WHERE WORK WILL TAKE PLACE: RAMSEY, MN
COUNTY WHERE WORK WILL TAKE PLACE: ANOKA

LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 45° 14' 45" N, 93° 24' 57" W

PROJECT TYPE (CIRCLE ONE): (RESIDENTIAL) COMMERCIAL/INDUSTRIAL

ROAD CONSTRUCTION RESIDENTIAL & ROAD CONSTRUCTION

OTHER (DESCRIBE): _____

DATES OF CONSTRUCTION (ESTIMATED):
Construction start date: 09/2025
Construction completion date: 06/2026

PROJECT DESCRIPTION:
This project will consist of the construction of a 6 new lots from an existing 3.2 acre parcel. The lots will have access from existing 151st Lane NW. The project will include lot grading, sidewalk, sanitary and water services, stormwater basin, and restoration.

PROJECT LIMITS:
See the project plans, in particular the grading & erosion control plans, for site disturbance limits.

SITE DISTURBANCE SUMMARY (to nearest tenth acre)**:**
Total number of acres to be disturbed: 2.0
Pre-Construction acres of impervious: 0.1
Post-Construction acres of impervious: 0.7
Total new impervious acres: 0.6

II. RECEIVING WATERS

RECEIVING WATERS (WITHIN ONE MILE OF PROJECT PROPERTY EDGE):

NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
unnamed wetland	wetland	No	No

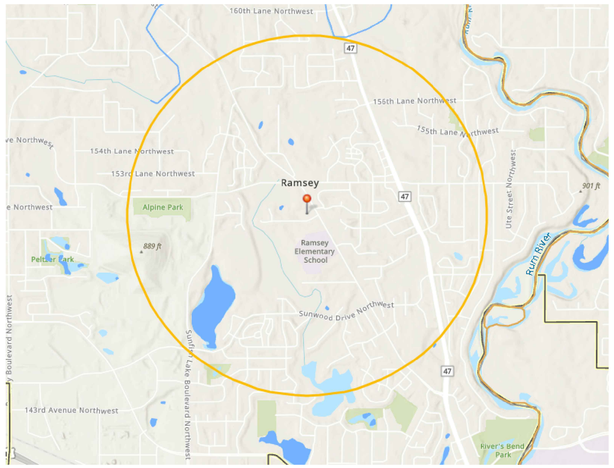
TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS
N/A

IDENTIFY WETLAND IMPACTS:
1. Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a stormwater pond?
   No.
   If yes, describe impacts and mitigation measures that were taken to address the impacts and include copies of permits or approvals from an official state wide wetland program issued specifically for this project or site:
   N/A

ENVIRONMENTALLY SENSITIVE AREAS:
1. Identify adjacent public waters where the MN DNR has declared "work in water restrictions" during fish spawning timeframes:
   None identified.

2. Describe any stormwater mitigation measures that will be implemented, as a result of an environmental review, endangered or threatened species review or archeological site review:
   N/A

PROJECT LOCATION AND RECEIVING WATERS MAP:



III. PROJECT PLANS AND SPECIFICATIONS

Refer to the project plans, specifications, geotechnical report, and stormwater calculations which depict various features that are relevant to this project. Such features may include, but are not limited to, the following:

- Project location and construction limits.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.)
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Locations of all temporary and permanent erosion control and sediment control best management practices (BMP's).
- Buffer zones as required in item 9.17 and 23.11 of the permit.
- Locations of potential pollution-generating activities identified in Section 12 of the permit.
- Standard details for erosion and sediment control BMP's to be installed at the site.

The anticipated erosion prevention and sediment control BMP quantities needed for the life of this project include the following. These quantities are estimated only and shall be verified by the Contractor.

BMP	Estimated Quantity	Final Quantity
Rock Construction Entrance	1 EA	_____
Silt Fence	860 LF	_____
Inlet Protection	3 EA	_____
Bioroll	580 LF	_____
FES Outlet Rip-Rap	1 EA (size per plan)	_____
Turf Seeding	2.0 ACRE	_____
Erosion Blanket	1,250 SY	_____

SOIL INFORMATION

Refer to geotechnical report for site specific soil information.

TEMPORARY SEDIMENT CONTROL (SITE SPECIFIC ITEMS)

1. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location, or 5 acres or more if the site is located within 1 mile of a special or impaired water?
   No.
   If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Section 14.
   N/A
2. Will the project include dewatering, basin draining?
   No.
   If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Section 10 of the permit):
   N/A. Based on soil boring results, dewatering is not anticipated.

3. Will the project include use of filters for backwash water?
   No.
   If yes, describe how filter backwash water will be managed on the site or properly disposed of:
   N/A

PERMANENT STORMWATER MANAGEMENT (SITE SPECIFIC ITEMS)

1. Will the project result in one acre or more of new impervious surface or result in one acre or more of new impervious in total if the project is part of a larger plan of development?
   No.
   If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (Section 15) through infiltration unless prohibited due to one of the reasons in item 16.14 through 16.21. If infiltration is prohibited, identify other methods of stormwater treatment used (e.g. filtration, wet sedimentation basin, regional ponding, or equivalent method):
   One (1) new infiltration basin is proposed as part of the project to provide the required water quality volume from the total new and fully reconstructed impervious areas.

2. Attach design parameters for the planned permanent stormwater management system, including volume calculations, discharge rate calculations, construction details including basin depth, outlet configurations, location, design of pre-treatment devices, and timing for installation.
   See the project plans and stormwater calculations.

3. For infiltration systems, provide at least one soil boring, test pit, or infiltrometer test in the location of the infiltration practice for determining infiltration rates.
   See the geotechnical evaluation reports contained within the stormwater calculations. Additional in-field testing and geotechnical observations are planned during construction to verify soil characteristics at the proposed basin location.

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.
   N/A

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. Install stabilized rock construction entrances.
2. Install perimeter erosion control BMP's (silt fence, bio-logs, etc).
3. Install temporary construction fencing at infiltration areas and other areas not be disturbed.
4. Install inlet protection throughout project area and downstream inlets.
5. Construct temporary sediment basins/traps as necessary.
6. Strip and stockpile topsoil.
7. Complete rough grading of site.
8. Stabilize denuded areas and stockpiles.
9. Install site utilities.
10. Install temporary inlet protection at newly installed catch basins/inlets.
11. Install curb and gutter and pavement sections.
12. Place topsoil and final grading of areas to be vegetated.
13. Remove accumulated sediment from basins / ponds.
14. Final grade pond and infiltration areas, including soil de-compaction as specified.
15. Complete stormwater basin as-built surveys (as required by project specifications and/or local jurisdictional authorities).
16. Complete permanent stabilization including plantings, seeding, and mulch.
17. Upon completion of construction activity and satisfactory vegetation establishment, remove remaining temporary erosion and sediment control BMPs.
18. Reseed / restore any areas disturbed during BMP removal.

SEEDING NOTES AND REQUIREMENTS:

1. The Contractor is responsible to salvage and preserve existing topsoil as necessary for final stabilization. All topsoil to be salvaged and re-used shall be processed as necessary to meet project specifications.
2. Prior to final seeding, all areas to be vegetated shall be scarified/decompacted and amended as specified in the plans and specifications.
3. Unless otherwise noted, all seed mixes and applications shall be in accordance with MNDOT Seeding Manual, latest edition.
4. See the project plans and specifications for seed mixtures, mulch, slope stabilization, and all other landscaping requirements.

FINAL STABILIZATION:

Ensure Final Stabilization of the site. Final Stabilization is not complete until all of the following requirements are complete:

1. All soil disturbing activities at the site have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth over the entire pervious surface area, or other equivalent means necessary to prevent soil erosion under erosive conditions.
2. The permanent stormwater management system is constructed and operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
3. All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence, bio-logs, etc.) have been removed from the site. BMPs designed to decompose on site may be left in place.
4. Upon correction of all erosion and sediment items and achieving vegetative cover, temporary erosion prevention and sediment control BMPs will be removed and properly disposed/recycled.
5. Within 30 days of final stabilization, a notice of termination shall be submitted to the MPCA (see Permit Termination Req's) .

GENERAL SWPPP NOTES:

1. The Contractor and all Subcontractors involved with construction activity that disturbs soil, or implements a pollution control measure as part of the Storm Water Pollution Prevention Plan (SWPPP) for this project, must comply with the requirements of the National Pollution Discharge Elimination System (NPDES) / State Disposal System (SDS) Program, General Permit MNR10001, Dated August 1, 2023.

2. The Contractor and all Subcontractors shall be responsible for reviewing the NPDES Permit in its entirety, to ensure that all SWPPP measures are in place and permit requirements fulfilled throughout the duration of the project.

SWPPP TRAINING (SECTION 21):

SWPPP PREPARER:
COMPANY: LARSON ENGINEERING, INC.
CONTACT: TORRY KRAFTSON, 651-260-5159, TKRAFTSON@LARSONENGR.COM
COURSE, INSTRUCTOR: DESIGN OF SWPPP, ONLINE COURSE
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
EXPIRATION: MAY 31, 2027

SWPPP CONTACT:
CONTRACTOR: **(TBD)**
CONTACT: NAME, PHONE, EMAIL
COURSE, INSTRUCTOR:
TRAINING ENTITY:
EXPIRATION:

This SWPPP was prepared by personnel certified in design of construction SWPPP's as listed above. Copies of respective certifications are available upon request. In accordance with Section 21 of the permit, the following individuals must receive training, and the content and extent of the training is commensurate with the individual's job duties and responsibilities with regard to activities covered under the permit:
a. Individuals preparing the SWPPP for the project.
b. Individuals overseeing implementation of, revising and/or amending the SWPPP, and individuals performing inspections for the project.
c. Individuals performing or supervising the installation, maintenance and repair of BMP's.

Individuals must receive training from local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater treatment and the MN NPDES/SDS Construction Stormwater permit. Individuals shall attend a refresher-training course every three (3) years.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. Unless otherwise directed, the Contractor shall obtain the MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. The Owner and Contractor are Permittee(s) as identified by the NPDES permit.
3. The Contractor shall be responsible for all on-site implementation of the SWPPP, including all Subcontractor activities.
4. The Contractor shall provide knowledgeable and experienced person(s) in the application, installation, and maintenance of Erosion and Sediment Control BMP's throughout the project.
5. The Contractor shall provide person(s) meeting the training requirements of the NPDES permit to conduct inspection and maintenance of all erosion prevention and sediment control BMP's in accordance with permit requirements. One of these individuals must be available for an on-site inspection within 72 hours upon request by the MPCA.
6. The Contractor shall provide training documentation for all individual(s) required by the permit. This training documentation shall be recorded in the SWPPP prior to construction, or as soon as personnel for the project have been determined. Documentation shall include:
   a. Names of personnel associated with the project required to be trained (as listed above and under Section 21 of the permit).
   b. Dates of training, name of instructor, and entity providing training.
   c. Content of training course or workshop including number of hours of training.

INSPECTIONS AND MAINTENANCE:

1. The Contractor shall provide person(s) meeting the training requirements to conduct inspection and maintenance of all erosion prevention and sediment control BMP's under this project in accordance with permit requirements.
2. An example MPCA construction stormwater checklist can be found at the link below. Note: This template inspection report does not address all aspects of the NPDES Permit. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the full permit requirements.

   https://www.pca.state.mn.us/sites/default/files/wq-strm2-36.docx

RECORDS RETENTION:

The SWPPP, including all changes/amendments, and inspections and maintenance records shall be kept on site during normal working hours by individuals who have operational control of that portion of the site.

All Owner(s) shall keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the NOT as outlined in Section 4:
a. The Final SWPPP;
b. Any other stormwater related permits required for the project;
c. Records of all inspection and maintenance conducted during construction;
d. All permanent operation and maintenance agreements that have been implemented, including all Right-Of-Way, Contracts, Covenants, and other binding requirements regarding perpetual maintenance; and
e. All required calculations for design of the temporary and permanent stormwater management systems.

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Checked By: TJH
Issue Date: 08.13.25

Sheet Title:
SWPPP

Sheet:
C600

GENERAL SWPPP REQUIREMENTS AND NOTES:

SWPPP AMENDMENTS (SECTION 6):

1. One of the individuals described in item 21.2.a or 21.2.b of the permit or another qualified individual must complete all SWPPP changes. Changes involving the use of less stringent BMPs must include a justification describing how the replacement BMP is effective for the site characteristics.
2. The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater.
3. The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significnatly minimizing the iscHARge of pollutants to surface waters or groundwater or the discharges are cuasing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2 or the SWPPP is not consistend with the ofjectives of the USEPA approved TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. All BMPs identified in the SWPPP document and construction plans shall be selected, installed, and maintained in an appropriate and functional manner in accordance with relevant manufacturer specifications and accepted engineering practices.
2. Do not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with Section 11.

TEMPORARY EROSION PREVENTION PRACTICES (SECTION 8)

1. Prior to beginning any construction work at the site, locations of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence, snow fence, etc.) throughout the project site.

2. Minimize the need for disturbance of portions of the project with steep slopes. For those sloped areas which must be disturbed, use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).

3. Stabilize all exposed soil areas (including stockpiles). Stabilization must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days (or 7 days if within one mile of an identified impaired water). Stabilization must be completed no later than 14 calendar days (or 7 days if within one mile of an identified impaired water) after the construction activity has ceased.

4. Stabilization is not required on constructed base components of roads, parking lots, and similar surfaces. Stabilization is not required on temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) but sediment controls must be placed at the base of the stockpile.

5. For Public Waters that the Minnesota Department of Natural Resources has promulgated “work in water restrictions” during specified fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete the stabilization activities within 24 hours during the restriction period.

6. Stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge. Stabilize remaining portions of temporary or permanent ditches or swales within 14 calendar days (or 7 days if within one mile of an identified impaired water) after connecting to a surface water or property edge and construction in that portion of the ditch temporarily or permanently ceases.

7. Temporary or permanent ditches or swales being used as sediment containment systems during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized during the temporary period of use as a sediment containment system. These areas must be stabilized within 24 hours after no longer being used for as a sediment containment system.

8. Applying mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices is not acceptable within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

9. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water or permanent stormwater treatment system.

10. Route water around unstabilized areas on the site and to reduce erosion, unless infeasible. Use erosion controls and velocity dissipation devices such as check dams, sediment traps, riprap, or grouted riprap at outlets within and along the length of any constructed stormwater conveyance channel, and at any outlet, to provide a non-erosive flow velocity, to minimize erosion of channels and their embankments, outlets, adjacent stream banks, slopes, and downstream waters during discharge conditions.

11. Unless infeasible due to lack of pervious or vegetated areas, direct discharges from BMPs to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. Use velocity dissipation devices if necessary to prevent erosion when directing stormwater to vegetated areas.

12. Infiltration areas shall not be excavated until all upstream areas have been stabilized and/or upstream BMPs are in place to properly prevent sediment deposition. Only low impact equipment shall be allowed in infiltration areas which shall be clearly identified, staked, and marked/fenced off.

13. Project phasing shall be implemented to ensure land disturbance and temporary erosion control measures can be effectively inspected and maintained throughout the duration of the project in accordance with the Inspection and Maintenance requirements of Section 11.

TEMPORARY SEDIMENT CONTROL PRACTICES (SECTION 9)

1. Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practices must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been established.

2. If downgradient sediment controls become overloaded, based on frequent failure or excessive maintenance requirements, additional upgradient sediment control practices or redundant BMPs shall be installed to eliminate the overloading concerns. All changes shall be recorded in the SWPPP.

3. Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions.

4. A floating silt curtain placed in the water is not an acceptable sediment control BMP except when working on a shoreline or below the waterline. Immediately after construction activity (e.g., installation of rip rap along the shoreline) in that area is complete, upland perimeter control practices shall be installed if exposed soils still drain to a surface water.

5. Re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. Complete any short-term activity that requires removal of sediment control practices as quickly as possible and re-install sediment control practices before the next precipitation event even if the short-term activity is not complete.

6. All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MnDOT engineer).The Permittee(s) must document the need for removal in the SWPPP.

7. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in any natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.

8. Where vehicle traffic leaves any part of the site (or onto paved roads within the site) install a vehicle tracking BMP to minimize the track out of sediment from the construction site. Examples of vehicle tracking BMPs include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems. Use street sweeping if such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street.

9. The Permittee(s) must install temporary sedimentation basins as required in accordance with permit requirements.

10. Minimize soil compaction by restricting vehicle access in areas where final vegetative stabilization will occur, unless otherwise infeasible.

11. Discharges from BMPs shall be directed to vegetated areas unless infeasible.

12. Preserve a 50 foot natural buffer or (if a buffer is infeasible on the site) provide redundant (double) perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water.

13. Perimeter sediment controls shall be installed at least 5 feet apart unless limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, the reasons for which shall be recorded in the SWPPP.

14. The use of polymers, flocculants, or other sedimentation treatment chemicals, if used on the project, shall be used in accordance with accepted engineering practices, dosing specifications, and sediment removal design specifications provided by the product manufacturer or supplier. Use conventional erosion and sediment controls prior to the chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control system which allows or filtration of settlement of the floc prior to discharge.

15. If the proposed project as shown on the plans has 10 or more acres draining to a common location or 5 acres or more if the site is within one mile of a special or impaired water (as identified in Section II - Receiving Waters and Environmentally Sensitive Areas), then a temporary sediment basin must be constructed as shown on the plans. Temporary sediment basins will have a minimum of 3,600 cubic feet of storage per acre draining to the basin. The basin outlet shall provide for discharging water from the surface to minimize discharging of pollutants. A stabilized emergency overflow shall be constructed.

DEWATERING AND BASIN DRAINING (SECTION 10)

1. Discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sediment basin on the project site unless infeasible. Discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that nuisance conditions will not result from the discharge. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties.

2. Discharge water that contains oil or grease, must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbents pads) prior to discharging the water.

3. All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or downslope properties, erosion or scour in the immediate vicinity of discharge points, or inundation in wetlands causing significant adverse impact to the wetland.

4. The use of filters with backwash water, haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. Discharge backwash water to the sanitary sewer if permission is granted by the sanitary sewer authority. Replace and clean the filter media used in dewatering devices when required to retain adequate function.

INSPECTIONS AND MAINTENANCE (SECTION 11)

1. Owner and Contractor shall ensure that a trained person (as identified in item 21.2.b) of the permit will inspect the entire construction site at a minimum:
   - Once every seven (7) days during active construction, and
   - Within 24 hours after a rainfall event greater than 1/2 inch in 24 hours

2. Inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified below. Investigate and comply with the following Inspection and Maintenance requirements:

   a. All perimeter control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or thereafter as soon as field conditions allow access.
   b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
   c. Inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during operation.
   d. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition during each inspection. Remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. Use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. Contact all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.
   e. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24 hours of discovery, or if applicable, within a shorter time.
   f. Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

3. Inspection frequency adjustment:
   a. Inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
   b. where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site, inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. The MPCA may require inspections to resume if conditions warrant; or
   c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first.

4. All inspections and maintenance activities within 24 hours of being conducted must be recorded and retained in the SWPPP. These records must include:
   a. Date and time of inspections
   b. Name of person(s) conducting inspections
   c. Findings of inspections, including the specific location where corrective actions are needed
   d. Corrective actions taken (including dates, times, and party completing maintenance activities)
   e. Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
   f. If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
   g. Any amendments to the SWPPP proposed as a result of the inspection must be documented within seven (7) calendar days.

4. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area. All infiltration areas must be inspected to ensure that equipment is not being driven across the infiltration area.

POLLUTION PREVENTION MANAGEMENT MEASURES (SECTION 12)

Implement the following pollution prevention management measures on the site:

1. Storage, Handling, and Disposal of Construction Products, Materials, and Wastes shall comply with the following to minimize the exposure to stormwater of any of the products, materials, or wastes. Products or wastes which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement:

   a. Building products that have the potential to leach pollutants must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with stormwater.
   b. Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
   c. Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
   d. Solid waste must be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
   e. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

2. Fueling and Maintenance of Equipment or Vehicles; Spill Prevention and Response: Take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. Conduct fueling in a contained area unless infeasible. Ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

3. Vehicle and equipment washing: Wash the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site. Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. Properly use and store soaps, detergents, or solvents. No engine degreasing is allowed on site.

4. Concrete and other washouts waste: Provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

PERMIT TERMINATION (SECTIONS 4 AND 13)

1. Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete.

2. Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under the permit terminates at midnight on the submission date of the NOT.

3. Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
   a. Construction activity has ceased for at least 90 days; and
   b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
   c. on areas where construction activity is not complete, permanent cover has been established; and
   d. the site complies with items 13.3 through 13.7 of the permit.

   After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activity of one (1) or more acres in size.

4. Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner canceled the project.

5. Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces or the base of a sand filter.

6. Permittees must clean the permanent stormwater system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 of the permit and is operating as designed.

7. Permittees must remove all sediment from conveyance systems prior to submitting the NOT.

8. Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. BMPs designed to decompose on-site may be left in place.

9. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.

10. For construction projects on agricultural land (e.g., pipelines across cropland), disturbed land must be returned to its preconstruction agricultural condition prior to submitting the NOT.

11. When submitting the NOT, permittees must include either ground or aerial photographs showing vegetative cover requirements have been met as listed above. All submitted photographs shall include the date and specific site location.

LONG TERM OPERATION AND MAINTENANCE:

1. Upon the completion of construction activity and NPDES permit termination, in accordance with Sections 4 and 13, the Property Owner shall become the responsible party for long term operation and maintenance (O&M) of all permanent stormwater management features under this project.

2. All associated operations, inspections, maintenance, and record keeping shall be performed by trained individual(s) familiar with the site stormwater management system.

3. Record keeping of inspections and maintenance items shall be maintained by the Owner in accordance with applicable Maintenance Agreements/Declarations as required by local jurisdictional authorities.

Larson Engineering, Inc.
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White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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PRELIMINARY NOT FOR CONSTRUCTION

Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title:
SWPPP

Sheet:
C601

TREE INVENTORY/REMOVAL EXHIBIT

~for~ BROOKSIDE CONSTRUCTION, INC.
~of~ BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD
RAMSEY, MN 55303

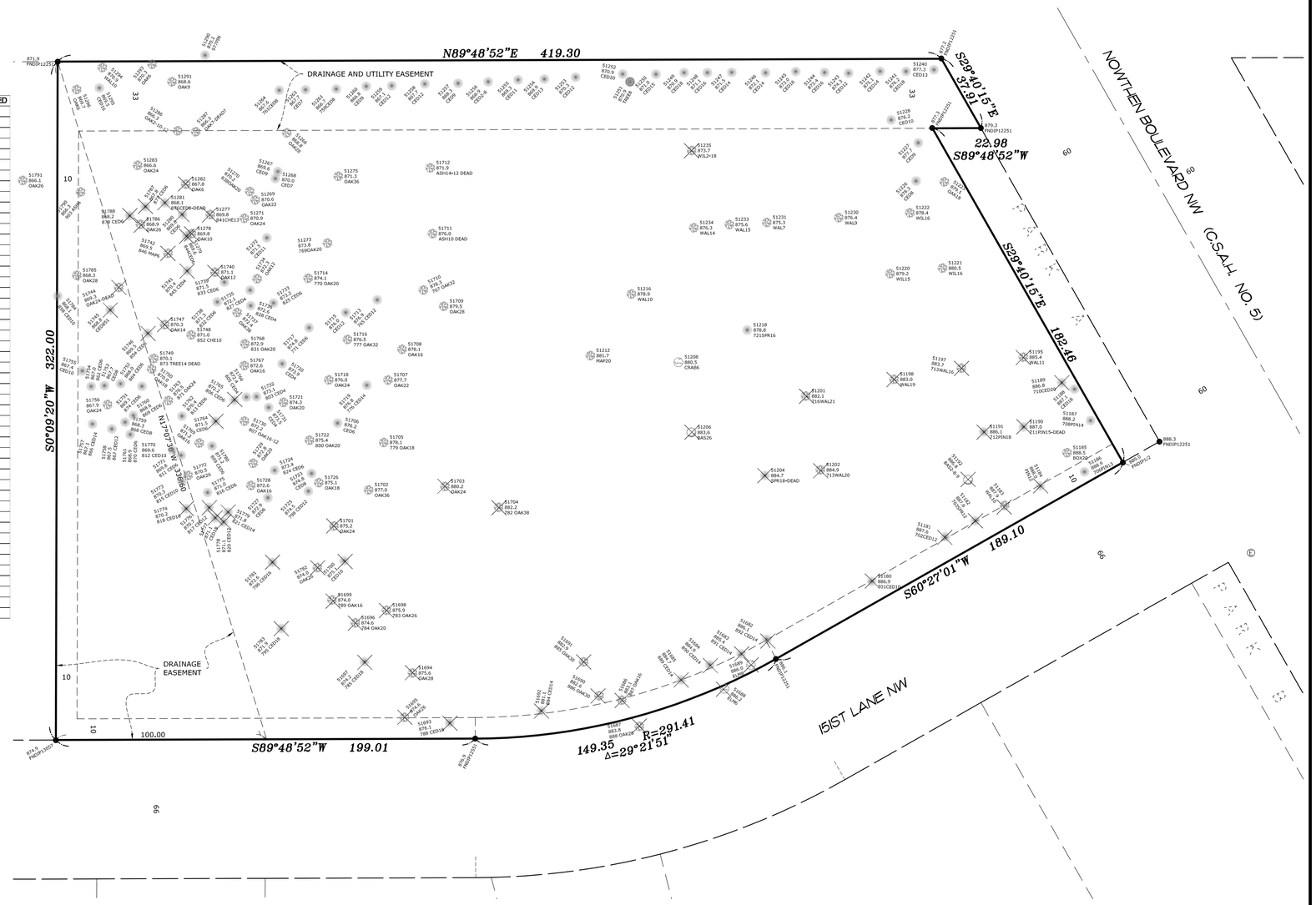
NORTH

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

POINT NUMBER	SPECIES	CALIPER	TO BE REMOVED
51180	CEDAR	10	X
51181	CEDAR	12	X
51182	SPRUCE	12	X
51183	WALL	10	X
51184	PINE	12	X
51185	BOX	20	
51186	PINE	13	
51187	PINE	14	
51188	CEDAR	18	
51189	CEDAR	20	X
51190	PINE	15	X
51191	PINE	18	X
51192	BASS	8	
51192	BASS	9	X
51195	WALL	11	X
51197	WALL	16	X
51198	WALL	19	X
51201	WALL	21	X
51202	WALL	20	X
51204	SPRUCE	18	X
51206	BASS	26	X
51208	CRAB	6	
51212	MAPLE	20	
51216	WALL	10	
51218	SPRUCE	16	
51220	WILL	15	
51221	WILL	16	
51222	WILL	16	
51223	OAK	18	
51226	CEDAR	8	
51227	CEDAR	9	
51228	CEDAR	10	
51230	WALL	9	
51231	WALL	7	
51233	WALL	15	
51234	WALL	14	
51235	WILL	18	X
51240	CEDAR	13	
51241	CEDAR	18	
51242	CEDAR	14	
51243	CEDAR	12	
51244	CEDAR	16	
51245	CEDAR	16	
51246	CEDAR	14	
51247	CEDAR	14	
51248	CEDAR	16	
51249	CEDAR	18	
51250	CEDAR	15	
51251	TREE	8	
51252	CEDAR	20	
51253	CEDAR	12	
51254	CEDAR	13	
51255	CEDAR	11	
51256	CEDAR	2	
51256	CEDAR	8	
51257	CEDAR	9	
51258	CEDAR	12	
51259	CEDAR	12	
51260	CEDAR	9	
51261	CEDAR	8	
51263	CEDAR	7	
51264	CEDAR	8	
51266	OAK	28	
51267	CEDAR	9	
51268	CEDAR	7	
51269	OAK	22	
51270	OAK	20	
51271	OAK	24	
51272	CEDAR	11	
51273	OAK	20	
51275	OAK	36	
51277	CHERRY	13	X
51278	OAK	10	X
51279	CEDAR	6	X
51280	CEDAR	6	X
51281	CEDAR	8	X
51282	OAK	6	X

POINT NUMBER	SPECIES	CALIPER	TO BE REMOVED
51283	OAK	24	
51286	OAK	10	
51286	OAK	12	
51287	OAK	7	
51291	OAK	9	
51293	OAK	6	
51294	WALL	10	
51295	CEDAR	16	
51296	OAK	6	
51682	CEDAR	14	X
51683	CEDAR	14	X
51684	CEDAR	14	X
51685	CEDAR	14	X
51686	OAK	16	X
51687	OAK	26	X
51688	ELM	6	X
51689	ELM	8	X
51690	OAK	30	X
51691	OAK	30	X
51692	CEDAR	14	X
51693	CEDAR	18	X
51694	OAK	28	X
51695	OAK	26	X
51696	OAK	20	X
51697	CEDAR	18	X
51698	OAK	26	X
51699	OAK	16	X
51700	CEDAR	10	X
51701	OAK	24	X
51702	OAK	36	
51703	OAK	24	X
51704	OAK	38	X
51705	OAK	18	
51706	CEDAR	6	
51707	OAK	22	
51708	OAK	16	
51709	OAK	28	
51710	OAK	32	
51711	ASH	10	
51712	ASH	12	
51712	ASH	14	
51713	CEDAR	12	
51714	OAK	20	
51715	CEDAR	12	
51716	OAK	32	
51717	CEDAR	6	
51718	OAK	24	
51719	CEDAR	14	
51720	CEDAR	4	
51721	OAK	20	
51722	OAK	20	
51723	CEDAR	8	
51724	CEDAR	6	
51725	CEDAR	12	
51726	OAK	18	
51727	CEDAR	6	
51728	OAK	16	
51729	OAK	20	
51730	OAK	12	
51730	OAK	16	
51731	CEDAR	4	
51732	CEDAR	4	
51733	CEDAR	6	
51734	OAK	12	
51735	CEDAR	4	
51736	CEDAR	4	
51737	OAK	38	
51738	CEDAR	6	
51739	CEDAR	6	
51740	OAK	12	X
51741	CEDAR	4	X
51742	MAPLE	6	X
51744	OAK	24	X
51745	CEDAR	8	X
51746	CEDAR	6	X
51747	OAK	14	X
51748	CHERRY	10	

POINT NUMBER	SPECIES	CALIPER	TO BE REMOVED
51749	TREE	14	
51750	OAK	18	
51751	CEDAR	6	
51752	CEDAR	6	
51753	CEDAR	8	
51754	CEDAR	6	
51755	CEDAR	10	
51756	OAK	24	
51757	CEDAR	14	
51758	CEDAR	12	
51759	CEDAR	8	
51760	CEDAR	6	
51761	CEDAR	6	
51762	CEDAR	6	
51763	OAK	24	
51764	CEDAR	6	X
51765	CEDAR	6	X
51766	CEDAR	4	
51767	OAK	16	
51768	CEDAR	6	
51769	OAK	16	
51770	CEDAR	10	
51771	CEDAR	6	
51772	OAK	26	
51773	CEDAR	10	
51774	CEDAR	16	X
51775	CEDAR	6	
51776	CEDAR	12	X
51777	CEDAR	18	X
51778	CEDAR	12	X
51779	CEDAR	14	X
51780	CEDAR	6	
51781	CEDAR	16	X
51782	OAK	26	X
51783	CEDAR	18	X
51784	CEDAR	10	
51785	OAK	28	
51786	OAK	26	X
51787	CEDAR	6	X
51788	CEDAR	6	X
51790	ASH	6	
51791	OAK	26	
51837	MAPLE	10	
51884	MAPLE	16	
	TOTAL	2800	
	TO BE REMOVED	1006	
	% TO BE REMOVED	36%	



EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK 2088
ELEVATION: 886.831 (NAVD88)

TREE DETAIL

DENOTES ELEVATION
DENOTES TREE QUANTITY
DENOTES TREE SIZE IN INCHES
DENOTES TREE TYPE
DENOTES TREE TO BE REMOVED

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

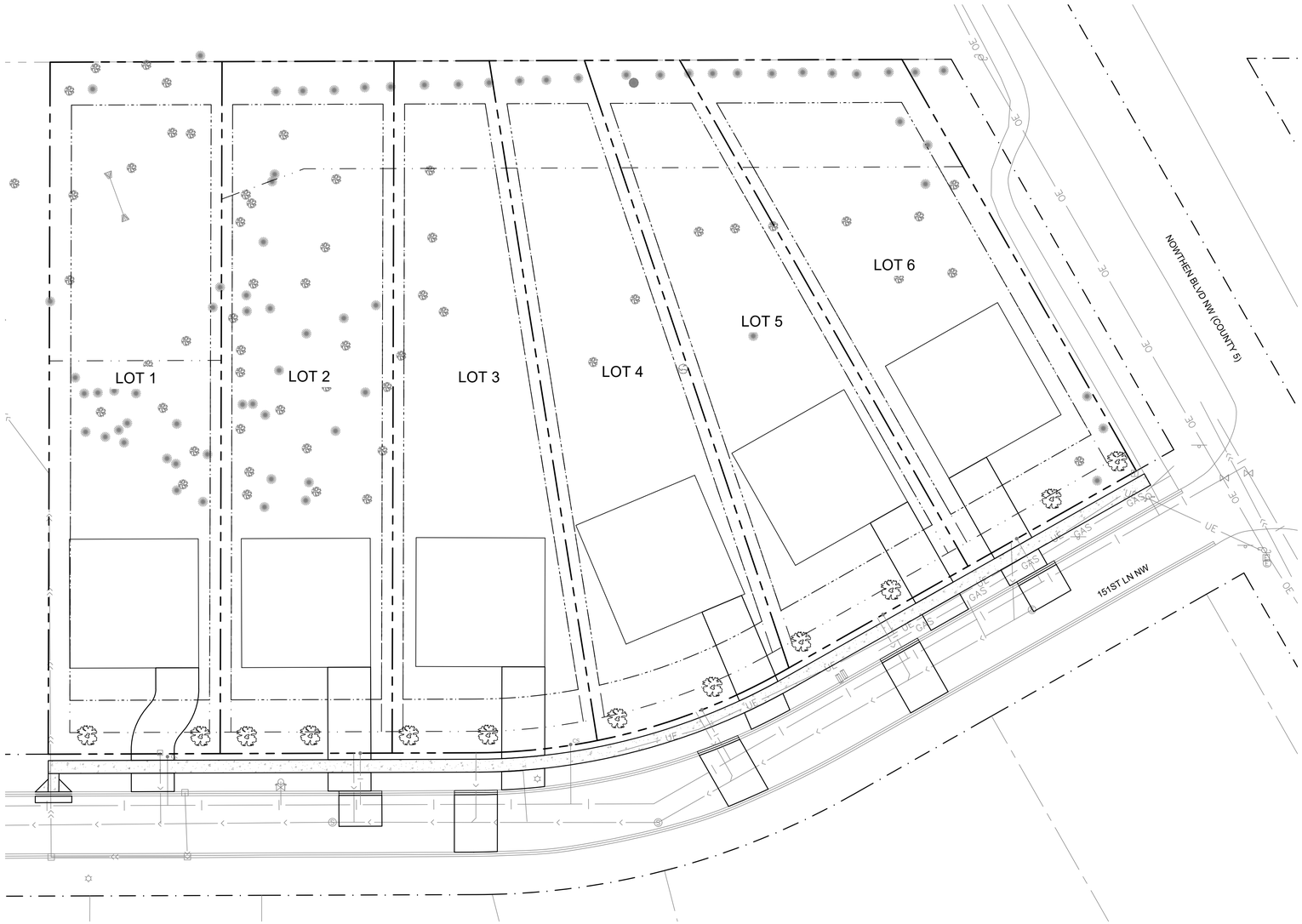
JASON E. RUD
Date: 7/14/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 07-14-25
CHECK BY: JER	FIELD CREW: CB/MR	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

S:\RUD\CAD\25PROJ\250376PP\250376PP-TREE REMOVAL.DWG

250376PP



SYMBOL LEGEND

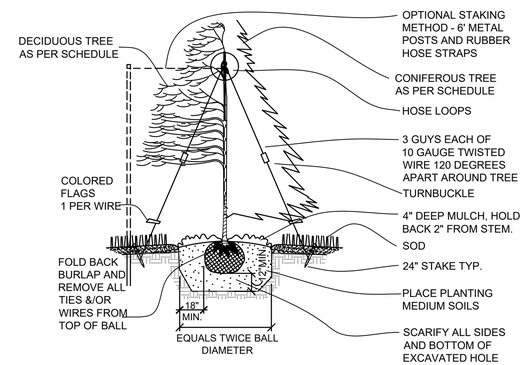
SIENNA GLEN MAPLE OR OTHER APPROVED TREE

GENERAL

PROPERTY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SETBACK LINE

LANDSCAPING NOTES

1. Landscape Contractor is responsible for coordination with other contractors to protect the new improvements during landscape work activities. Report any damage to the Construction Manager immediately.
2. Deciduous trees shall be a minimum of one (1) inch in diameter measured six (6)inches above ground and coniferous trees shall be a minimum height of five (5) feet. Plant size and species substitutions must be approved in writing prior to acceptance in the field.
3. Landscape Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
4. Landscape Contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
5. Landscape Contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
6. All trees shall have shredded hardwood mulch placed around the tree at 4' diameter and 6" deep.
7. Restore all disturbed turf areas with 4" of good quality topsoil and seed/hydroseed.



1 C250 TREE PLANTING DETAIL

NOT TO SCALE

NORTH

0 15 30 60

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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PRELIMINARY NOT FOR CONSTRUCTION

Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.

Date: 08.14.25 Lic. No.: 25520

Rev.	Date	Description
	08.14.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.14.25

Sheet Title: LANDSCAPE PLAN

Sheet: L100

W:\2025\Civil\12256081 - Brookside Terrace\3. Working Docs\C. Drawing Files\1XXXX - L100 Landscape Plan.dwg

From: Thomas Sparrow
To: Ramsey Planning
Subject: Lot 3, Block 1, Haubrich Addition
Date: Tuesday, August 26, 2025 9:40:04 AM

Good day planning committee,

My wife Sue and I live at 5900 151st Lane NW, 55303 directly across from the proposed addition. We were at the last meeting but unable to attend on August 28th.

Our concerns remain the same...SAFETY, preservation of our neighborhood feel, preservation of natural resources, maintain home values, and assure the enjoyment of our properties as they currently exist.

The average Minnesota family has approximately 2 vehicles. Adding 6 new homes will increase traffic, statistically, by 12 additional vehicles. 151st Lane has not been maintained very well in the time we have resided here and I cannot imagine additional traffic is going to help the road conditions. Nor will heavy excavating equipment throughout the construction of these properties be helpful in maintaining safe passable roads.

There is still a concern about 151st Lane being a dead end with no outlet. If vehicles are parked on both sides of the road, it is unlikely emergency services vehicles will be able to pass. This is a concern that has been discussed by myself and other neighbors. Also, during the school year there is a heavy amount of traffic in the morning and afternoon at the start and end of the school day. The traffic will be on either side of 151st creating safety issues for pedestrians and/or emergency vehicles.

The removal of all the beautiful, mature oak trees is, in my opinion, disgusting. These trees help create the mature neighborhood feel we have had for 12 years. Removing them and replacing with new, non-mature trees, detracts from the neighborhood feel. The homes being placed at the front of the lots will create a crowded look upon entry to the neighborhood.

All of the neighbors I have talked to, including those at the previous meeting, and those who have been passing by agree that adding some properties is inevitable, but 6 is simply too many within this neighborhood. Three, 1 acre lots would be more than welcome and allow for adequate taxation for property and building. Density can be made up elsewhere in Ramsey in a NEW development.

Thanks for your time and taking our concerns/considerations into mind.

Tom Sparrow and Sue Lorch

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

RESOLUTION #25-205

RESOLUTION APPROVING THE PRELIMINARY PLAT OF "BROOKSIDE TERRACE"

WHEREAS, Mr. Ronald Sivigny of Brookside Construction, Inc., hereafter referred to as "Applicant," properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Lot 3, Block 1, Haubrich Addition

Or upon recording

Lots 1-6 (inclusive), Block 1, Brookside Terrace, Anoka County, Minnesota

(the 'Subject Property'); and

WHEREAS, the proposed plat of Brookside Addition is a continuation of the replatting of the Haubrich Addition plan that was started in 1990; and

WHEREAS, though only not consistent with the density requirements set forth in the current 2040 Comprehensive Plan's land use designation of Low Density Residential as it falls below the 2.25-4.00 units per acre requirement; and

WHEREAS, the property was first platted in 1990 anticipating sanitary sewer and water extensions within a few years after approval in conformance with the Comprehensive Plan in effect at that time; and

WHEREAS, 151st Lane NW was constructed in the 1990s and provided a basis for the proposed plat; and

WHEREAS, some of the utility services were installed to the property with that road construction project; and

WHEREAS, the Subject Property is zoned R-1B, Single-Family Residential District meets all of the district's bulk requirements, consistent with the other properties on 151st Lane NW; and

WHEREAS, the Planning Commission held a Public Hearing on August 28, 2025, to review the Preliminary Plat; and

WHEREAS, the Planning Commission recommended the City Council approve the Preliminary Plat; and

WHEREAS, the City Council considered the Preliminary Plat on September 9, 2025, at the request of the Applicant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants approval of the Preliminary Plat for Brookside Terrace in accordance with relevant City Codes, subject to the following conditions:

a) Compliance with staff review comments for construction.
b) Approval from the Lower Rum River Watershed Management Organization.
c) The Applicant will enter into a Development Agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 9th day of September 2025.

_____
Mayor

ATTEST:

_____
City Clerk



FRONT ELEVATION 1/4"

STREICH CUSTOM HOME DESIGN



REAR ELEVATION 1/4"

STREICH CUSTOM HOME DESIGN

PLOT DATE

DESIGNED BY: JON STREICH

PRELIM DATE 7-25-25

PRELIM REVISIONS

BROOKSIDE CONSTRUCTION

NOTE:
THESE PLANS ARE PREPARED AS A DRAFTING SERVICE ONLY. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO ALL LOCAL CODES. NOTIFY US OF ANY POSSIBLE CHANGES VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES OR CORRECTIONS PRIOR TO CONSTRUCTION.

NOTE:
SIZE, NUMBER AND STRUCTURAL MEMBERS SIZES TO BE DETERMINED AND VERIFIED BY SUPPLIERS AND CONTRACTORS. ROOM DIMENSIONS TO BE APPROXIMATE AND TO BE DETERMINED ON A JOBSITE

RESIDENCE FOR:

BROOKSIDE TERRACE

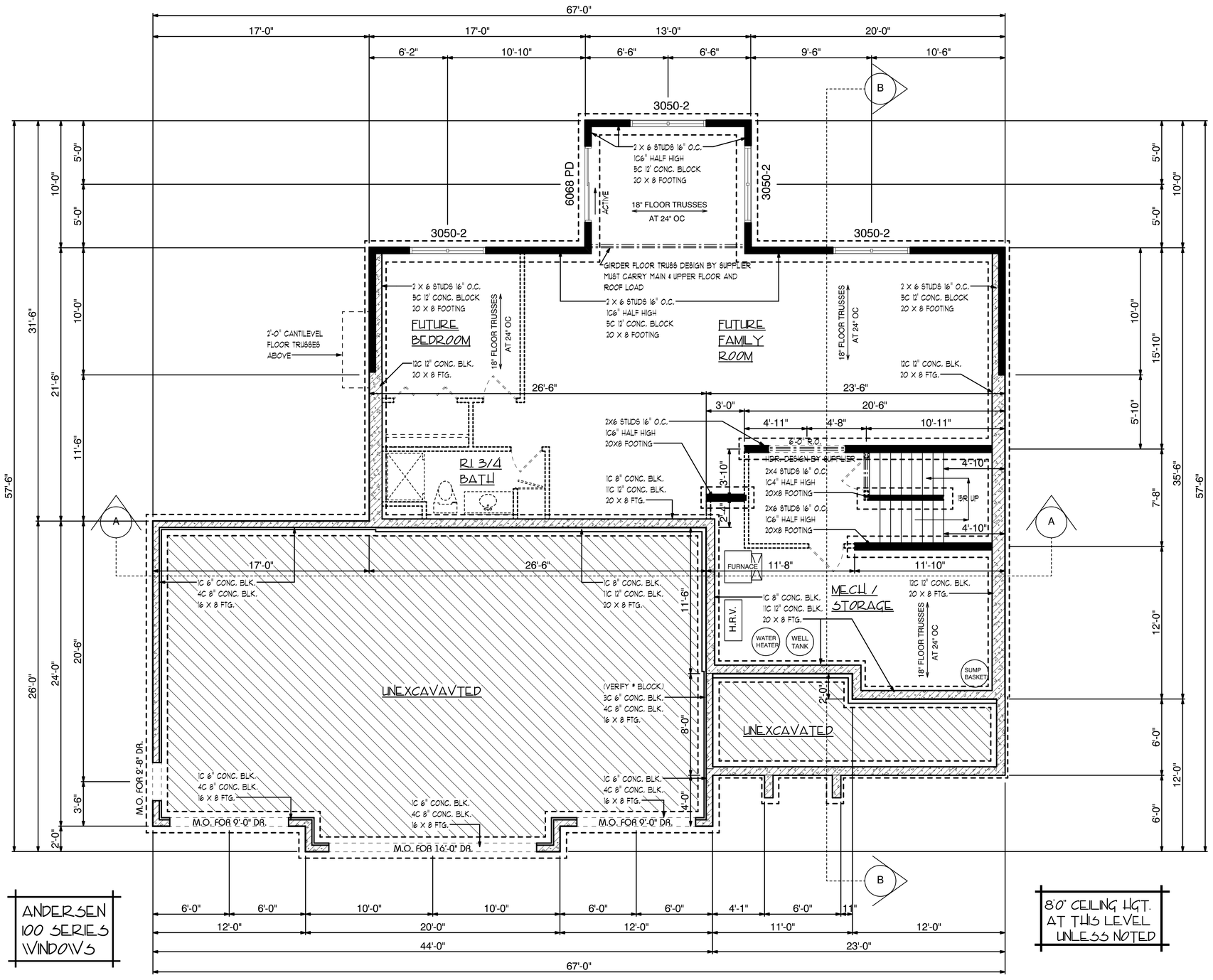
STREICH

CUSTOM HOME DESIGN

Andover, MN 55304

SHEET

1 OF 6



ANDERSEN
100 SERIES
WINDOWS

8'0" CEILING HGT.
AT THIS LEVEL
UNLESS NOTED

LOWER FLOOR PLAN 1/4"

STREICH CUSTOM HOME DESIGN

PLOT DATE

DESIGNED BY: JON STREICH

PRELIM DATE 7-25-25

PRELIM REVISIONS

BROOKSIDE CONSTRUCTION

NOTE:
THESE PLANS ARE PREPARED AS A DRAFTING SERVICE ONLY. GENERAL CONTRACTOR SHALL REVIEW ALL DIMENSIONS, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO ALL BUILDING CODES. VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES OR CORRECTIONS PRIOR TO CONSTRUCTION.

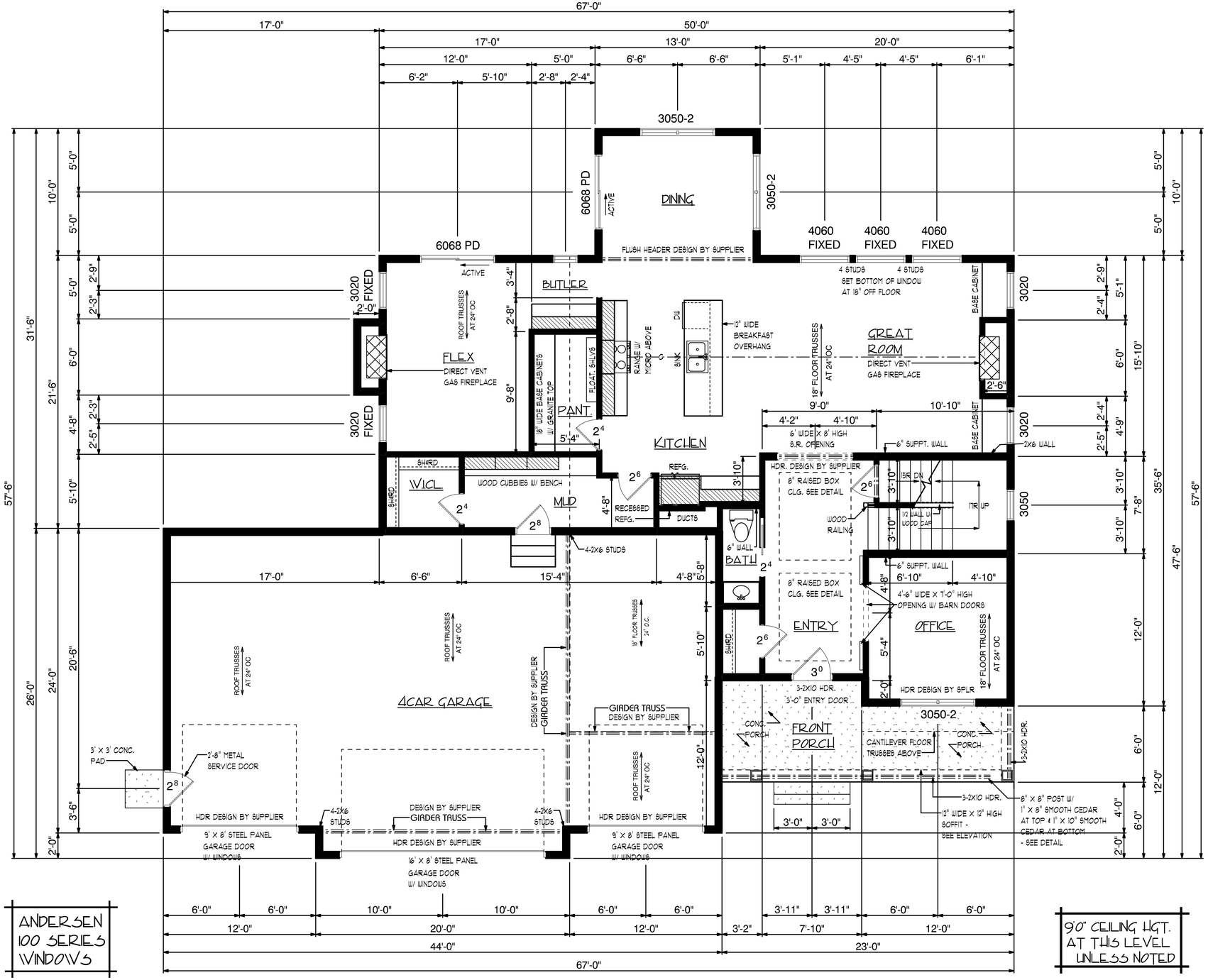
NOTE:
ALL BEAMS AND STRUCTURAL MEMBERS SIZES TO BE DETERMINED AND VERIFIED BY SUPPLIERS AND CONTRACTORS. ROOM DIMENSIONS TO BE APPROXIMATE AND TO BE DETERMINED ON-SITE

RESIDENCE FOR:

BROOKSIDE TERRACE

STREICH
CUSTOM HOME DESIGN
Andover, MN 55304

SHEET
3 OF 6



MAIN FLOOR PLAN 1/4"

STREICH CUSTOM HOME DESIGN — 1524 SQ. FT.

PLOT DATE

DESIGNED BY: JON STREICH

PRELIM DATE 7-25-25

PRELIM REVISIONS

BROOKSIDE CONSTRUCTION

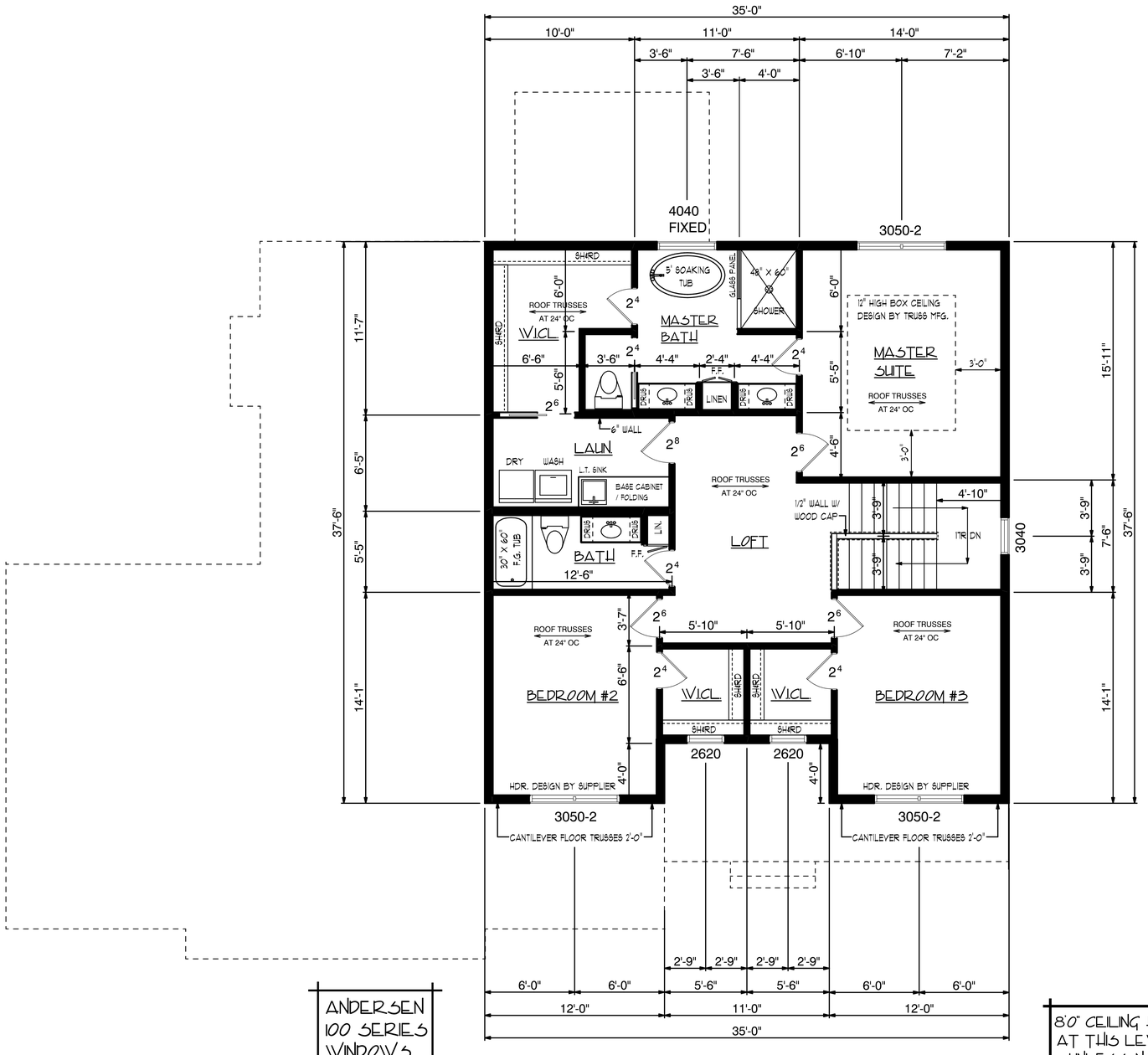
NOTE:
THESE PLANS ARE PREPARED AS A DRAFTING SERVICE ONLY. GENERAL CONTRACTOR & SUBCONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO ALL LOCAL BUILDING CODES. VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES OR CORRECTIONS PRIOR TO CONSTRUCTION.

NOTE:
ALL BEAMS AND STRUCTURAL MEMBERS SIZES TO BE DETERMINED AND VERIFIED BY SUPPLIERS AND CONTRACTORS. ROOM DIMENSIONS TO BE APPROXIMATE AND TO BE DETERMINED ON JOBSITE.

RESIDENCE FOR:

BROOKSIDE TERRACE

STREICH
CUSTOM HOME DESIGN
Andover, MN 55304



ANDERSEN 100 SERIES WINDOWS

8'0" CEILING HGT. AT THIS LEVEL UNLESS NOTED

UPPER FLOOR PLAN 1/4"

STREICH CUSTOM HOME DESIGN

1268 SQ. FT.

PLOT DATE

PRELIM DATE 7-25-25

PRELIM REVISIONS

DESIGNED BY: JON STREICH

BROOKSIDE CONSTRUCTION

NOTE:
THESE PLANS ARE PREPARED AS A DRAFTING SERVICE ONLY. GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ENGINEERING, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO ALL BUILDING CODES. VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES OR CORRECTIONS PRIOR TO CONSTRUCTION.

NOTE:
ALL FLOOR PLANS AND STRUCTURAL MEMBERS SIZES TO BE DETERMINED AND VERIFIED BY SUPPLIERS AND CONTRACTORS. ROOM DIMENSIONS TO BE APPROXIMATE AND TO BE DETERMINED ON-SIDE

RESIDENCE FOR:

BROOKSIDE TERRACE

STREICH
CUSTOM HOME DESIGN
Andover, MN 55304

SHEET
5 OF 6

CC Regular Session

Meeting Date: 09/09/2025

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

Title:

Adopt Resolution #25-204 Approving a Conditional Use Permit for an Off-Premises Digital Billboard Sign at 6111 Highway 10 NW (Kenjoh Outdoor Advertising)

Purpose/Background:

Kenjoh Outdoor Advertising (the Applicant) has submitted a Land Use Application requesting a conditional use permit to construct and operate an off-premise digital billboard sign along with a variance to the distance separation requirements. The proposed site is at 6111 Highway 10 NW, a multi-tenant retail and self-storage building. The proposed sign would be placed near the driveway on the eastern side of the property. The sign base will take up one parking space with the sign face elevated well-above the adjacent spaces and drive aisle. The Applicant would lease the space from the property owner, 6111 Ramsey Properties LLC. The proposed 672 sq.ft./50-foot-tall sign meets the design requirements of Chapter 108. The sign structure includes a decorative base, as required by City Code, that matches the building.

The loss of one parking space will not be decremental to the site. Clearance under the sign that extends over the drive aisle is well above the needs of a fire truck.

This sign would be the third and final off-premise digital billboard in Ramsey. City Code limits the number to three within the community. In 2022 and 2023, iDigital received approvals and built the two existing signs--one near Riverdale Drive and Traprock Street and the other along Highway 10 opposite Alpine Drive.

Also included in this review is the Community Benefit Agreement, as required by City Code. This agreement allows the City limited message time for important public announcements.

Variance

The one provision of City Code that the sign does not meet, however, is the two-mile spacing between signs. The distance between the proposed sign and the Riverdale iDigital sign is 1.85 miles, 811 feet short of meeting the requirement. There are other business properties to the east, but not with enough additional spacing to meet the 2.00-mile mark. That mark is within the City of Anoka in the Anoka Technical College parking lot. The Planning Commission granted the applicant's request for a variance and has outlined their practical difficulties in the narrative attached to this report.

Landscaping

The property was approved for a conditional use permit for the self-storage use in back as well as a setback variance for the rear-yard setback in 1999. With that review came a landscape plan (attached). It appears that everything was installed according to plan, but the shrubs have since disappeared and some of the ash trees appear to have been infected with Emerald Ash Borer (EAB). The applicant is willing to revise the landscaping to meet the intent of what was approved in 1999 with hardier, more durable selections in order to bring the property back into compliance with its initial approvals. Staff will work with the applicant and property owner on a suitable plan.

Notification:

Mailed notification was made to properties within 350 feet of the site. A "Proposed Development" sign was placed on the site. A legal notice was placed in the August 15 Anoka Union Herald Newspaper.

One email was submitted commenting on the sign (attached). The Planning Commission noted that page 2 of the Perspectives attachment shows the Outpost sign and that it will not be blocked by the proposed billboard.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the CUP resolution, as recommended by the Planning Commission.
2. Approve CUP resolution with modifications.
3. Override the Planning Commission's variance resolution and the CUP resolution Based on certain findings.

Funding Source:

All costs associated with this project are the responsibility of the Applicant.

Recommendation:

At their meeting on August 28, the Planning Commission unanimously approved a variance to the spacing requirements. They also recommended approval of a conditional use permit with the condition that a landscaping plan be submitted to staff.

Outcome/Action:

Motion to adopt Resolution #25-204 approving a conditional use permit for an off-premises digital billboard sign at 6111 Highway 10 NW.

Attachments

Location Map
Civil Plans
Sign Structure
Perspectives
Applicant's Narrative
Community Benefit Agreement
1999 Landscaping Plan with 2011 Photo
Approved Resolution #25-196 - Variance
Public Comment Email
Resolution #25-204

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 03:00 PM
Form Started By: Todd Larson		Started On: 08/29/2025 08:47 AM
Final Approval Date: 09/04/2025		

Kenjoh Outdoor Advertising





Address:
6111 Highway 10 NW

PID: 35-32-25-31-0025

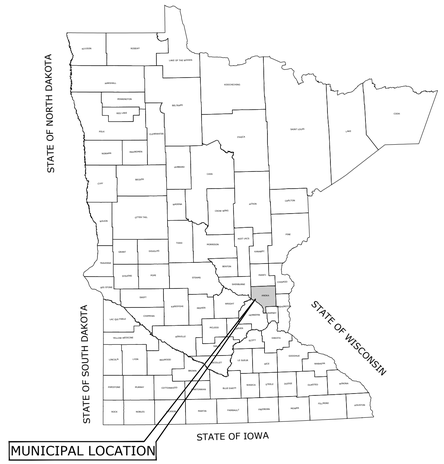
PID: 35-32-25-31-0026

0 250 500 ft

Created on: 08/05/2025 10:10:53
Powered by LOGIS GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

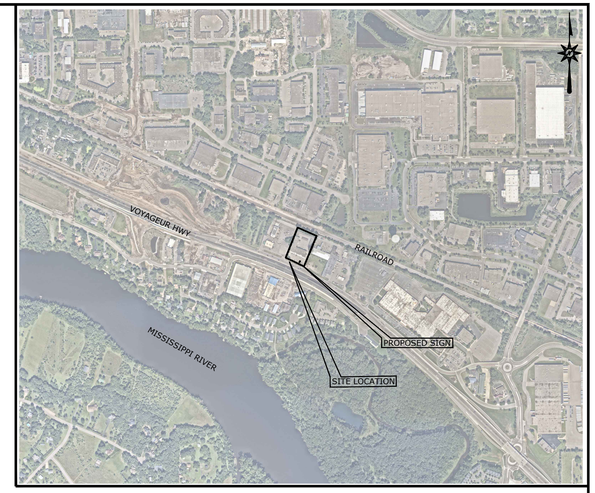


LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS FOR PROPOSED BILLBOARD
ISSUED FOR CONSTRUCTION

PROPOSED BILLBOARD
6111 HIGHWAY 10 SERVICE ROAD
RAMSEY, MINNESOTA 55303



VICINITY MAP

SCALE: 1"=800'

PREPARED FOR:

KENJOH OUTDOOR ADVERTISING
928 HAVERHILL DRIVE
TROY, OHIO 45373

PREPARED BY:

BL Companies

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200

CONTENTS

CV-1	COVER SHEET
GN-1	GENERAL NOTES
EX-1 (1 OF 1)	BOUNDARY AND TOPOGRAPHIC SURVEY
EXH-1	SITE PLAN
EXH-2	SITE DETAILS
EXH-3	LOCATION MAP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Professional Engineer under the laws of the State of Minnesota

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

DEVELOPER:

KENJOH OUTDOOR ADVERTISING
928 HAVERHILL DRIVE
TROY, OHIO 45373

OWNER:

6111 RAMSEY PROPERTIES LLC
299 COON RAPIDS BLVD NW STE 200
COON RAPIDS, MINNESOTA 55433

DATES

ISSUE DATE: 7/09/2025
REVISION: 7/10/2025
7/11/2025
7/29/2025

CAD FILE: G2501240-00

BL PROJECT NUMBER: PROJECT NUMBER

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SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; KENJOH OUTDOOR ADVERTISING CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION TO THE OWNER AT THE END OF CONSTRUCTION.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION AND INVERT UPON COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ANY AND ALL UTILITIES ENCOUNTERED AND DISCONNECTED AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
10. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT (651) 454-0002 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT. STREET LIGHTING AND TRAFFIC SIGNALS LOCATED WITHIN THE PUBLIC RIGHT-OF WAY MAY NOT BE MARKED OUT, AND A SEPARATE CONTACT MUST BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL WORK TO RELOCATE ANY/ALL STREET LIGHTING EQUIPMENT TO MAINTAIN SYSTEM.
11. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
12. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
13. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
14. ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
15. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
16. THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS TO THE DESIGN PLANS UNTIL THE WORK HAS BEEN APPROVED. ANY WORK DONE WITHOUT THE APPROVAL OF THE ENGINEER AND/OR CLIENT MAY BE DEEMED UNACCEPTABLE.
17. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
18. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
19. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
20. THE CONTRACTOR SHALL REFERENCE STRUCTURAL ENGINEERS PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BILLBOARD.
21. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
27. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.
28. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY"; SCALE 1"=30', DATED 7/2/2025, BY WESTWOOD PROFESSIONAL SERVICES, INC.
29. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
30. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
31. THE SITE IS CURRENTLY SERVICED BY PUBLIC SEWER.
32. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA.
33. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY MINNESOTA NATIONAL WETLAND INVENTORY MAPPING.
34. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
35. THE CONTRACTOR IS TO MAINTAIN FIRE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES.
36. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
37. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR THE DEMOLITION AND DISPOSAL OF THE DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
38. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
39. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
40. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
41. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND ACCESS AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
42. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
43. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE MA DIG SAFE MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
44. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
45. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
46. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
47. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
48. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
49. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT.
50. VERTICAL DATUM IS NAVD 88.
51. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE MNDOT AND THE MINNESOTA STORMWATER MANUAL, LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
52. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
53. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
54. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL PROPOSED UTILITY CROSSINGS AND EARTHWORK OVER EXISTING UTILITIES TO REMAIN. TEST PITS SHALL BE USED TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN UTILITIES.
55. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
56. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
57. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
58. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
59. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
60. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
61. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL SERVICES, CONDUIT AND CABLES FOR BILLBOARD WITH THE BUILDING ELECTRICAL CONTRACTOR.
62. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
63. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH LOCAL UTILITY PROVIDER REGULATIONS. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL (2)-4 INCH PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER STANDARDS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.

DEFINITIONS

MUNICIPALITY SHALL MEAN RAMSEY

COUNTY SHALL MEAN ANOKA COUNTY

STATE SHALL MEAN MINNESOTA

ELECTRIC UTILITY PROVIDER SHALL MEAN CONNEXUS ENERGY

DOT SHALL MEAN THE MINNESOTA DEPARTMENT OF TRANSPORTATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Professional Engineer under the laws of the State of Minnesota

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

7/29/2025, GCRUZ, G:\JOBS\25\2501240\DWG\G2501240-01.DWG (GD.3) 24X36.

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Architecture
Engineering
Environmental
Land Surveying

BL Companies

100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200

PROPOSED BILLBOARD
6111 HIGHWAY 10 SERVICE ROAD
RAMSEY, MINNESOTA 55303

REVISIONS		
No.	Date	Desc.
1	7/10/2025	UPDATED PER SURVEY
2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	N.T.S.
Project No.	2501240
Date	7/09/2025

CAD File: G2501240-01

Title

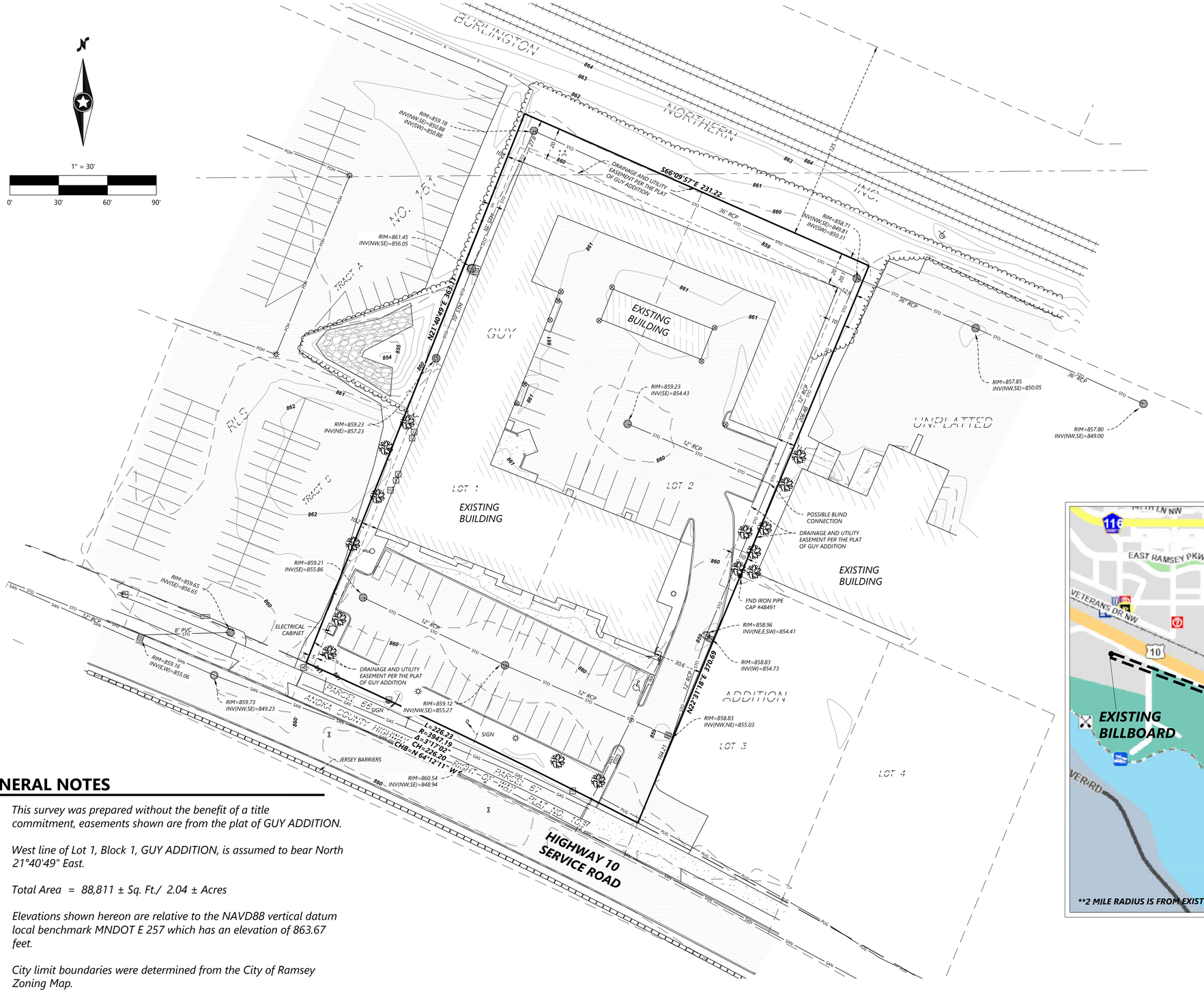
GENERAL NOTES

Sheet No.

GN-1

Xref (s):

© 2025 Westwood Professional Services, Inc.



GENERAL NOTES

1. *This survey was prepared without the benefit of a title commitment, easements shown are from the plat of GUY ADDITION.*
2. *West line of Lot 1, Block 1, GUY ADDITION, is assumed to bear North 21°40'49" East.*
3. *Total Area = 88,811 ± Sq. Ft./ 2.04 ± Acres*
4. *Elevations shown hereon are relative to the NAVD88 vertical datum local benchmark MNDOT E 257 which has an elevation of 863.67 feet.*
5. *City limit boundaries were determined from the City of Ramsey Zoning Map.*

SURVEYED LEGAL DESCRIPTION

Lot 1, 1A & 2 Block 1, GUY ADDITION, according to the recorded plat thereof, Anoka County, Minnesota per Quit Claim Deed Doc. Numbers 2369074.001 & 602500.001.

EXCEPT

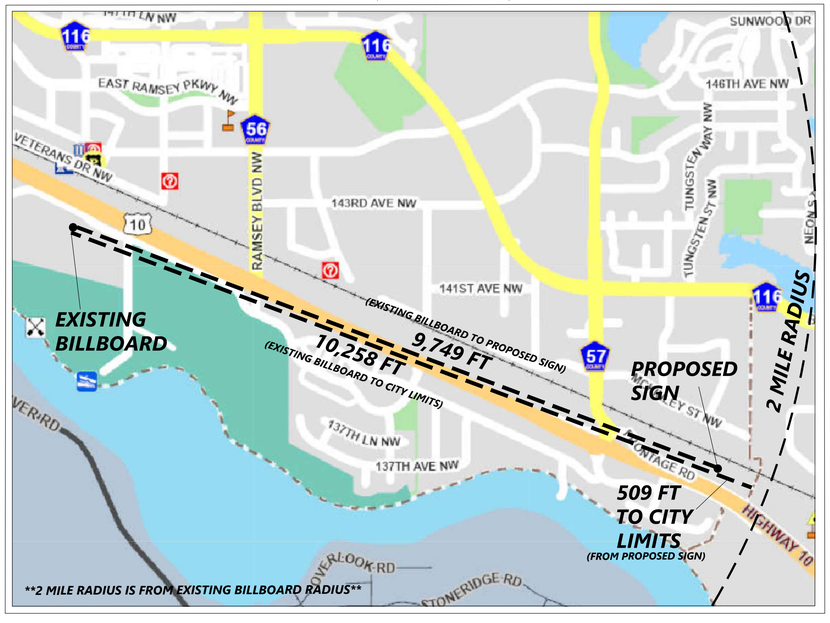
Parcels 66 & 67 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103, according to the recorded plat thereof, said Anoka County.

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CATCH BASIN MANHOLE
- DOWNSPOUT
- HYDRANT
- GATE VALVE
- FIRE DEPARTMENT CONNECTION
- ELECTRIC METER
- LIGHT POLE
- TRAFFIC SIGNAL-NO ARM
- HAND HOLE/JUNCTION BOX
- NATURAL GAS METER
- STEEL/WOOD POST
- SIGN
- MAIL BOX
- FLAG POLE
- HANDICAPPED STALL
- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- WALL
- RAILROAD TRACKS
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- RIP RAP
- BOUNDARY LINE
- ADJACENT LINE
- EASEMENT LINE
- PARCEL LINE

VICINITY MAP

(AND BILLBOARD PROXIMITY DETAIL)



N:\0069167.00\DWG\0069167-V-SURV.DWG

DESIGNED:	-
CHECKED:	NAS
DRAWN:	MSC
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	

INITIAL ISSUE: 7/2/2025
REVISIONS: 7/9/2025: REVISED LEGAL DESCRIPTION & BOUNDARY
7/10/2025: CITY LIMIT DETERMINATION
7/31/2025: UPDATE VICINITY MAP

PREPARED FOR:

BL COMPANIES

RAMSEY BILLBOARD
RAMSEY, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT NUMBER: 0069167.00

SHEET NUMBER: 1 OF 1

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Professional Engineer under the laws of the State of Minnesota

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

ZONING INFORMATION

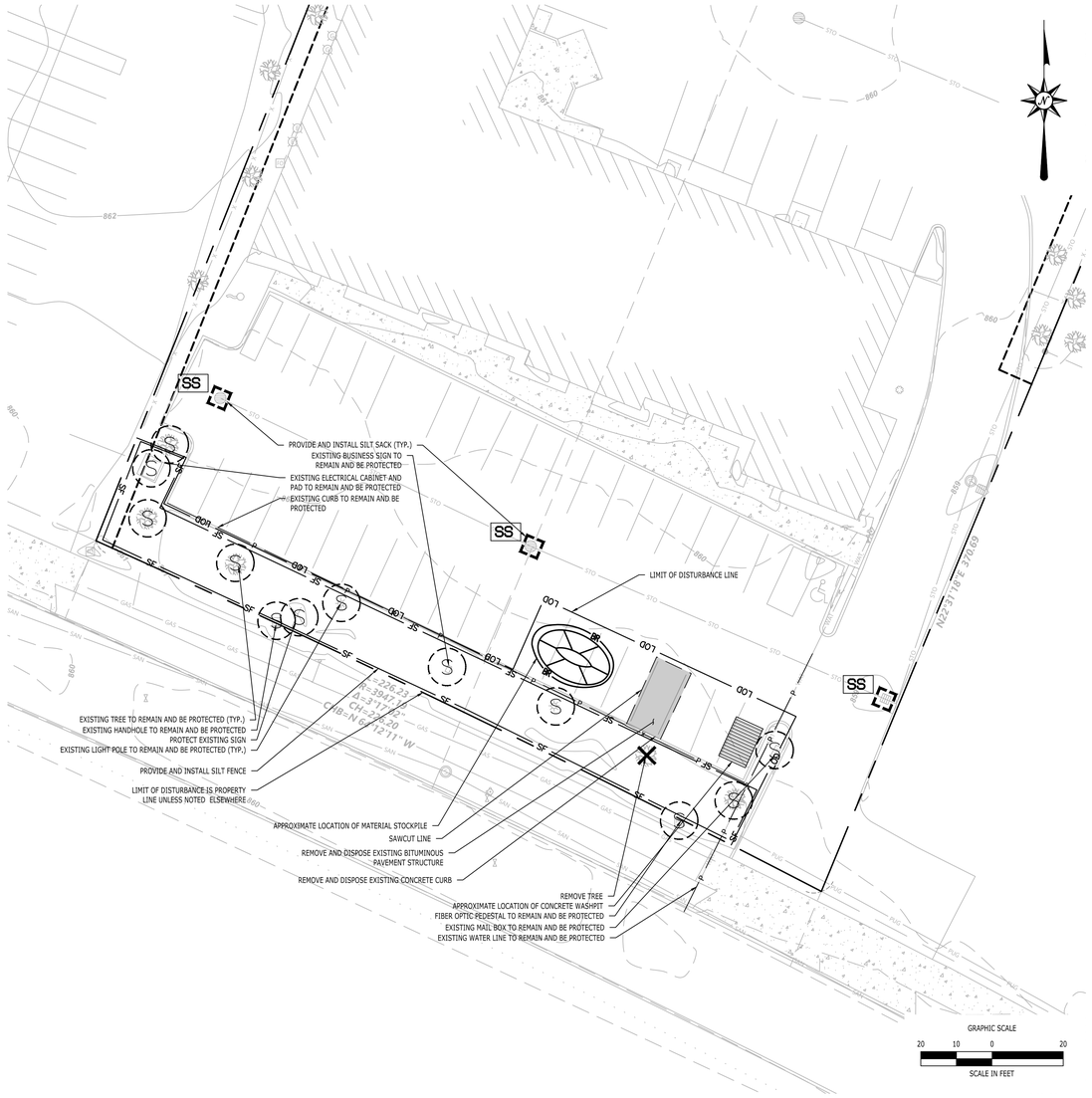
LOCATION: RAMSEY, ANOKA COUNTY			
ZONE: B-2 (BUSINESS DISTRICT)			
USE: OFF-PREMISES DIGITAL BILLBOARD SIGN (BUILDING PERMIT)			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM SETBACK FROM PROPERTY LINE	0 FEET	5 FEET	NO
MINIMUM SETBACK FROM EASEMENT	0 FEET	5 FEET	NO
MINIMUM SETBACK FROM VEHICULAR ACCESS POINT	15 FEET	20 FEET	NO
MAXIMUM SIGN AREA	700 S.F. PER SIDE	700 S.F. PER SIDE	NO
MAXIMUM SIGN HEIGHT	50 FEET	50 FEET	NO
MINIMUM SIGN SPACING	TWO MILES (10,560 FEET)	1.85 MILES (9,749 FEET)	YES

NOTES

1. GRASS ABOVE ELECTRICAL TRENCH TO BE CUT IN SQUARES AND STOCKPILED. REPLACE SQUARES ABOVE TRENCH AND SUPPLEMENT WITH SEED AS NECESSARY TO RESTORE AREA TO GRASS CONDITION.

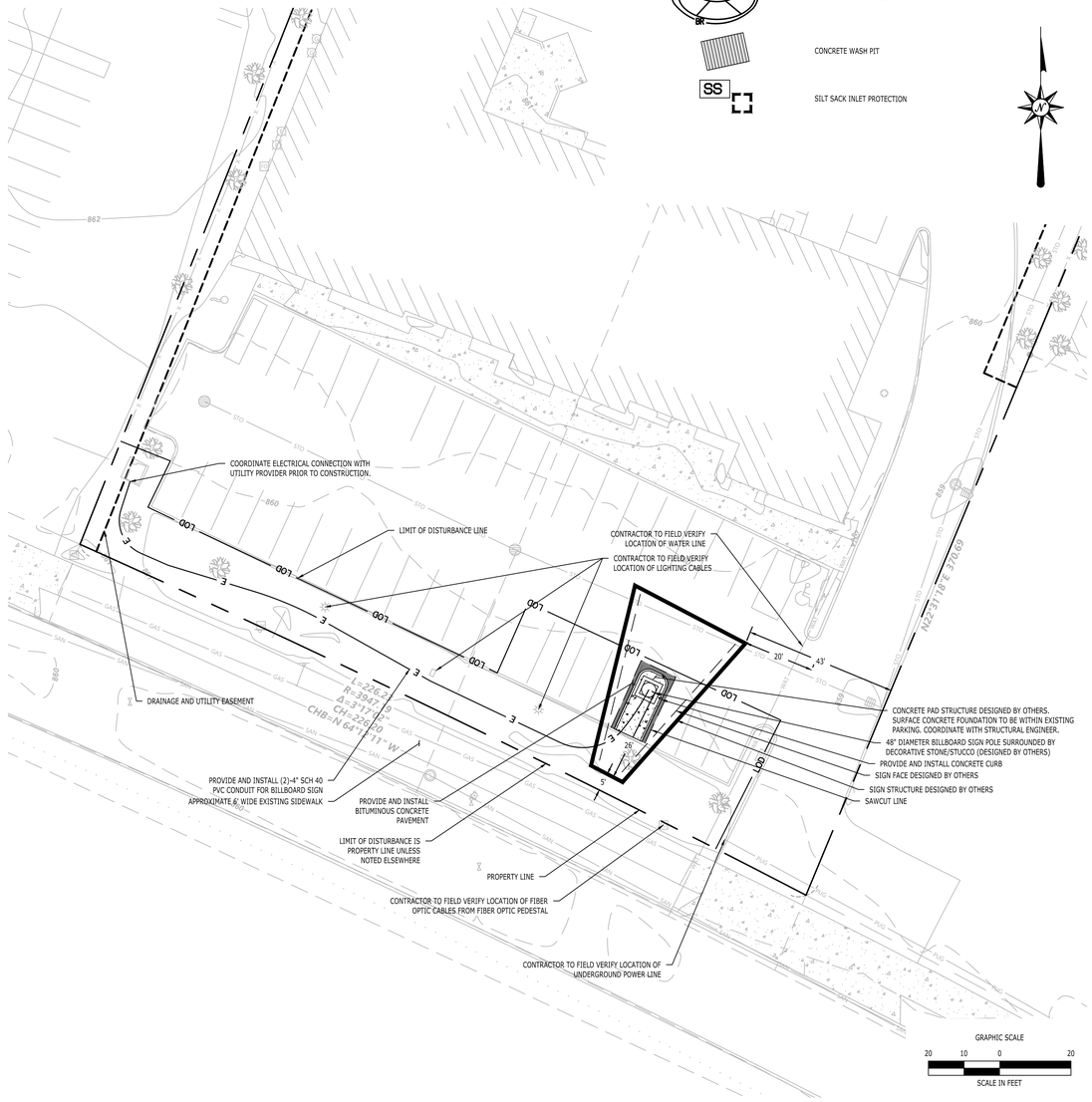
LEGEND

- PROPERTY LINE
- DRAINAGE AND UTILITY EASEMENT LINE
- LOD — LIMIT OF DISTURBANCE AND SITEWORK CONTRACT LIMIT LINE
- E — ELECTRIC UTILITY LINE
- P — PROTECT EXISTING STRUCTURE
- SF — PROVIDE AND INSTALL SILT FENCE
- BR — PROVIDE AND INSTALL BIO-ROLL
- REMOVE AND DISPOSE EXISTING CONCRETE CURB
- REMOVE AND DISPOSE EXISTING BITUMINOUS CONCRETE PAVEMENT
- PROVIDE AND INSTALL BITUMINOUS CONCRETE PAVEMENT
- PROVIDE AND INSTALL CONCRETE PAD STRUCTURE
- PROTECT EXISTING STRUCTURE OR TREE
- REMOVE EXISTING STRUCTURE OR TREE
- TEMPORARY STOCK PILE
- CONCRETE WASH PIT
- SILT SACK INLET PROTECTION



DEMOLITION AND EROSION CONTROL PLAN

1"=20'



SITE PLAN

1"=20'

Architecture
Engineering
Environmental
Land Surveying

BL Companies

100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200

PROPOSED BILLBOARD
6111 HIGHWAY 10 SERVICE ROAD
RAMSEY, MINNESOTA 55303

REVISIONS		
No.	Date	Desc
1	7/10/2025	UPDATED PER SURVEY
2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2501240
Date	7/09/2025
CAD File: C2501240-10	

Title

SITE PLAN

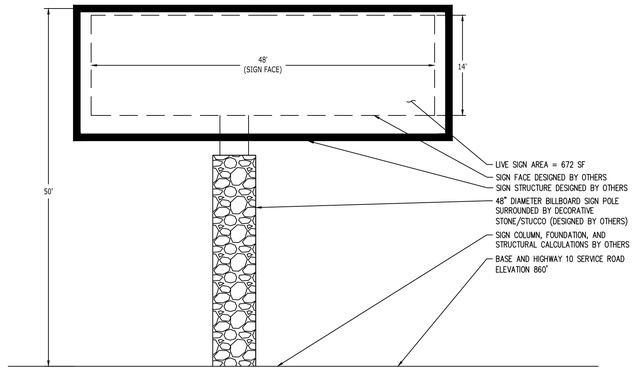
Sheet No.

EXH-1

7/29/2025, GCRUZ, G:\JOBS\25\12\2501240\DWG\C2501240-10.DWG,EXH-1 24X36,

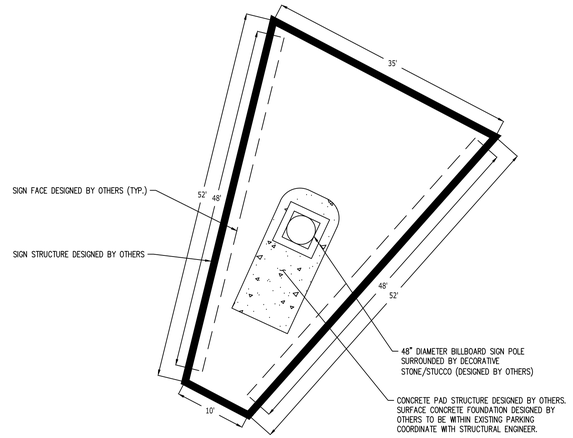
Xref \\bl-0069167-SMB\r2-25

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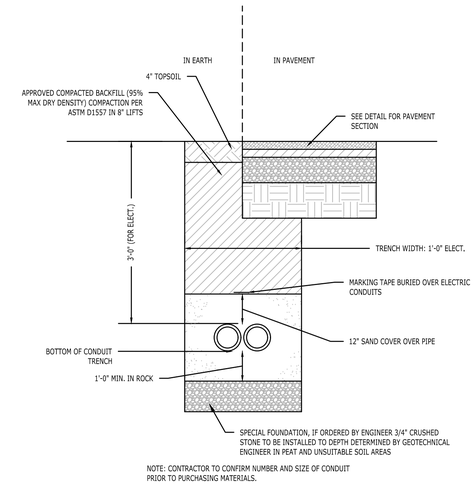
SIGN DETAIL (BY OTHERS)

1"=10'



SIGN DIMENSIONS (BY OTHERS)

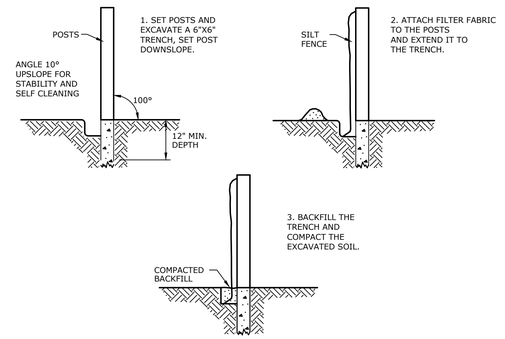
1"=10'



NOTE: CONTRACTOR TO CONFIRM NUMBER AND SIZE OF CONDUIT PRIOR TO PURCHASING MATERIALS.

ELECTRICAL TRENCH DETAIL

N.T.S



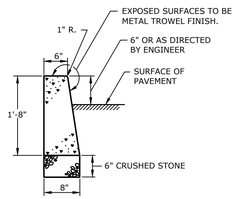
SILT FENCE BARRIER

N.T.S.

NOTES:

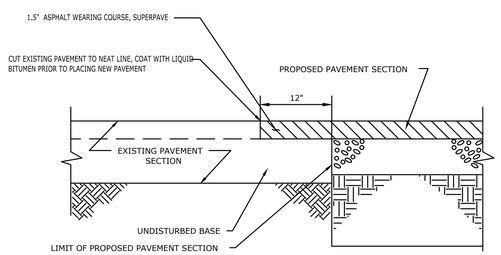
1. CONSTRUCTION JOINTS SHALL BE SPACED APPROXIMATELY EVERY 10 FEET BUT NOT LESS THAN 6 FEET. 1/4" THICK PREFORMED EXPANSION JOINT FILLER SHALL BE INSTALLED EVERY OTHER JOINT.

2. FORMWORK SHALL REMAIN INPLACE FOR 24 HOURS FOLLOWING CONCRETE POURING.



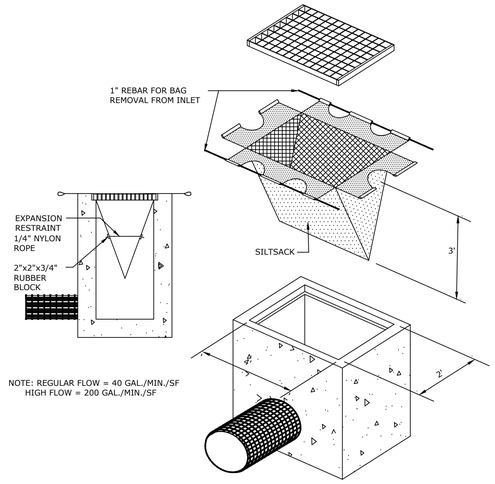
CONCRETE CURB DETAIL

N.T.S.



PAVEMENT TRANSITION

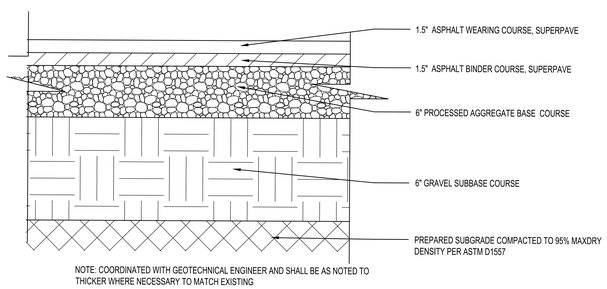
N.T.S



NOTE: REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF

SILT SACK DETAIL

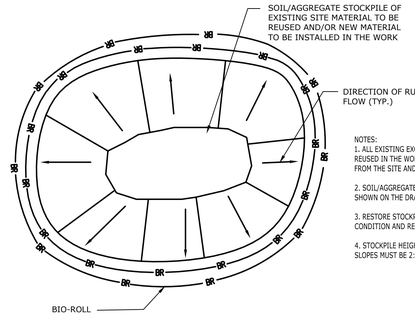
N.T.S.



NOTE: COORDINATED WITH GEOTECHNICAL ENGINEER AND SHALL BE AS NOTED TO THICKER WHERE NECESSARY TO MATCH EXISTING

STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE DETAIL

N.T.S.



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

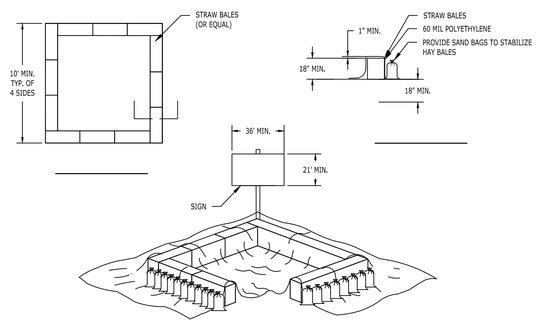
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL

N.T.S.



CONCRETE WASH PIT DETAIL

N.T.S.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Professional Engineer under the laws of the State of Minnesota

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

Architecture
Engineering
Environmental
Land Surveying

BL Companies

100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200

PROPOSED BILLBOARD
6111 HIGHWAY 10 SERVICE ROAD
RAMSEY, MINNESOTA 55303

No.	REVISIONS Date	Desc
1	7/10/2025	UPDATED PER SURVEY
2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	N.T.S.
Project No.	2501240
Date	7/09/2025

CAD File: C2501240-10

Title

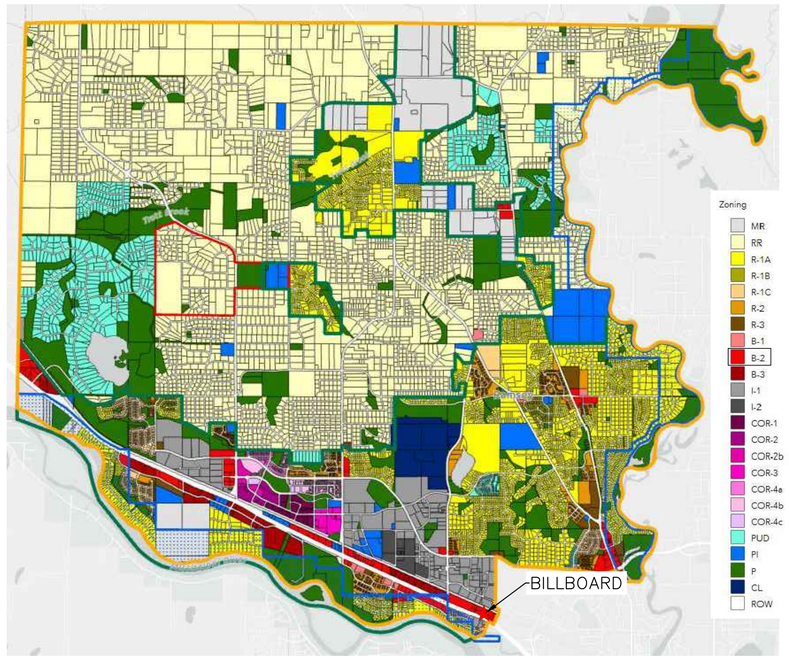
SITE DETAILS

Sheet No.

EXH-2

©2025 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

7/29/2025, G:\2025\2512\2501240\DWG\C2501240-10.DWG EXH-2 24X36.
Xref (s) : 0001637-SIGN-72-25



TOWN ZONING MAP

N.T.S.



GRAPHIC SCALE

200 100 0 200

SCALE IN FEET

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am duly Licensed Professional Engineer under the laws of the State of Minnesota

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

© 2025 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200

PROPOSED BILLBOARD
6111 HIGHWAY 10 SERVICE ROAD
RAMSEY, MINNESOTA 55303

REVISIONS

No.	Date	Desc.
1	7/10/2025	UPDATED PER SURVEY
2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	1"=200'
Project No.	2501240
Date	7/09/2025

CAD File:
C2501240-10

Title

LOCATION MAP

Sheet No.

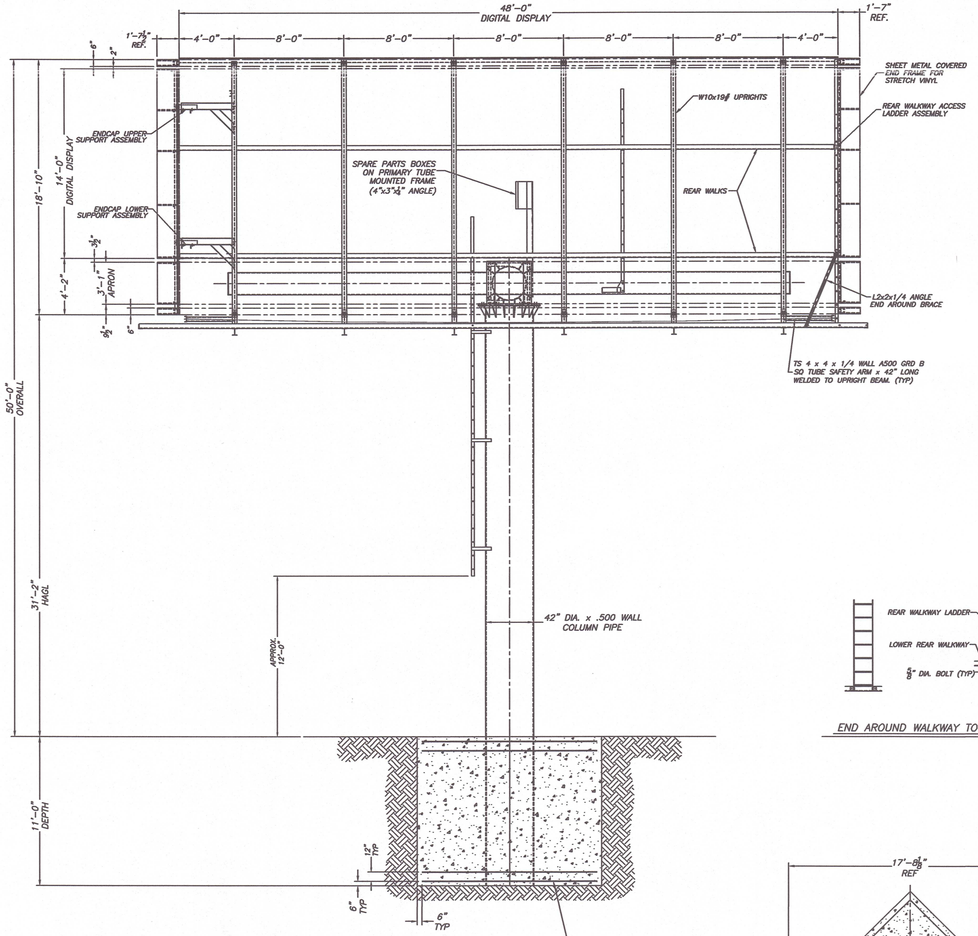
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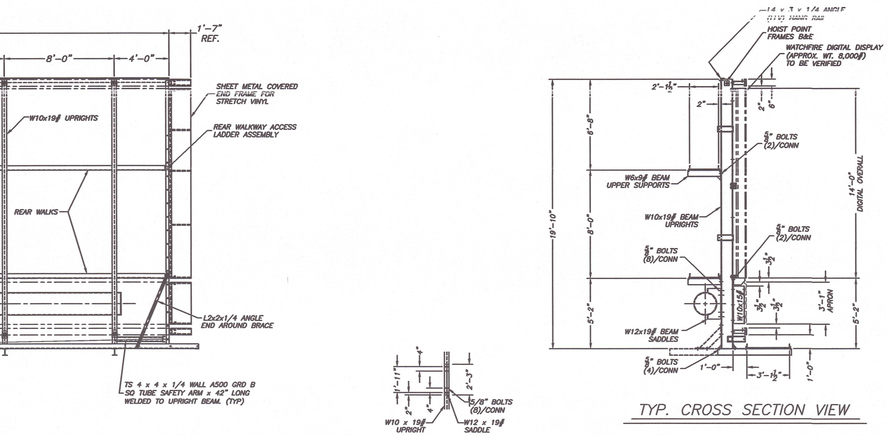
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Xref (s): ..\..\..\

68-9326

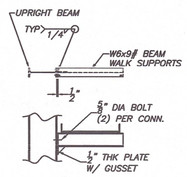
REV.	CHANGE	BY	DATE



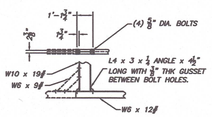


TYP. CROSS SECTION VIEW

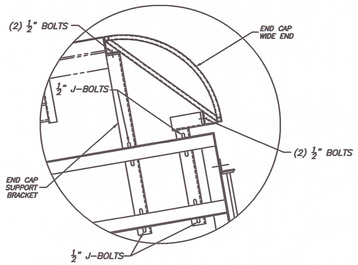
UPRIGHT TO SADDLE CONNECTION



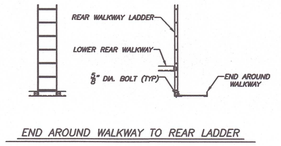
REAR WALK SUPPORT



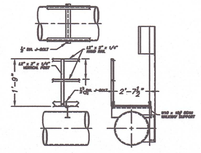
SUPPORT TO UPRIGHT CONNECTION



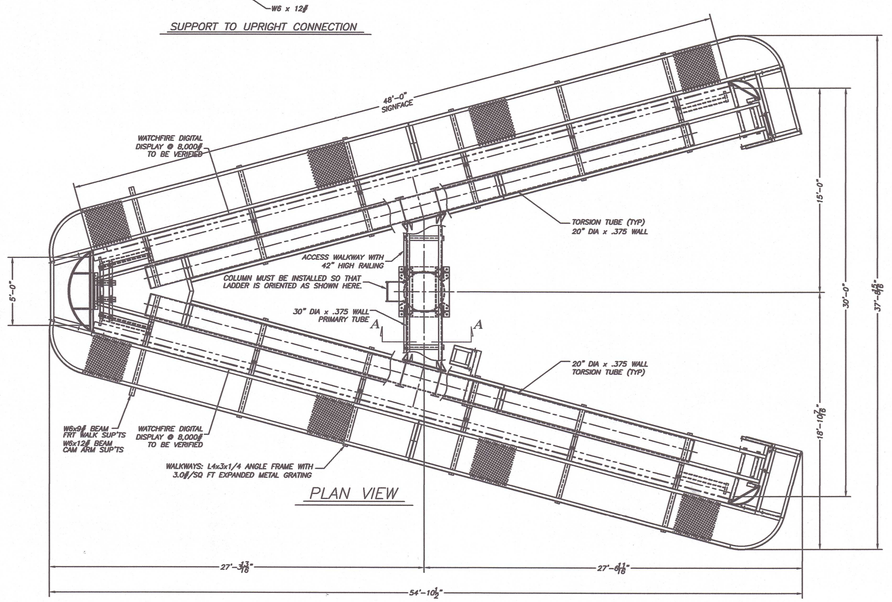
END CAP ATTACHMENT (WIDE END)



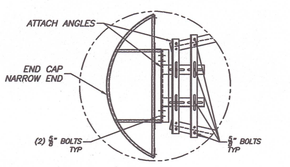
END AROUND WALKWAY TO REAR LADDER



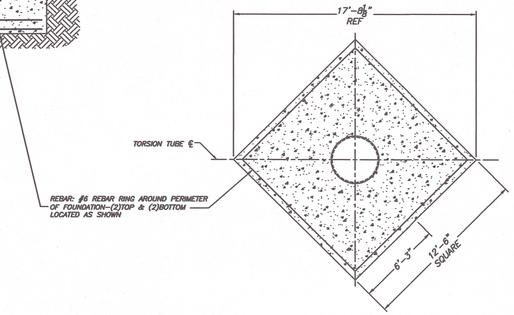
SECTION A-A
ACCESS WALKWAY HAND RAIL SECTION



PLAN VIEW

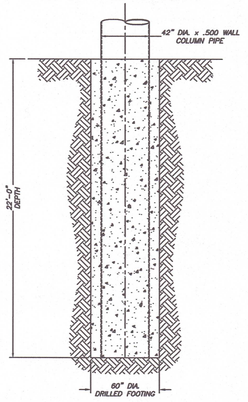


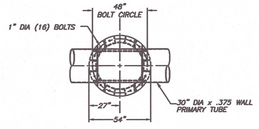
END CAP ATTACHMENT (NARROW END)

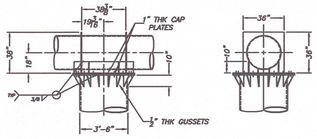


PLAN VIEW OF FOUNDATION

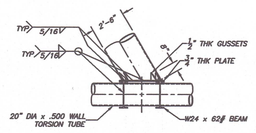
ALTERNATE DRILLED FOOTING:
60" DIA. x 22'-0" DEPTH.







PRIMARY TUBE CONNECTION



TORSION TUBE TO PRIMARY TUBE CONNECTION

LIVE SIGN AREA=14ft x 48ft=672sqft

SPECIFICATIONS:

1. STEEL ROLLED "W" BEAM SECTIONS: ASTM A992 ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
2. PIPE SECTIONS: A.P.I. 5L X52
3. BOLTS: MINIMUM 1/2" DIAMETER UNC. ALL BOLTS GRADE F3125 A325 UNLESS OTHERWISE SPECIFIED.
4. CONCRETE: 3000 P.S.I. @ 28 DAYS.
5. HORIZONTAL SOIL PRESSURE: 300#/FT²/FT.
6. THIS DESIGN MEETS THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE FOR 115 M.P.H. (3 SEC GUST) WIND SPEED, RISK CATEGORY II, AND EXPOSURE "C".
7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
8. ALL WALKWAYS TO HAVE SAFETY CABLES
9. REINFORCING BAR: ASTM A-615 GRADE 60 (REBAR IS NOT REQUIRED IF FIBER REINFORCED CONCRETE IS USED.)
10. WIND LOADING EXCEEDS SEISMIC LOADING.
11. DESIGNED FOR WEIGHT OF (2) DIGITAL UNITS @ 7,000#/EA.

HOFFMAN ENGINEERS L.L.C.
P.O. BOX 429
PARAGON, INDIANA 46166
317-443-1001
steve@hoffmanengineers.com

"GLOBAL COMMITMENT WITH A MAIN STREET ATTITUDE"

07/25/101

PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: STEPHEN C HOFFMAN
SIGNATURE:
DATE:
LICENSE: 21040

PRODUCTIVITY FABRICATORS

SCALE: NONE	LOCATION: MINNEAPOLIS, MN	DRAWN BY: P. PLATT
DATE: 05/29/25		

14' x 48', CM, 30' V, 50'-0" OVERALL

KENJOH OUTDOOR

DRAWING NUMBER 68-9326


KENJOH
BILLBOARDS
KENJOH
ANOKA
FOR LEASE
MINI STORAGE
© 2025 Google


KENJOH
BILLBOARDS
KENJOH

Description of request:

The applicant proposes to install an off-premise digital billboard within the designated Off-Premise Digital Billboard Overlay District in the City of Ramsey. The city's zoning ordinance permits a maximum of three such signs; two have already been approved and constructed. This proposed sign would be the third and final installation allowed under the current code.

The sign is designed to be 672 square feet in area and 50 feet tall, with two digital faces—one oriented toward each direction of travel on Highway 10. The applicant is seeking to enter into an agreement with the city to dedicate a minimum of 20 hours per month per sign face for public service and city-related messaging.

The city code requires a 2-mile (10,560 feet) separation between off-premise digital billboards. The proposed location offers a separation of 9,749 feet—approximately an 8% variance. The intent of the spacing requirement is to allow one digital billboard on the west end, one centrally, and one on the east end of the city along Highway 10. While the west and central locations have already been utilized, the eastern end lacks sufficient spacing under the code as written. If a sign was placed at the easternmost point within the city limits, the sign would not meet the spacing requirement. Without a variance, the city would be unable to complete its envisioned distribution of signs.

This proposed sign would fulfill the final permitted location under the existing code. It complies with all other applicable sections of the ordinance. The city's current sign code update does not impact regulations related to off-premise digital billboards.

Practical Difficulties requirements:

That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code.

The applicant is proposing to construct a digital off-premises billboard in a location specifically designated by the city's zoning for such use. This is a reasonable and anticipated use of the property in this district. The sign complies with all applicable design, height, and dimensional requirements outlined in the ordinance. The proposed sign aligns with the city's intention to allow up to three digital billboards along Highway 10.

The only element requiring a variance is a minor reduction in spacing – approximately 8% - from the 2-mile requirement. The proposed use fully remains consistent with surrounding land uses and existing signage. The request does not seek to increase the number of permitted signs or expand the overlay district; it simply enables the final sign envisioned by the city's existing plan to be constructed.

The plight of the landowner is due to circumstances unique to the property not created by the landowner

Answer: The need for the variance comes from the physical location of this property and the location of the pre-existing placement of the two other off-premises digital billboards. This area – the eastern portion of the off-premise digital billboard overlay district along Highway 10 is the last remaining area feasible for the code contemplated third digital billboard. Due to the placement of the existing, previously approved off-premises digital billboards, achieving the 2 mile spacing is mathematically impossible. The 2 mile spacing puts the next allowable sign outside of the city's boundary to the east. This creates a unique hardship and the application would otherwise be fully compliant if it were not for this slight spacing shortfall. Any other location to the east would also need a variance for spacing. These circumstances were brought about by the city defined spacing intervals combined with the previous placement of the two previously approved digital off-premises signs, which is not the result of any action or decision by the applicant or landowner.

The variance, if granted will not alter the essential character of the locality

Answer: The proposed sign is located within the designated off-premise digital billboard overlay district and is compliant with all other requirements of the ordinance with exception of the spacing variance. The code permits up to three of these signs – two of which have already been constructed. The variance would allow the third and final sign as contemplated by the ordinance, and fulfill the city's original vision of having 3 signs distributed along Highway 10. The original intention was 1 sign on the west end, 1 sign in the middle, and 1 sign on the east end. This fulfills that vision.

The sign's design and placement are consistent with existing permitted signs and will be located along a major commercial corridor, where such signs are expected and appropriate. The variance does not introduce a new or unexpected intensity of use into the area. It simply allows for the completion of the originally intended sign plan. The character will remain consistent and the visual and functional impact of the sign is aligned with the city's intended land use in this area.

Economic considerations alone do not constitute practical difficulties

Answer: While there is an economic component to the development and use of any billboard, the variance request is not based on financial considerations. The practical difficulty stems from the limitations created by the existing placement of the other two permitted billboards and the fixed length of the Highway 10 corridor within city limits.

The applicant is not seeking to exceed the number of signs allowed or alter intent of the ordinance. The variance is necessary to fulfill the city's plan for 3 evenly spaced digital billboards along highway 10. Without the slight reduction in the required spacing, the third and final sign cannot be

constructed in the city. The issue is a matter of geographic constraint and ordinance mechanics. The hardship is rooted in practical realities beyond economics.

Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems

Not Applicable

Public takings of property due to condemnation

Not Applicable

Variances shall be granted for earth-sheltered construction as defined in Miinn. Stats 216C.06, subd. 14, when in harmony with Chapter 106 of the city code

Not Applicable

Community Benefit Agreement

This Community Benefit Agreement ("Agreement") is made and entered into as of September 9, 2025, by and between Kenjoh Outdoor Advertising, LLC, a Delaware Limited Liability Company ("Company"), located at 2801 E Camelback Road, Suite 450, Phoenix, AZ 85016, and the City of Ramsey, Minnesota ("City"), located at 7550 Sunwood Dr NW, Ramsey, MN 55303.

Whereas, the Company wishes to obtain a permit for the construction of a double sided off-premises digital billboard sign at the location approximately 6111 US 10 Ramsey, MN 55303, Property Identification Number 35-32-25-31-0026.

Whereas, the City requires an agreement for the provision of community and public service messages as part of the permit approval process;

Now, Therefore, the parties agree as follows:

1. **Scope of Agreement.** The Company agrees to provide the City with no less than 20 hours of digital display time per month per dynamic display off-premises sign face located within the City. This display time shall consist of 9,000 eight-second spots, which will be used exclusively for community and public service messages.

2. **Timing and Scheduling.** The Company will integrate the community and public service messages into its open inventory, scheduling these messages at least 15 days in advance of the display date. Each public service message will commence on the selected day and continue until the agreed number of spots is reached, consistent with the monthly allocation, unless the City requests a shorter duration. The City may select the days for display; however, messages must run in 24-hour cycles without specific time slots within the day, ensuring flexibility and manageability for the Company.

3. **Content of Messages.** The content of the community and public service messages shall be provided by the City, and the Company agrees to display such messages as provided without alterations unless prior written consent is obtained from the City.

4. **Artwork and Design.** The City may choose to design its own content for the public service messages. Alternatively, the Company can provide design services at a rate of $60 per hour. Any design work requested by the City will be billed accordingly and requires prior approval from the City before commencement.

5. **Approval and Permit Issuance.** This Agreement must be approved by the City Council of Ramsey. Following such approval, the City's building official may issue the necessary permit for the construction or conversion of the off-premises digital billboard signs as requested by the Company.

6. **Term.** This Agreement shall commence on the date first written above and shall continue in effect until terminated by either party with thirty (30} days written notice to the other party.

7. **Amendment.** This Agreement may only be amended or modified by a written agreement signed by both parties.

8. **Miscellaneous.** This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral, relating to such subject matter.

In witness whereof, the parties hereto have executed this Community Benefit Agreement as of the day and year first above written.

Kenjoh Outdoor Advertising, LLC

By: _____

Name: _____

Title: _____

Date: _____

City of Ramsey

By: _____

Name: Ryan Heineman

Title: Mayor

Date: _____

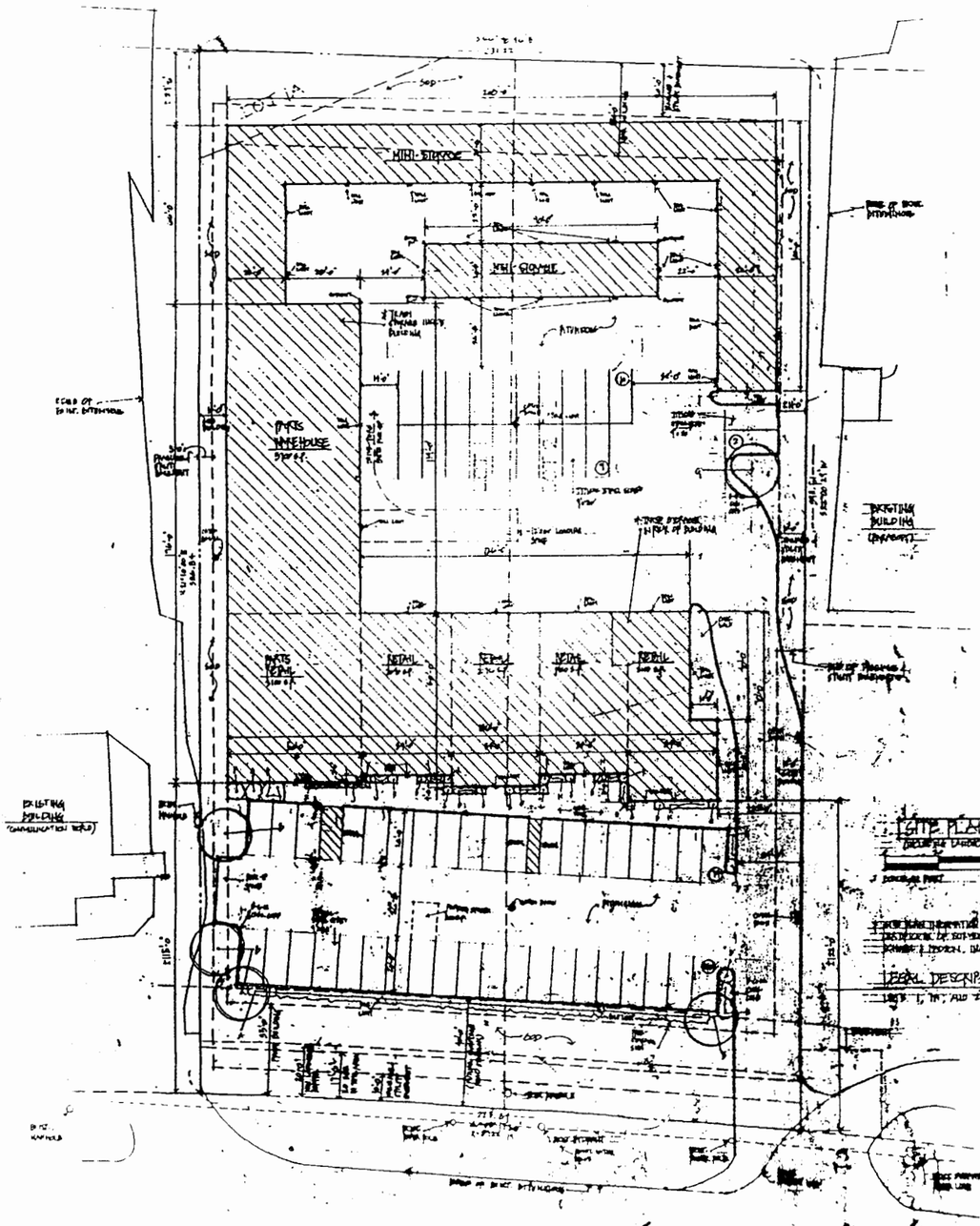
By: _____

Name: Brian Hagen

Title: City Administrator

Date: _____

BURLINGTON NORTHERN RAILROAD



SITE PLAN

LEGAL DESCRIPTION:

ZONING / BUILDING INFORMATION:

SITE INFORMATION:

LOT SIZE = 88,810 S.F. (1.09 ACRES)

BUILDING SQUARE COVERAGE = TOTAL BUILDINGS = 16,496 + TOTAL PAVING & SIDEWALKS = 12,111 = 68,540 S.F. (68,540/88,810 = 77.2%)

UNDEVELOPED SQUARE COVERAGE = 20,220 S.F. (22,220/88,810 = 22.8%)

ZONING INFORMATION:

EXISTING ZONING CLASSIFICATION = B-3 HIGHWAY BUSINESS
(THERE IS CURRENTLY NO WATER LOT)

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING SIZE = 35% OF TOTAL LOT AREA =
88,810 X .35 = 31,083.5 S.F. MAX.

ACTUAL BUILDING SIZE = PARTS WAREHOUSE = 9,140 S.F.
PARTS RETAIL = 5,400 S.F.
RETAIL = 2,456 S.F.
MINI-STORAGE = 9,000 S.F.
TOTAL = 26,016 S.F.
(26,016/88,810 = 29.3%)

PARKING INFORMATION:

PARKING REQUIRED:
PARTS WAREHOUSE: 1 STALL PER EACH EMPLOYEE ON LARGEST SHIFT = 4
PARTS RETAIL: 1 STALL PER 300 S.F. = 18 (4,456 S.F. + 1,000 S.F. OUTDOOR DISPLAY AREA) = 5.456
RETAIL: 1 STALL PER 200 S.F. = 12.28 (2,456 S.F. + 200 S.F. OUTDOOR DISPLAY AREA) = 12.28
TOTAL = 35 STALLS
PARKING PROVIDED = 60 CARS

CONSTRUCTION TYPE:

BUILDING IS TYPE II CONSTRUCTION

PLANT MATERIAL LIST

PLANT	DESCRIPTION	SIZE	QUAN.
A	DECIDUOUS TREE	2.5 CAL.	12
B	EVERGREEN TREE	6' HT.	3
C	ORNAMENTAL TREE	2" CAL.	1
D	DWARF DECIDUOUS SHRUB	#5 CONT.	2
E	LARGE DECIDUOUS SHRUB	#5 CONT.	15
F	LARGE EVERGREEN SHRUB	#5 CONT.	1
G	PERENNIAL GROUNDCOVER	#1 CONT.	12
H	PERENNIAL GROUNDCOVER	#2 CONT.	9
I	DECIDUOUS ACCENT SHRUB	#3 CONT.	6
J	DECIDUOUS SHRUB	#2 CONT.	9
K	EVERGREEN SHRUB, DENSE HABIT	#3 CONT.	4
L	DECIDUOUS VINE TO 20'	#1 CONT.	8
M	CLIMBING VINE/ANNUAL	#1 CONT.	6
N	PERENNIAL	#1 CONT.	6
P	PLANT COMBINATION	#1 CONT.	6

REVISED PRELIMINARY AUGUST 17, 1999
PRELIMINARY MAY 20, 1999

BRUCE W. SCHMITT & ASSOCIATES P.A. ARCHITECTS
923 MANTORVILLE AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(612) 476-6772

NEW BUILDING FOR:
ZITCO, INC.
RAMSEY, MINNESOTA

*PLANS ARE FOR PRELIMINARY PURPOSES ONLY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.
Date: Reg. No.:

SHEET NO. A1a OF

231.22

LOT 1A

SOD

208'-0"

±27'-0"

60'-0"

25'-0" REAR BUILDING

10'-0" DRAINAGE & UTILITY EASEMENT

MINI-STORAGE

22'-0"

90'-0"

WALL LIGHT

GUARD POST

20'-0"

24'-0"

MINI-STORAGE

22'-0"

22'-0"

80'-0"

EDGE OF EXIST. BITUMINOUS

*TRASH STORAGE INSIDE BUILDING

BITUMINOUS

26'-0"

14'-0"

32'-0"

±11'-0"

10'-0" SIDE BUILD

3'-0" DRAINAGE & UTILITY EASEMENT

PARTS WAREHOUSE 5700 S.F.

DRIVE-THRU PARTS PICK-UP

CATCH BASIN

POLE LIGHT

TYPICAL STALL SIZE= 9'x20'

TYPICAL STALL SIZE= 9'x20'

EXISTING BUILDING (PARABODY)

12'x60' LOADING SPACE

*TRASH STORAGE IN REAR OF BUILDING

126'-0"

N21°10'00"E 380.84

176'-0"

CATCH BASIN

B-612 CONC. CURB

10'-0" DRAINAGE & UTILITY EASEMENT

END OF DRAINAGE & UTILITY EASEMENT

CONC. WALK

PARTS RETAIL 3100 S.F.

RETAIL 2040 S.F.

RETAIL 2176 S.F.

RETAIL 1920 S.F.

RETAIL 2100 S.F.

60'-0"

40'-0"

70'-0"

186'-0"

50'-0"

34'-0"

34'-0"

34'-0"

34'-0"

CATCH BASIN

10'-0" SIDE BUILDING

±32'-0"

EXIST. MANHOLE

CONC. WALK

±115'-0"

TYPICAL STALL SIZE= 9'x20'

26'-8"

PARKING SPACES= 3005.F.

CATCH BASIN

BITUMINOUS

CATCH BASIN

±122'-0"

B-612 CONC. CURB

In frontage road r-o-w

POLE LIGHT

POLE LIGHT

FREE-STANDING SIGN

EASEMENT

20'-0" MIN LANDSCAPE BUFFER

3'-6" TO TOP OF BERM

2'-0" DRAINAGE & UTILITY EASEMENT

10'-0" (FUTURE FRONTAGE ROAD SETBACK)

SOD

EXIST. MANHOLE

225.84

EXIST. POWER POLE

Δ=03°17'56"

R=3922.19

EXIST. HYDRANT

EXIST. WATER VALVE

EXIST. POWER POLE

EXIST. DRIVEWAY LOC.

EDGE OF EXIST. BITUMINOUS

EXIST. POWER L

SITE P

(INCLUDING L

20

SCALE IN FEET.

* SITE PL FORM: CERTIFICATE OF S SCHOELL & MADSO

LEGAL DES

LOTS 1, 1A, A

Sheet A1a

N

6111 Highway 10 NW Landscaping



July 2011 Google Street View

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

RESOLUTION #25-196

A RESOLUTION GRANTING A VARIANCE TO THE DISTANCE SEPARATION REQUIREMENTS FOR AN OFF-PREMISES DIGITAL BILLBOARD SIGN AT 6111 HIGHWAY 10 NW

RECITALS

1. The City of Ramsey received an application from Mr. Scott Levine of Kenjoh Outdoor Advertising (the "Permittee") requesting a Variance to the minimum separation requirements of an off-premises digital billboard sign per Section 108-55(b)(3) of City Code on the properties owned by 6111 Ramsey Properties LLC generally known as 6111 Highway 10 NW and legally described as follows:

   Lot 1, Block 1, Guy Addition, except Parcel 66 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota;

   Lot 1A, Block 1, Guy Addition, Anoka County, Minnesota;

   Lot 2, Block 1, Guy Addition, except Parcel 67 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota.

   (the "Subject Property")

2. That City Code Section 108-55(b)(3) specifies that off-premises digital billboard signs shall be no closer than two miles from each other.

3. That City Code Section 108-55(b)(2) states that there shall be no more than three off-premises digital billboard signs located within the City of Ramsey.

4. That two other such signs have been legally constructed within the City of Ramsey.

5. That the Subject Property is zoned B-2, Community Business District where such signs are allowed by conditional use permit subject to performance standards.

6. That the proposed location does not meet the required two-mile spacing from the sign located near the intersection of Riverdale Drive and Traprock Street NW, being 811 feet short of this requirement, necessitating a variance to construct the sign in this location.

7. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 28, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the off-premises digital billboard sign does not violate the intent and purpose of the Comprehensive Plan.

2. That the practical difficulties, as stated by the Permittee, in placing the sign in a location not meeting the two-mile spacing requirement of Section 108-55(b)(3) are:

   A. **That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code.** The applicant is proposing to construct a digital off-premises billboard in a location specifically designated by the city's zoning for such use. This is a reasonable and anticipated use of the property in this district. The sign complies with all applicable design, height, and dimensional requirements outlined in the ordinance. The proposed sign aligns with the city's intention to allow up to three digital billboards along Highway 10.

   B. **The plight of the landowner is due to circumstances unique to the property not created by the landowner.** The need for the variance comes from the physical location of this property and the location of the pre-existing placement of the two other off-premises digital billboards. This area – the eastern portion of the off-premise digital billboard overlay district along Highway 10 is the last remaining area feasible for the code contemplated third digital billboard. Due to the placement of the existing, previously approved off-premises digital billboards, achieving the two-mile spacing is mathematically impossible. The two-mile spacing puts the next allowable sign outside of the city's boundary to the east. This creates a unique hardship and the application would otherwise be fully compliant if it were not for this slight spacing shortfall. Any other location to the east would also need a variance for spacing. These circumstances were brought about by the city defined spacing intervals combined with the previous placement of the two previously approved digital off-premises signs, which is not the result of any action or decision by the applicant or landowner.

   C. **The variance, if granted will not alter the essential character of the locality.** The proposed sign is located within the designated off-premise digital billboard overlay district and is compliant with all other requirements of the ordinance with exception of the spacing variance. The code permits up to three of these signs – two of which have already been constructed. The variance would allow the third and final sign as contemplated by the ordinance, and fulfill the city's original vision of having three signs distributed along Highway 10. The original intention was one sign on the west end, one sign in the middle, and one sign on the east end. This fulfills that vision. The sign's design and placement are consistent with existing permitted signs and will be located along a major commercial corridor, where such signs are expected and appropriate. The variance does not introduce a new or unexpected intensity of use into the area. It simply allows for the completion of the originally intended sign plan. The character will remain consistent and the visual and functional impact of the sign is aligned with the city's intended land use in this area.

D. **Economic considerations alone do not constitute practical difficulties.** While there is an economic component to the development and use of any billboard, the variance request is not based on financial considerations. The practical difficulty stems from the limitations created by the existing placement of the other two permitted billboards and the fixed length of the Highway 10 corridor within city limits.

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

That the Ramsey Planning Commission hereby grants approval of a variance to deviate from the required two-mile separation requirement of Section 108-55(b)(3) by 811 feet to be constructed and operate on the Subject Property, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That the off-premises digital billboard sign must obtain a building permit and pass all required inspections.

2. That the off-premises digital billboard sign must follow all of the other performance standards as outlined in Section 108-55 of City Code.

3. That the off-premises digital billboard sign must obtain and maintain the required permit(s) from the Minnesota Department of Transportation.

4. That the Permittee must enter into a community benefit agreement as required by Section 108-55(c)(10) of City Code.

5. That conditions set forth in previous conditional use permits and variances remain in effect, including the approved landscape plan from 1999. For this, the diseased ash trees must be removed and replaced new trees. The remainder of the landscape may be modified for hardier species that meets the intent of the 1999 plan upon review by City staff.

6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 Planning Commission this the 28th day of August, 2025.

_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

From: Yahoo
To: Todd Larson
Subject: billboard at 6111 highway 10
Date: Thursday, August 28, 2025 2:18:38 PM

Hi Todd,
I got the letter about the billboard they would like to construct at 6111 highway 10. I have one concern as to how tall it will be and exactly where are they going to put it. I don't want it to block my sign for The Outpost from view as cars are traveling westbound on highway 10. When I originally put my sign up we got everything approved through the city. As it turned out they approved my sign location 8 inches into the easement and I had to move it at my own expense. So my sign has basically been paid for twice and I have a lot of money tied up in it so I don't want it blocked. Can someone please look out for my best interest and help prevent this from happening! Thanks for any help sir! Have a great day.

Jimmy Ducharme
Owner/GM JR's Outpost Bar and Grille
6141 Highway 10
Ramsey, MN 55303
612-581-3829

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

RESOLUTION #25-204

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OFF-PREMISE DIGITAL BILLBOARD AT 6111 HIGHWAY 10 NORTHWEST

RECITALS

1. Kenjoh Outdoor Advertising, LLC, hereafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to construct and operate a digital billboard on the properties generally known as 6111 Highway 10 NW and legally described as:

   Lot 1, Block 1, Guy Addition, except Parcel 66 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota;

   Lot 1A, Block 1, Guy Addition, Anoka County, Minnesota;

   Lot 2, Block 1, Guy Addition, except Parcel 67 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota.

   (the 'Subject Property');

2. 6111 Ramsey Properties LLC is the Owner of the Subject Property and has a lease agreement with the Permittee.

3. That the Subject Property is zoned B-2 Business District and is approximately 2.00 acres in size.

4. That the Subject Property is guided as Commercial in the City's 2040 Comprehensive Plan.

5. That an off-premises digital billboard is classified as a conditional use in the B-2 Community Business District.

6. That the Planning Commission held the public hearing on the proposed off-premises digital billboard at its scheduled meeting on August 28, 2025.

7. That the Planning Commission approved Resolution #25-196 approving a variance to the separation requirements of Chapter 108 – Sign Code.

8. That the Planning Commission recommended approval of this Conditional Use Permit.

FINDINGS OF FACT

1. That the billboard will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

2. That the billboard will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. That the billboard will not be hazardous to existing or future neighboring uses.

4. That the billboard will not negatively impact essential public facilities and services, such as highways, streets, and police and fire protection.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") for the construction and operation of an off-premises digital billboard on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this Permit conform to site plan dated 5/23/23 (revised).

2. That this Permit conform to the plans dates 5/31/2023 with a thirty-foot tall stone base.

3. That a revised landscape plan to meet the intent of the 1999-approved plan shall be submitted to City Staff for review and approval and installed within one year of the date of this resolution.

4. That a signed lease be executed for the property between the Owner and the Permittee.

5. That a signed agreement guaranteeing the City no less than 20 hours (provided in 9,000 eight-second spots) per month for community and public service messages at such times as shall be reasonably determined by the City. The Mayor and City Administrator are authorized to sign said agreement.

6. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

7. That the Permittee shall apply for and obtain a building permit for the sign and all conditions therein.

8. That the Permittee shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the sign.

9. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Musgrove, 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 9th day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 09/09/2025

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

Title:

Introduce Ordinance #25-08 - Zoning Code Updates

Purpose/Background:

The current Zoning Code was adopted in late 2023 and has been updated a couple of times since. This round of updates focuses on areas where staff have had challenges when working with residents or businesses on various issues.

1. Daycare Centers as Accessory Uses in Residentially-Zoned Religious Institutions.

In the Business and Public/Institutional zoning districts, a commercial daycare operator can lease space from a religious use to operate when the building would otherwise sit empty. Religious institutions are also allowed in the residential districts, though the daycare center accessory use was inadvertently left out. Amending Sections 106-422 and 106-425 will treat all religious uses equally in their ability to lease space to daycare centers.

2. Photography Studios as Home Occupations

Current regulations require that all home occupations are located *within* a structure and the type of structure determines the approval process. Within the home itself is generally one that does not require Planning Commission and City Council action where within a detached accessory building does. It is very common for home-based photographers to take photos of their clients in the studio as well as in/under accessory structures and landscape features such as sheds, gazebos, and pergolas or completely outdoors by trees and flowers in the yard. All of these locations are reasonable and should not require the added layer of review that is done with most other home occupations in accessory structures.

3. Accessory Structure Setbacks.

The Planning Commission recently approved a variance for an accessory structure on a corner lot that was closer to the side street than the house. There are several homes, especially in the Rural Residential zoning district, where homes are placed close to the interior side property line, leaving ample room on the side-street side of the house to build an accessory building. Staff feels that this is a reasonable place to construct accessory structures and is proposing the change to offer more flexibility. The setback proposed is the same as if a house were constructed as close as it could be to the side street.

4. Parking Surfaces.

Driveway standards in 106-463 and the parking standards in 106-460 are not consistent with the allowed materials and this has led to confusion when working with residents. The proposed change will make the two sections consistent and offer more parking surface options (crushed concrete and conbit) for residents in the Rural Residential district.

5. Off-premises Digital Billboards.

Lastly, this is a terminology and reference update in order to be in alignment with the newly-adopted Sign Code (Chapter 108).

Notification:

Notification was provided in the August 15 Anoka Union Hearld Newspaper.

Recommendation:

At their meeting on August 28, the Planning Commission unanimously recommended approval of the proposed ordinance.

Outcome/Action:

Motion to Introduce Ordinance #25-08 Amending Chapter 106 Pertaining to the Zoning Code.

Attachments

Ordinance #25-08

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/04/2025 03:01 PM
Form Started By: Todd Larson		Started On: 08/29/2025 08:48 AM
Final Approval Date: 09/04/2025		

ORDINANCE #25-08
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 106
PERTAINING TO THE ZONING CODE

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY
This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CHAPTER 106 PERTAINING TO ZONING.

The following sections of Chapter 106 are hereby amended as follows:

Underlined text is inserted into City Code.
~~Strikethrough text~~ is deleted from City Code.

The table in Section 106-422. - Accessory uses is amended to add the following:

Use	MR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
Daycare Centers	P	P	P	P	P	P	P	106-425(10)

Section 106-425. - Performance standards is amended as follows:

(2) *Home occupations.*

a. *Intent*. Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts.

b. *Use table*. The following use table lists allowed and prohibited uses for home-based businesses:

Allowed Uses	Prohibited Uses
Artists and musicians	Ammunition manufacturing
Bed and breakfast establishments	Automotive repair, maintenance, body shops, operations involving internal combustion engines
Beauticians or barber shops	Dance studios
Crafts	Dispatch or transportation centers (individuals or materials)
Dressmaking, tailoring, sewing, or alterations	Escort or sexually oriented businesses

Firearm sales and repair	Flea markets
Food preparation under the Cottage Food exemption	Impound yards or salvage yards
Home offices	Motor vehicle sales
Instructional classes with no more than four pupils	Palm-reading, or fortune-telling
Manufacturing and welding	Restaurants, bars, breweries
Photography studio (See additional standards within Sec. 106-425(2)(c)(5).)	Retail sales (in-person)
Retail sales (By appointment, online, or mail delivery)	Sales yards or storage yards
Uses determined by the zoning administrator to be similar in character to the allowed business uses and comply with all general provisions	Storage of motor vehicles, or tow yards
	Tanning salons
	Tattoo parlors
	Trash haulers
	Uses involving hazardous materials or activities
	Uses that adversely affect governmental facilities or infrastructure
	Uses that adversely affect environmental features
	Uses determined by the zoning administrator that do not meet the intent of a home occupation

c. *General provisions.*

1. *Permit*. A home occupation will not be required to obtain a type-II home occupation permit if it:
    i. Is an allowed business use as outlined in subsection b.;
    ii. Meets all general provisions outlined in subsection c.; and
    iii. Does not meet the criteria necessitating a type-II home occupation permit outlined in subsection d.
2. *Ownership.* Home occupation and operations are restricted to the property where the owner of the home occupation resides, has title, or holds rental lease.
3. *Number.* No more than one business is allowed per residential property.
4. *Employees*. One employee that is not a resident of the dwelling is allowed.
5. *Principal structure*. All business operations must be internal to the dwelling, and entrance to the home occupation shall be gained from within the principal structure. No home occupation activity shall be allowed within a detached accessory building or garage without a type-II home occupation permit.
    a. Exception: Photography studios may be located within the principal structure, accessory structures, landscape features, or in the yard without a type-II home occupation permit.
6. *Size*. The area of the home occupation cannot exceed the allowable square footage amounts for the applicable lot size established the table in section 106-450.
7. *Parking space reserved*. At least 400 square feet of indoor garage/parking space must be reserved for personal vehicles or equipment, in either attached or detached garage space.
8. *Signage*. A sign not exceeding two square feet in size may be displayed if affixed flat against the wall of either the dwelling or accessory building where the home

occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

9. *Exterior*. There shall be no other exterior evidence of the existence of a home occupation, including outdoor storage of materials or commercial vehicles.
10. *Vehicles and on-site parking*. One passenger vehicle associated with the business is allowed. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on driveway(s) and/or parking pads on the site of the home occupation.
11. *Deliveries*. The occupation cannot be serviced by deliveries from vehicles with a gross vehicle weight exceeding 20,000 pounds.
12. *Nuisance prevention*. The business must not create noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust, or other adverse influences ~~shall be permitted~~ that will in any way have an objectionable effect upon adjacent or nearby property. In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these regulations, the city staff or city council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.
13. *Non-conforming uses*. Any existing home occupation that is discontinued for a period of more than 30 days, or is in violation of the provisions, under which it was initially established, shall be brought into conformity with the provisions of this chapter.

d. *Standards for home occupations that require a type-II home occupation permit.*

1. *Allowed use*. The home occupation must be an allowed use from the list in subsection b.
2. *Employees*. A maximum of two non-resident employees is allowed.
3. *Vehicle*. Outside parking of two commercial vehicles used for business transportation.
4. *Accessory Structure*. Use of an accessory structure is allowed, but cannot exceed 800 square feet of the structure space.

Section 106-425. - Performance standards is amended to add the following:

(10) *Daycare Centers*. Daycare centers are allowed as an accessory use only within a structure primarily for religious institution.

Section 106-450(3). - Accessory structures is amended as follows:

The following standards are required for all accessory structures on residential properties.

(3) Setbacks.

a. Side and rear setbacks: Five feet.

b. Front setback ~~and side adjacent to right-of-way~~: No closer to the street than the edge of the principal structure.

c. Side setback adjacent to right-of-way: the same minimum side yard setback to right-of-way requirement as the principal structure for that zoning district.

~~c~~ d. Exception: Detached accessory building may be located in front of the principal building while maintaining setbacks for principal structures in that zoning district when:

1. On RR lots two acres or greater in area, or
2. When located riparian lots in the wild and scenic, critical area, or shoreland overlay districts.

Section 106-460(3). - Residential parking standards is amended as follows:

(3) Surfacing.

a. Inside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side or rear yard provided it is parked on a residential parking surface that consists of a continuous hard surface of either bituminous pavement, ~~or~~ concrete, or driveway-rated pavers.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side yard on a residential parking surface of a continuous hard surface of either bituminous pavement, ~~or~~ concrete, or driveway-rated pavers.

iii. In the rear yard on an unimproved surface.

b. Outside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, driveway-rated pavers, or prepared gravel/Class V/crushed concrete/conbit of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side yard on a residential parking surface of bituminous pavement, concrete, driveway-rated pavers, or a prepared gravel/Class V/crushed concrete/conbit of at least two inches in depth, that is applied to the entire area beneath the equipment and extending 12 inches around the perimeter of the equipment.

iii. In the rear yard on an unimproved surface.

The table in Section 106-521. - Principal uses is amended as follows:

Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Off-premises Digital Billboard~~s~~ Signs	NP	C	C	C	C	~~117-468~~ 108-55

SECTION 3. SUMMARY

The following official summary of Ordinance #25-08 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

"Chapter 106 Zoning Code has been amended to add daycare centers as a permitted accessory use to religious institutions, modified corner lot accessory structure setbacks, clarified parking surfaces in residential districts, and updated terminology to be consistent with other chapters."

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the 23rd day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk